

## Public Forum 2 – City Council Chambers March 27, 2010

### Regulatory Issues identified:

- The Planning Board is in favor of a mechanism that could transfer density from the RO District to the inside of the Urban Growth Boundary. Concerns were expressed on where these credits would be used, how the additional density would look, and how well it would be received by existing residents. The Opportunity Corridor may be one location to send this additional density to.
- If design standards are moved from the zoning ordinance to the site plan regulations be careful not to undermine the distinct purposes of the Planning Board and Zoning Board in the process.
- The City Council has set customer service as a priority and is open to ideas on how to better communicate to the public about issues related to development.
- Could a Single Residential Occupant regulation be used in Concord more widely than it is currently for rooming houses? This is a tool being used in other urban areas currently.
- The Conservation Commission realizes that there may be issues with the current requirement of mandatory cluster in the RO District. One additional issue is the need for long term monitoring of the open space.
- There are currently no required standards for signs under a certain size.
- Stormwater management regulations need to be updated to reflect appropriate low impact development techniques based on the suitability of the soils. There are significant capacity issues with the existing stormwater infrastructure, and the Master Plan has identified needed improvements but no funding source.
- The parking requirement is often excessive and results in more impervious surface than is needed.
- Need to consider traffic and transportation issues in the regulations in a way that reflects the Master Plan and City Council Policy. The regulations should address complete streets, street width, and access management.
- Find ways to use incentives to encourage the type and location of development that is desired in the City.
- Consider the physical form new development will take inside the growth boundary so that residents know what to expect.
- There needs to be a process for the Penacook Boscawen Water District to approve or deny new connections. This may simply be the addition of this item to the application review checklist.

- Residential placement has been an issue in the City when the individuals are not placed with a family but into a home with staff. This is often worse in residential districts due to the increased traffic and dumpsters, but the City can't do anything due to the State laws on this issue.
- The City needs to consider if there is a middle ground on the electronic sign issue to allow variable message signs that meet certain design criteria. It may end up being an all or nothing issue due to the legal rulings on this issue.