

January 9, 2020
Zoning Board of Appeals

Center & Main



Concord, MA



Patterns of Development

- A. Approval Not Required (ANR) under the Subdivision Control Law; - Planning Board
- B. Definitive Subdivision; - Planning Board
- C. Planned Residential Development (PRD) – Board of Appeals

Two Planned Residential Developments (PRDs) were filed in 2018. The Planning Board's role in these matters is to make a recommendation to the Zoning Board of Appeals. One PRD Special Permit application is for an 8-unit development "Concord Culinary Cottages" at 430 Old Bedford Road and the other is for a 36-unit development "Center & Main" at 1440, 1450 & 146B Main Street.

In December 2018, the developer of the "Center & Main" PRD also filed a 22-lot Preliminary Subdivision Plan B application for 1440, 1450, 146B Main Street & 10B Highland Street. On the filing date, the Applicant filed an extension request with the Town Clerk in order to extend the Board's time to render a decision to April 1, 2019.

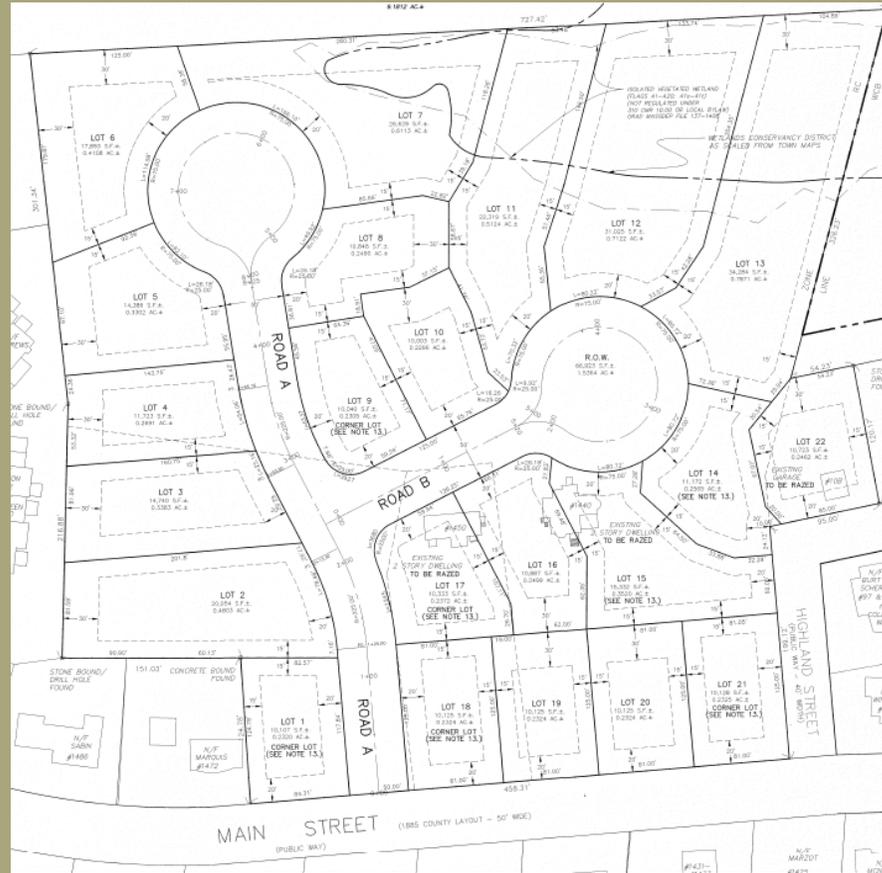




A Standard Pattern

(Approval Not Required Lots – 21 days)

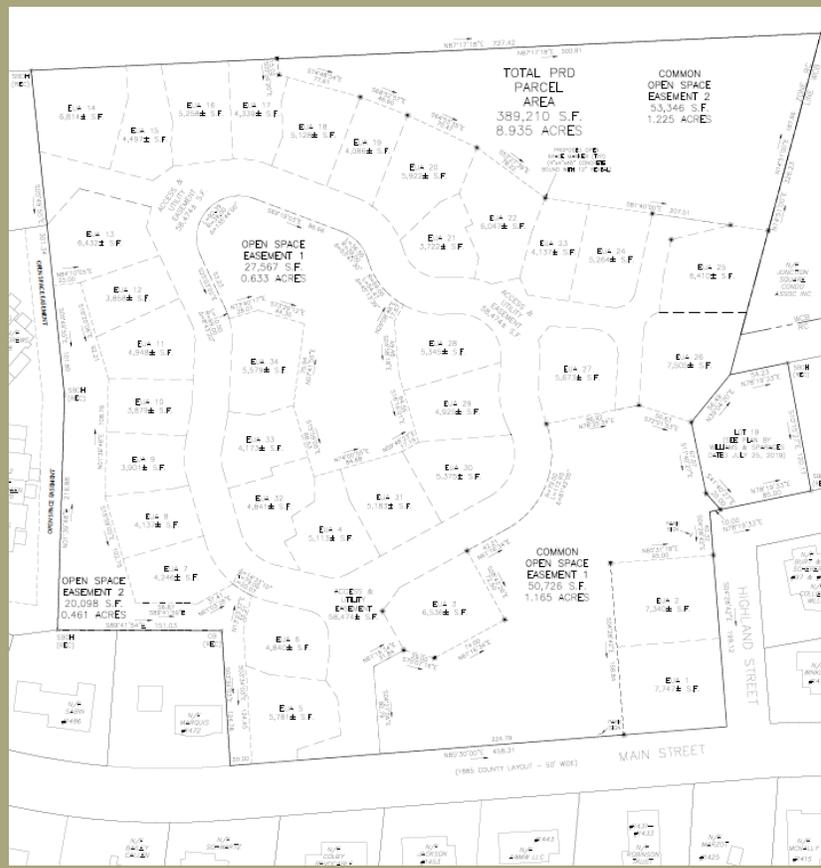
Planning Board – (Lots 1, 18, 19, 20 & 21)



