

A meeting of the City Planning Board was held on January 13, 2004 in the second floor conference room of the City Hall at 41 Green Street at 7:00 PM.

Present at the meeting were Members Gross, McGonagle, Kuhlman-Brown, Blanchette, and Foss. The Board's Clerk, Mr. Woodward of the City Planning Division, was also present.

At 7:05 PM a quorum was present and the Clerk noted that the both Chair and Vice-Chair would be absent from the meeting and that an Acting Chair would have to be elected for the evening. Mr. McGonagle nominated Ms. Foss, Mr. Gross seconded the motion, and the motion carried. The Clerk then explained that the purpose of the meeting was to complete the task assigned to each of the Master Plan committees by the facilitation consultants, which involved further consideration of the key issues for the Master Plan as previously generated by the committees. This time, the Board was asked to consider the public input received during the November 15, 2004 Public Forum, and then to reconsider the issues and consolidate or narrow the list to approximately seven.

The Clerk reminded the Board that in early November, the Board had prepared a list of issues related to the Land Use, Community Facilities, and Public Utilities sections of the Master Plan. At the Public Forum of November 15, 2003, the public added issues and indicated the importance of the issues through the placing of adhesive dots on the lists. Copies of the results of the Forum were made available to the Board as were copies of the Land Use Chapter from the 1993 Master Plan.

The Clerk also displayed the 1993 Existing Land Use inventory map which led to the adoption of the 1993 Future Land Use Plan. He then displayed a draft of an Existing Land Use inventory which is currently being prepared by the Planning Division on the City's GIS mapping system. He explained how this information is being used to update the buildout analysis for the City, which had first been done for the 1993 Master Plan and was then updated during the rezoning in 2001. A GIS map of the Traffic Analysis Zones (TAZ) that is being used as part of the Traffic Model for the Transportation section was displayed and the Clerk explained that the buildout data for housing and employment has been developed for each TAZ and will be used as input for the Traffic Model to create a picture of the transportation system at the time that the City reaches buildout, and the potential traffic problems associated therewith.

The Board then proceeded with the discussion of the key issues with attention to refining and consolidating them into a shortened list. Mr. Woodward recorded with marker on a pad the information generated by the Board, a copy of which is attached.

There was no further business to come before the Board and the meeting adjourned at 9:15 PM.

A TRUE RECORD ATTEST:

Douglas G. Woodward
Clerk

**CONCORD MASTER PLAN
PLANNING BOARD**

Meeting of January 13, 2004

**Narrowed List of Key Issues
Related to Land Use, Community Facilities, and Public Utilities**

- Discourage sprawl by focusing development within the limits of the Urban Growth Boundary (UGB)
- Protect important natural resources by discouraging development outside the UGB
- Prioritize and maximize the re-use and redevelopment of land and buildings in preference to new development and Greenfield development
- Integrate the future land use plan for growth and development with the open space plan
- Protect water resources that contribute, or could contribute, to the City's water supply
- Ensure that the City's future land use plan for growth and development does not exceed the capacity of the City's water supply to serve the same
- Provide for constant dynamic monitoring of the City's land use and development. (ie. Update the GIS Database on an annual basis in order to monitor land use and development trends)
- Promote the sharing and co-location of wireless communication utilities in order to maximize access to communication services and minimize visual impacts
- Promote the sharing of utility rights-of-way among utility providers
- Include polling places, emergency shelters, public restrooms, public parking facilities, solid waste transfer sites, and an intermodal transportation center on the list of municipally provided Community Facilities; and include schools, hospitals and privately owned health care facilities on the list of non-municipally provided Community Facilities, all to be addressed in the Master Plan