



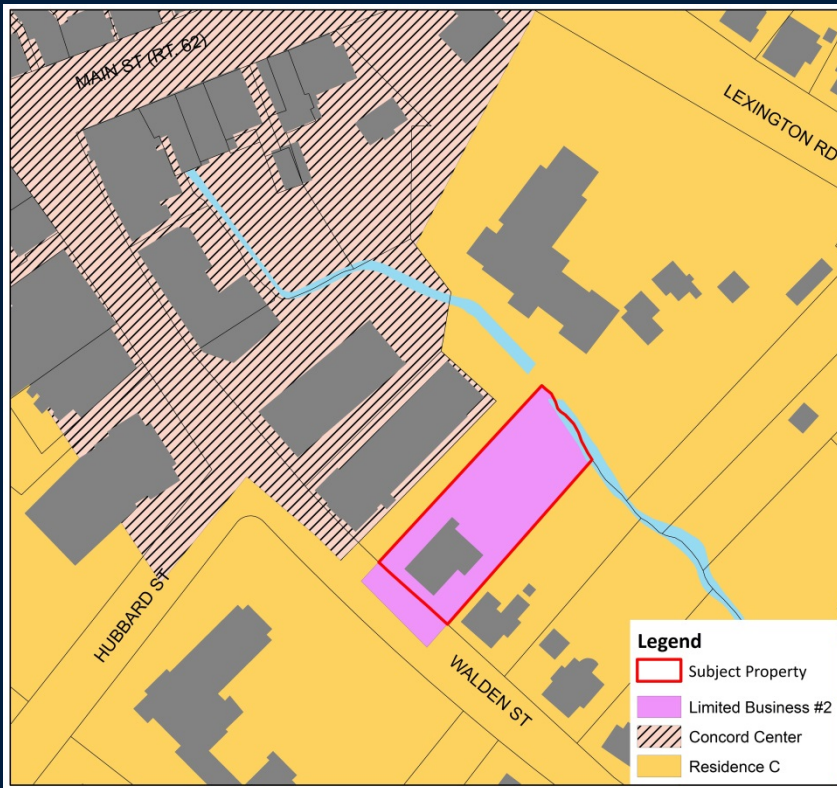
Warrant Article #41
Combined Business/Residence Use
Limited Business District #2
Zoning Bylaw Amendment

Mr. Canally moves:

that the Town take affirmative action on Article #41 as printed in the Warrant.

Warrant Article #41
Combined Business/Residence Use Limited Business District #2
Zoning Bylaw Amendment

The Limited Business District #2 is a single property located at 59 Walden Street, established in 1950.



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To the north of the property is Concord Center Business District



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To the south of the property is Residence C Zoning District



Warrant Article #41
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This amendment seeks to:

- Allow combined business/residence as an allowed use.
- Increase the permitted building height from 25 feet to 27.5 feet.
- Prohibit waivers to allow a building height of 40 feet.

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Why is this amendment being proposed?

- Allowing a combined business/residence at 59 Walden St (officially, Limited Business District #2) is an appropriate use for the site.
- Provides an opportunity for much needed housing in Concord Center close to services and transportation.

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Why is this amendment being proposed?

- Creates the potential for housing diversity and enhances the village atmosphere in Concord Center.
- Increasing the allowed height facilitates the construction of a second story on the existing structure for residential use.

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Why no waiver to the height limit?

- Because this location represents a transition zone from Concord Center Business District to the Residence C District, the Board does not believe the waivers available under Section 4.2.3.4 that permit a height of 40 feet should be allowed.



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