A Traditional Pattern

(Preliminary to Definitive Subdivision – 10 Months)

Planning Board – (Lots 2-16)



An Alternative Pattern

(Planned Residential Development – 18 Months+)

Board of Appeals & recommendations

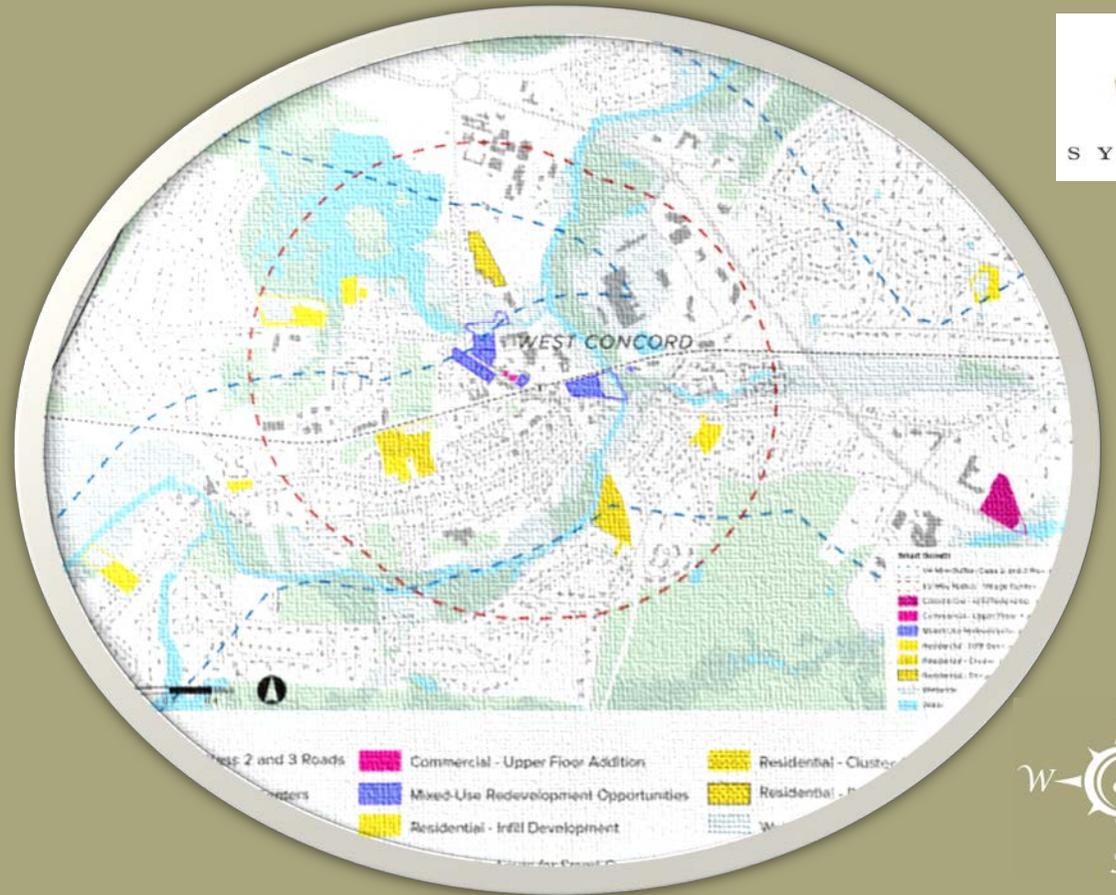


ENVISION CONCORD

BRIDGE TO 2030

BALANCING CHANGE WITH TRADITION

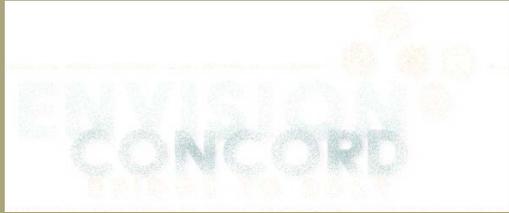
JULY 30, 2018



- Infill Development
 - Cluster Opportunity
- Smart Growth - Fig. 29



- ❖ The number of Concord residents 65 years or older increased by 9% since 2010, and currently make up almost 20% of the population. This number is projected to increase, so that by 2030, 34% of Concord's population will be 65 or older. (page 6)
- ❖ Explore zoning alternatives that enable higher density, mixed-use, more walkable and economically diverse neighborhoods within/near village centers. (page 11)
- ❖ Enhance the connections and access to bike paths and walking trails between open spaces and the village centers, the locations of institutions and organizations, and recreation sites. (page 12)
- ❖ Increase density within a quarter mile of commuter rail stations and village centers by allowing two-family structures or townhouses; develop design guidelines to ensure these are attractive and appropriately spaced, that existing trees are maintained, and impermeable surfaces are not increased. (page 76)
- ❖ Identify sites for development of diverse housing options adjacent to village centers to support walkability wherever possible thereby reducing the need for parking and reducing growth of traffic. (page 84)
- ❖ Give higher priority for land redevelopment/development on sites that are within 1/2 mile of the village centers and commuter rail stations over other potential future uses for these sites. (page 84)



Would anyone like to solve this puzzle?



_ E N T E R & _ _ _ N

A TRADITIONAL DEVELOPMENT - "By-Right"

R S T L N E

Let's talk this out.



C E N T E R & M A I N

A SUITABLE DEVELOPMENT – “Special Permit”

R S T L N E C M A I



Elise Braceras Stone
ARCHITECT

A Recommended PRD - with Modifications



Elise Bracer Stone
ARCHITECT

A Walkable Neighborhood Near Village Center

Center & Main Concessions



- ❖ Reduction of two dwelling units to below basic density.
 - ❖ Increase in setbacks of dwelling units away from Main Street & Center Village.
 - ❖ Lowering of Building Foundations to accommodate Center Village Residents.
