



October 17, 2019

Marcia Rasmussen, ASLA  
Director of Planning & Land Management  
Town of Concord  
141 Keyes Road  
Concord, MA 01742

**RE: Introductory Presentation to Planning Board; 13B Commonwealth Ave, West Concord**

Dear Marcia,

On behalf of my partners in Brookside Square Owner LLC and 13B Commonwealth Avenue LLC, I am writing to you ahead of our scheduled presentation to the Planning Board on October 22, 2019. We appreciate the opportunity to introduce a revised concept for the building at 13B Commonwealth Ave, which is based upon feedback received at numerous meetings with the West Concord Advisory Committee (WCAC).

As part of Brookside Square's approval, the site plan included a 6,750 square foot building footprint at 13B Commonwealth Ave, in addition to 27 parking spaces and the extension of Beharrell Street to connect with Commonwealth Ave. The 27 parking spaces have been built, and are in accordance with the parking calculations and relief that was approved as part of the Brookside project. Since the approval was granted in 2013, it has been our intent to move forward with this 6,750 square foot building. Our approval, however, required us to work in consultation with the WCAC to further the building design and then return to the Planning Board for design review approval prior to moving forward with construction.

To this end, we have had three meetings with the West Concord Advisory Committee, as well as participated in a site visit with a number of committee members. The meetings occurred at the January, February and April WCAC meetings in 2018 and the site walk occurred in December of 2018. We presented architectural concepts, and numerous revisions to those concepts, presenting our thoughts on what a proposed building might look like. In addition to commenting on the architectural aesthetic, it was made clear to us that there is a desire by the WCAC for the construction of a two story mixed-use building rather than a one story building that is exclusively commercial or retail in nature. This sentiment was also expressed in a letter to the Planning Board written by the West Concord Advisory Committee dated May 2, 2018.

In an effort to respond to the WCAC desires, we have spent numerous months revising our concepts, as well as our project underwriting in order to account for the design, site operations and project cost of adding the additional floor. There has been much work to determine what would make a project feasible. In order for this plan to move forward, however, it would require a modification to the

previously granted Brookside Square special permit to account for a number of resulting plan changes, including:

- A revised site plan for a slightly altered footprint of the building which bumps approximately half of the building back 5 feet.
- Increased Square Footage for the second floor, which would consist of four residential units.
- The addition of 6 parking spaces for these residential units at a parking ratio of 1.5 spaces per unit, which is consistent with the parking calculation and relief that was approved for Brookside Square.
  - o Two of these 6 spaces would be added to the already-constructed Beharrell Street Extension, and four spaces would be tandem and reserved for residential tenants.
- Increased impervious area associated with these parking spaces would adjust the open space and storm water drainage calculations of the previously approved plans.
- A larger building, with residential units, would require an increase in the storm water allotment that we purchased from the town for 13B Commonwealth Ave a number of years ago.

