

Steering Committee for Concord's Plan to End Homelessness
Meeting Notes
Extra Meeting, May 3, 2022
Meeting held at Greater Concord Chamber of Commerce
and on Zoom
2:00-3:30 pm
Draft

Steering Committee Members Present: Byron Champlin, Tim Sink, Karen Emis-Williams, Greg Lessard, Deputy Chief Steve Smagula, Claudia Walker, Linda Lorden, Lisa Madden,

Additional:

Ellen Groh, CCEH Executive Director; Tom Furtado; Gwen Whitney-Gill

Guest Presenter: Heather Shank, Concord City Planner

On Zoom:

Steering Comm members: Greg Lessard; Lisa Madden

Additional: Mayor Jim Bouley; Brenda Perkins; Morgan Stevens; Rosanne Haggerty

Absent: Lew Feldstein, Ruth Perencevich,

Call to Order: Meeting called to order by Byron Champlin, Chair

Slide Show Presentation from Heather Shank, Concord City Planner, on Phase I of Concord's proposed zoning ordinance

Heather: talking about how zoning has impacted the availability of housing. Phase 1 of new "form based" code covers downtown commercial and residential areas of Concord and Penacook, and is intended to lower the barriers to creating more housing in Concord.

One goal is to reduce how often people have to apply for variances. A character analysis study was conducted- **it's** available on the website. The study found that 60% of urban downtown is out of compliance with the lot frontage and lot coverage regulations. So the current zoning rules don't reflect what Concord actually has and wants.

The proposed code has more flexibility for location of required setbacks, (how they are disbursed around the property.) New code does provide some minimum distances, which varies depending on what area you are in.

"Double lots" can now potentially subdivide.

The frontage requirements have been reduced to reflect what's on the ground now.

Multi-family housing standards- the current code made sense for big multifamily developments, such as apartments on the Loudon Rd corridor, but the rules were interpreted to apply to ALL multifamily, even turning an existing triplex into 4 units.

Parking: current code requires 2 spaces per unit. Proposed code requires 1.25 per unit; but single family still requires 2 spaces; single family with an ADU (accessory dwelling unit) requires 3 space, triplex requires 4.

Current code: minor site plan review is triggered for 3 units; and major site plan review triggered for 5 or more units.

Proposed code: Site plan review only triggered if you need to increase parking or if you are building additions (so if you are *only* increasing the number of units within a building, but not making changes to the site, you don't need site plan review.)

Allocation of Units (slide 5)

Proposed code- No longer defining zones by # of units that are allowed on a site

Instead- allocate number of units based on frontage. A base of two units allowed by default, because statewide law allowing ADUs (Accessory Dwelling Units) by right. A central "green" could count as frontage in a "pocket community"

Livable area maximums: Rule meant to keep mass from being too big on a site

MX (mixed use) districts regulated by dimensional standards of buildings.

Proposed code: does not have a "Floor to Area ratio" or a density cap. (EG note- "Missing Middle" presentation advocated for not having floor to area ratio.)

Still have to comply with Lot Area Coverage- which stays the same from current code.

Slide 6:

City did a lot of analysis of what frontage and lot coverage requirements should be, based on what currently exists.

Slide 7:

Design Standards-

Livable area allocation to regulate mass and not have huge buildings on a site (single family excluded.)

Requirement of a pitched roof prevents the big rectangle look, entrance on street and garage set back

A lot more Conditional Use Permits will be used, where it only goes to Planning Board, not zoning board.

Phase 2:

To encourage new development, and new design concepts for walkable communities in: multi-unit residential areas, local commercial areas, regional commercial areas, flex industrial zones. Fisherville Road, Loudon Rd corridor

Heather just got the last draft of Phase 1. She will make it public soon and then have some presentation sessions. She may present it in pieces to City council over course of several meetings.

City Council would hold public meetings on it. Maybe Planning Department would hold separate public meetings as well for comment, education about it.

Impressions from Steering Committee:

- Looks good.
- Will it be easier or harder to get a variance under the new code? Response: Hard to predict. It will depend on how zoning board interprets the code and the variance request.

Thank you to Heather for the very informative presentation!

Motion to Adjourn: Moved and Seconded. Unanimous. **Meeting Adjourned 3:30 pm**

Reminder: Dates for upcoming quarterly meetings: (Third Tuesdays, 2:00-3:30 pm)

- June 21, 2022
- September 20, 2022
- December 20, 2022

For questions, contact: Ellen Groh
Concord Coalition to End Homelessness
ellen@concordhomeless.org
(603) 290-3375
Concordhomeless.org