



S Y M E S®

February 10, 2020

Ms. Elizabeth Akehurst-Moore, Chair
Concord Zoning Board of Appeals
141 Keyes Road
Concord, MA 01742

Dear Ms. Akehurst-Moore and Fellow Members of Board:

We are writing in response to the Planning Board Recommendation Letter, specifically 10.4.2.6 - the Board's recommendations for further adjustments to the plan. The Board's recommendations are bolded below with our responses:

1. The overall reduction in the total amount of impervious coverage....

The Assistant Fire Chief is in support of reducing driveway surfaces by 2,438 SF by reducing the width of loop road from 24' to 22'. We preferred 24' but are attempting to accommodate the requests of the planning board. For the record, we were already significantly below the PRD requirements:

Driveway & Building Area	SF	%	
PRD Section 10.2.8	194,605	50.0	Allowable by Zoning
Plan Revised December 9, 2019	124,716	32.0	Current Plan
Reducing pavement 24' to 22'	122,278	31.4	Fire Truck Vehicle Turning Path

....and increase in unit diversity through a combination of the following:

1.a Smaller Unit square footage:

After the planning board's public hearing was closed, a board member stated a majority of the units are model "A" and large. That statement was wrong and misleading, we were not allowed to correct that misstatement. The actual unit mix is:

Model	Count	SF	Garage
A1	7	2855	2
A3	2	2855	2
D	2	2514	2
B2	9	2478	2
A2	2	2438	2
B1	6	2238	1
C1	2	1988	1
E	2	1850	1
C2	2	1703	1

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A full 64% of the units are less than 2,500 square feet. To our knowledge no one has built units that small in Concord since Riverwalk – built 8 years ago. We ask for recognition of our plan that offers smaller units than are normally built in the town of Concord

1.b Incorporation of more one car garages:

Twelve of the units are one car garage, see table above, this represents 35% of the units. We originally had all 2 car garages and negotiated with the planning board in good faith to accommodate their wishes while handicapping the sales appeal of the units. We ask for recognition of our efforts.

1.c Inclusion of more duplex units or even a triplex unit:

Our original plan had a triplex in it and we were asked to remove it. We also had 11 duplexes at one time, however when the board asked to create some smaller units (significantly reduce values) we offset some of the loss with more detached units. The primary objective of this condition (number 1 above) was to reduce the impervious coverage, attaching 2 or 3 units does not impact impervious surface – it just moves the lawn between 2 buildings to the side or back of a duplex.

We feel the primary objective of condition 1 was achieved by reduction of pavement width.

2. The use of only electric utilities with no fossil fuel tie-ins or utilities:

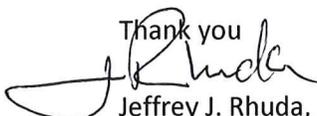
Against the advice of our marketing people, if a prohibition of the use of fossil fuels is imposed, we would use electricity for heat, using air source heat pumps; and we would not install a National Grid gas line in our road. We will offer the houses with electric fireplaces and electric cooking; however, we want to be able to offer gas (propane) cooking and gas fireplaces as a purchased option. Electric heat supply is a negative to a large segment of the buyer pool, as are electric cooktops and electric fireplaces. For the record, nowhere in the Concord Zoning is the authority granted to dictate fuel sources, the same is true in the Zoning Act. We recognize Concord's goal of being a green community and are striving to assist in that goal while maintaining saleable houses.

We also ask to strike condition 21, lowering the aggregate HERS rating to 50. When we made that proposal, it was an effort to reduce fossil fuel emissions, we have accomplished that by eliminating the gas line.

3. A 10 ft. to 15 ft. natural green space corridor connection as part of the open space between the adjacent Town-owned land and the isolated wetland and a note calling for the removal of the existing chain link fence along the Town-owned land:

We agree to a width of 10 ft.

In conclusion, we have met the majority of the Planning Board's recommendations, we ask for a positive vote on this neighborhood. The plans can be adjusted according to your decision.

Thank you

Jeffrey J. Rhuda, Manager
Symes Development & Permitting LLC