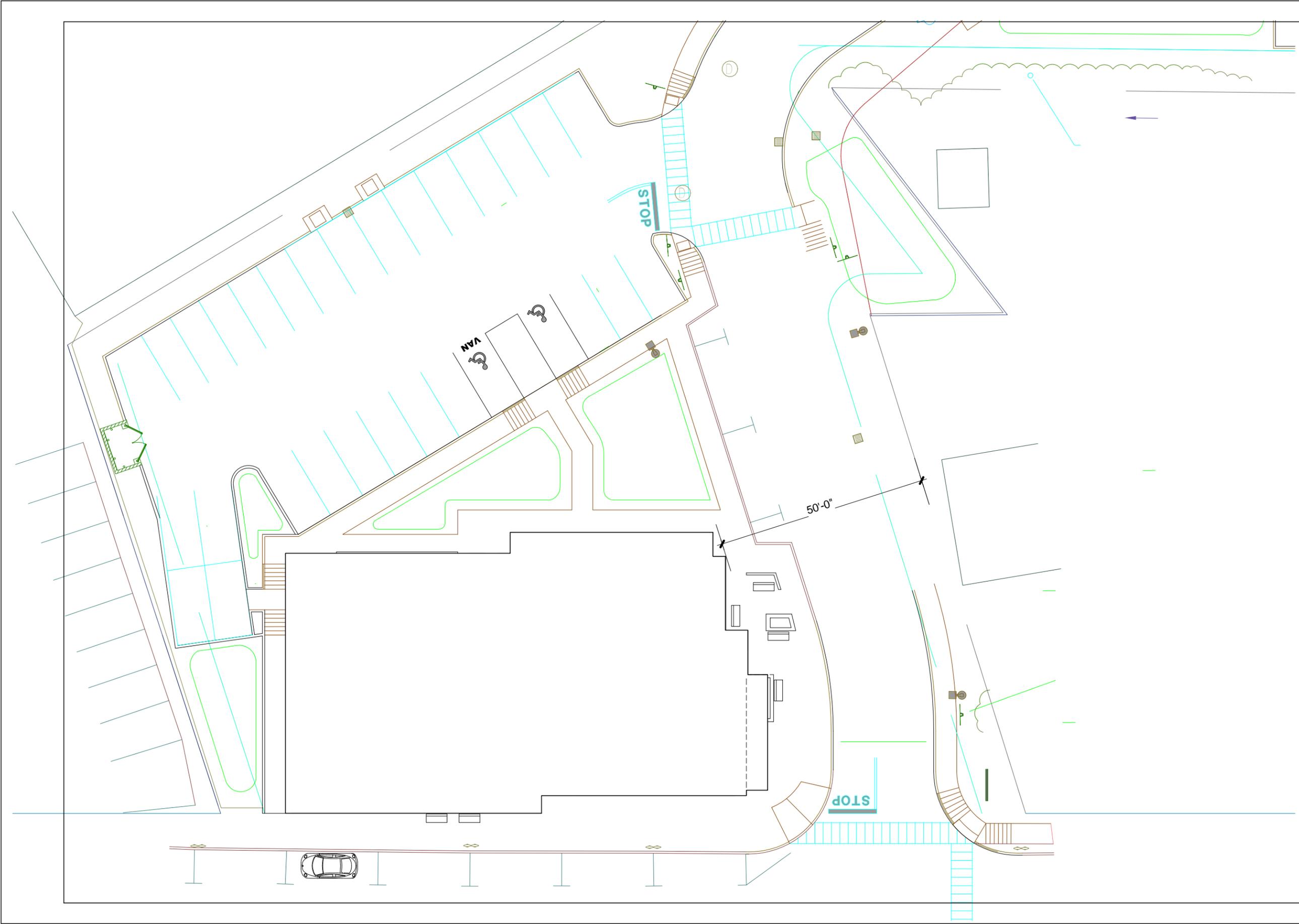
Prior to officially submitting fully designed plans, we felt it was important to introduce the revised concept to the Planning Board in order to confirm that the Board shares the WCAC's desire for a two story mixed-use building in this location. We would like to make sure that we are on the right path. If that is the case, we are prepared to commence the civil engineering and architectural work that will be necessary to submit a complete package to the Planning Board and Zoning Board of Appeals for review and approval of the specific modifications to our previously approved special permit.

We appreciate the opportunity to introduce this concept to the Board.

Sincerely,



Patrick FX Cleary



Unpublished work  
©/Copyright 2016  
Oaktree-GSX LLC

THE DESIGN AND THE DRAWINGS  
HEREFORE, PREPARED FOR THIS PROJECT,  
ARE THE PROPERTY OF THE ARCHITECT,  
GREENSTAXX LLC, AND THE DESIGN AND/OR  
DRAWINGS MAY NOT BE USED IN WHOLE OR IN  
PART FOR ANY USE OTHER THAN FOR THE  
ORIGINAL PROJECT FOR WHICH THE DESIGN  
AND/OR DRAWINGS WERE PREPARED.  
WITHOUT THE EXPRESSED WRITTEN  
PERMISSION OF THE ARCHITECT,  
GREENSTAXX LLC, NO BUILDING PERMIT  
SHALL BE ISSUED BY ANY BUILDING  
DEPARTMENT, UNLESS THE DOCUMENT  
BEARS THE ORIGINAL SEAL AND SIGNATURE  
OF THE ARCHITECT, GREENSTAXX LLC.

REV. NO	DESCRIPTION OF REV.	REV. DATE

PROJECT:	<b>RETAIL 13B</b>
SCALE:	1" = 20'-0"
DATE:	11/07/18
DRAWN:	Author
SUBJECT:	Approver <b>Site Plan</b>
SHEET:	<b>A-1.2</b>



