

Zoning & Planning: Concord, NH Style

March 16, 2010

Presentation to the Greater Concord Chamber of Commerce

The logo for Orr & Reno is a dark green horizontal rectangle with the text "Orr & Reno" in a white, serif font. The ampersand is stylized and smaller than the letters.

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Defining Your Project

What is the scope of your project?



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Critical Issues & Obstacles

- Physical impacts
 - Drainage
 - Sewer
 - Water
 - Wetlands, water bodies and aquifer
 - Traffic
 - Traffic volumes
 - New or undeveloped roads
 - Neighborhood traffic
- Societal impacts
 - Use
 - Visuals
 - Capital Dome
 - Historic value
 - Neighborhoods

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Critical Issues & Obstacles

- Different for every project, often a moving target
 - Zoning Changes
 - Variance or special exception
 - Utilities
 - Offsite improvements
 - Impact fees
 - Wetlands/shoreland/other environmental issues
 - Public Opposition
 - Historic Resources
 - Financing
 - TIFs
 - Parking
 - State law changes

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Critical Issues & Obstacles

- Assembling a Team:
 - Planner
 - Engineer
 - Architect
 - Traffic engineer
 - Historic preservation
 - Wetlands/other environmental specialists
 - Surveyor
 - Lawyers
 - Other?!?

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Venues for Addressing Issues

- Planning Board
- Architectural Design Review
- Conservation Commission
- Zoning Board
- City Council
- State Agencies

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Establish a Timeline

- How long will it take?
- What needs to get addressed first?
- What can wait?
- What must wait?

Talking to the Players: City Staff

- Planning Department
- Code Administration
- City Manager's Office
- City Solicitor
- Development review meetings
 - City Planning
 - Engineering (including traffic)
 - Code Administration
 - Fire Department
 - General Services
 - Deputy City manager/Special Projects

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Talking to the Players: Community Leaders

- City Council
- Chamber of Commerce
- Economic Development Advisory Council
- Concord 20/20
- Main Street Concord
- State Representatives and Senators
- State and Federal Agencies

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Talking to the Players: The Neighbors

- Avenues for discussion:
 - Individual Meetings
 - Neighborhood Meetings
- Consider:
 - Timing
 - Opposition moving forward

Talking to the Players: State Issues

- Division of Historical Resources (State Historic Preservation Office)
- Department of Environmental Services
- Department of Resources and Economic Development (DRED)
- Office of Energy and Planning
- Council on Resources and Development (CORD)
- Condominium and Subdivision Registration
- Other

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Final Observations

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QUESTIONS?

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