Unpublished work  
©/Copyright 2016  
Oaktree-GSX LLC

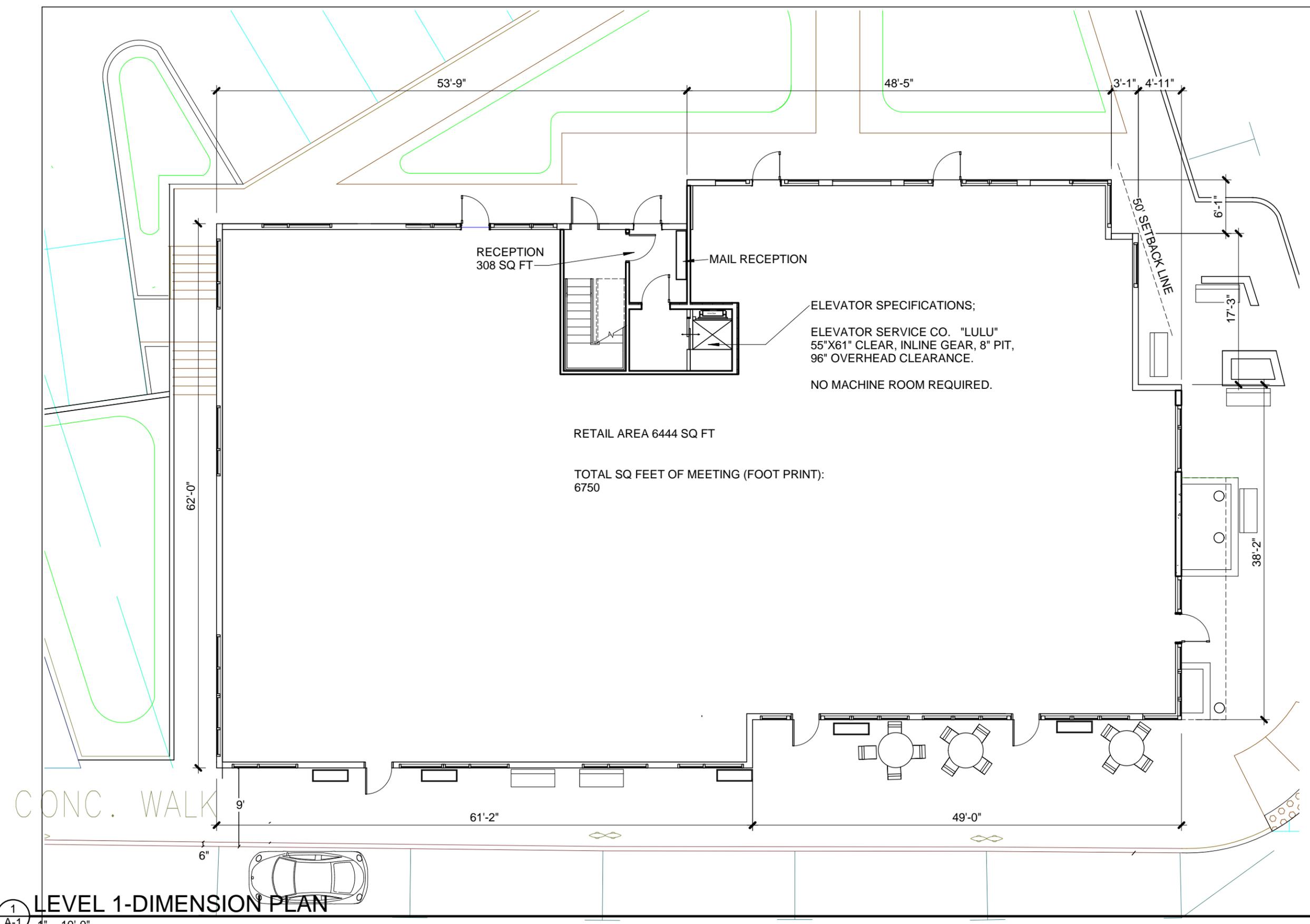
THE DESIGN AND THE DRAWINGS  
HEREFORE, PREPARED FOR THIS PROJECT,  
ARE THE PROPERTY OF THE ARCHITECT,  
GREENSTAXX, LLC, AND THE DESIGN AND/OR  
DRAWINGS MAY NOT BE USED IN WHOLE OR IN  
PART FOR ANY USE OTHER THAN FOR THE  
ORIGINAL PROJECT FOR WHICH THE DESIGN  
AND/OR DRAWINGS WERE PREPARED,  
WITHOUT THE EXPRESSED WRITTEN  
PERMISSION OF THE ARCHITECT.  
GREENSTAXX, LLC, NO BUILDING PERMIT  
SHALL BE ISSUED BY ANY BUILDING  
DEPARTMENT, UNLESS THIS DOCUMENT  
BEARS THE ORIGINAL SEAL AND SIGNATURE  
OF THE ARCHITECT, GREENSTAXX, LLC.

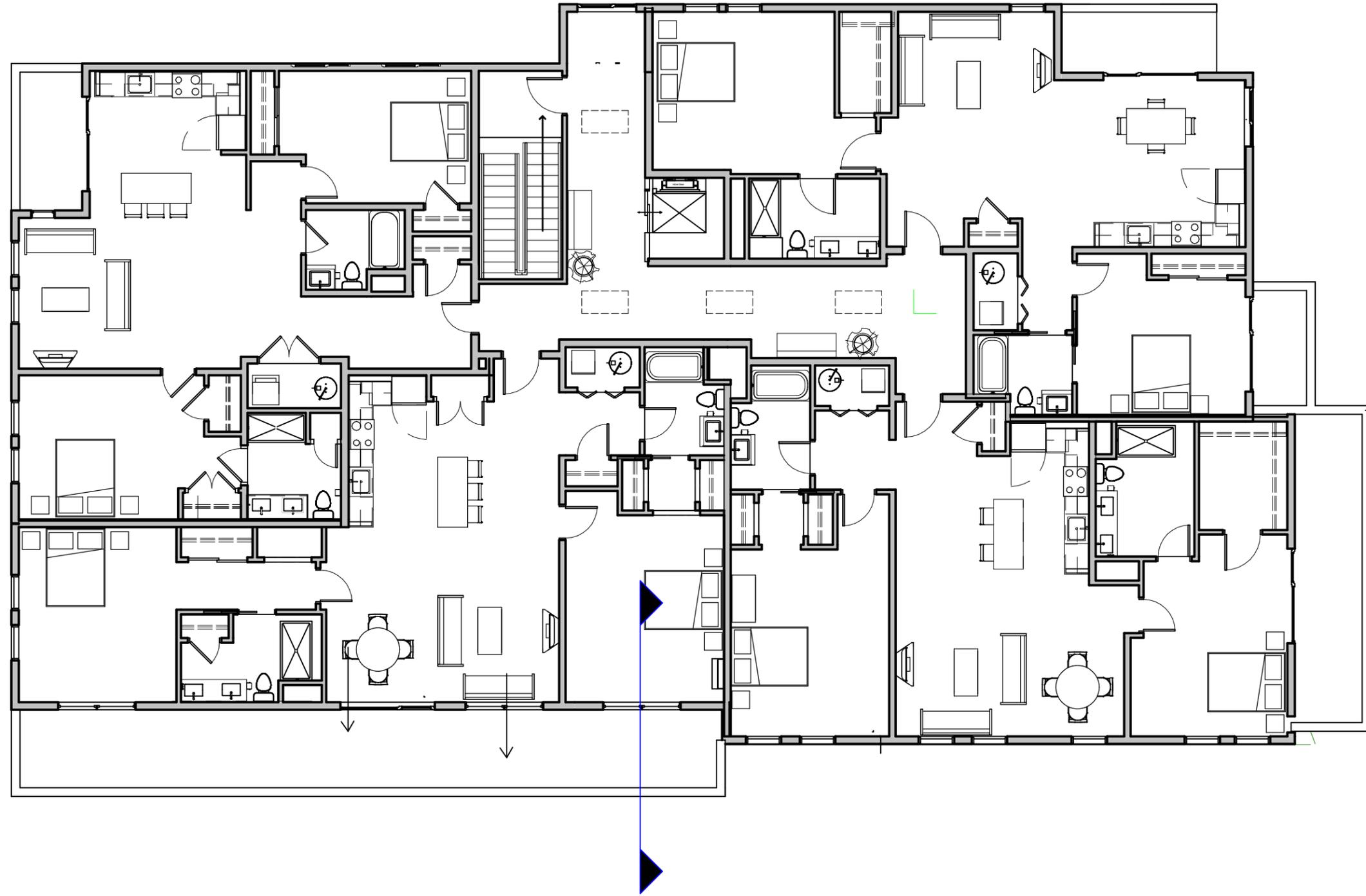
REV. NO	DESCRIPTION OF REV.	REV. DATE

PROJECT: **RETAIL 13B**  
APPROVER: **Approver**  
SUBJECT: **Floor 1 Plan**

PROJECT: 15-129  
SCALE: 1" = 10'-0"  
DATE: 10/22/18  
DRAWN: Author

SHEET: **A-1**





Unpublished work  
©/Copyright 2016  
Oaktree-GSX LLC

THIS DESIGN AND THE DRAWINGS THEREFORE PREPARED FOR THIS PROJECT, ARE THE PROPERTY OF THE ARCHITECT, GREENSTAXX LLC. AND, THE DESIGN AND/OR DRAWINGS MAY NOT BE USED IN WHOLE OR IN PART FOR ANY USE OTHER THAN FOR THE ORIGINAL PROJECT FOR WHICH THE DESIGN AND/OR DRAWINGS WERE PREPARED. WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT, GREENSTAXX LLC. NO BUILDING PERMIT SHALL BE ISSUED BY ANY BUILDING DEPARTMENT, UNLESS THIS DOCUMENT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT, GREENSTAXX LLC.

REV. NO	DESCRIPTION OF REV.	REV. DATE

PROJECT: **GREENSTAXX MODULAR UNITS**

SUBJECT: **Floor 2 Plan**

PROJECT	1465
SCALE	1" = 10'-0"
DATE	05/24/18
DRAWN	Author

SHEET  
**A-2**

① LEVEL 2-DIMENSION PLAN  
1" = 10'-0"