 - ❖ Increase in volume of grading along rear of site per request of Planning Board.
 - ❖ Reduction of select living area square footage to provide six dwelling units below 2,000 s.f.
 - ❖ Agreed to revised Dwelling Unit B1 to provide additional 1-car garages.
 - ❖ Agreed to reduce density mix of duplexes to accommodate 1-car garage request.
 - ❖ Agreed to reduce Impervious Area coverage to 32%, which is well below 50% threshold.
 - ❖ Agreed to reduction of Common Open Space Area, per Planning Division, maintaining at least 25%.
-
- ❖ Applicant has committed to an aggregate HERS Rating of 50 for the project (5% reduction).
 - ❖ Each Dwelling will be Solar Ready – See Symes Letter.
 - ❖ Will install an Electric Vehicle Charging Outlet within each dwelling unit.
 - ❖ Applicant has reduced septic flow to eight-seven (87) bedrooms.
 - ❖ Applicant has preserved additional Mature Trees along Main Street for public benefit.
 - ❖ A Satisfactory Traffic Analysis has been provided to Board by Town Consultant.
 - ❖ A Satisfactory Stormwater Analysis has been provided to Board by Town Consultant.



Planned Residential Development

An Alternative Pattern

A Mix & Diversity of Housing Choices

Diversity of Housing

Unit Mix

Style	SF	Bedrooms	1st Floor Master	Garage	Detached	Unit Count
A1	2855	3		2	7	7
A2	2438	3		2	2	2
A3	2855	3		2	2	2
B1	2238	3		1	6	6
B2	2478	3	9	2	3	9
C1	1988	2		1	0	2
C2	1703	2	2	1	0	2
D	2514	3		2	0	2
E	1850	2		1	0	2

Center & Main Housing Diversity

Diversity of Housing

23% of Units are Duplexes

Style	SF	Bedrooms	1st Floor Master	Garage	Detached	Unit Count
A1	2855	3		2	7	7
A2	2438	3		2	2	2
A3	2855	3		2	2	2
B1	2238	3		1	0	6
B2	2478	3	9	2	3	9
C1	1988	2		1	0	2
C2*	1703	2	3	1	0	2
D	2514	3		2	0	2
E	1850	2		1	0	2

* C1 Unit fits inside C2 footprint - market will decide, 1st floor master (C2) or BR up (C1)

Center & Main Housing Diversity

Diversity of Housing

35% of Units are 1 Car Garages

Style	SF	Bedrooms	1st Floor Master	Garage	Detached	Unit Count
A1	2855	3		2	7	7
A2	2438	3		2	2	2
A3	2855	3		2	2	2
B1	2238	3		1	6	6
B2	2478	3	9	2	3	9
C1	1988	2		1	0	2
C2	1703	2	2	1	0	2
D	2514	3		2	0	2
E	1850	2		1	0	2

Center & Main Housing Diversity

Diversity of Housing

32% of Units 1st Floor Master Bedroom

Style	SF	Bedrooms	1st Floor Master	Garage	Detached	Unit Count
A1	2855	3		2	7	7
A2	2438	3		2	2	2
A3	2855	3		2	2	2
B1	2238	3		1	6	6
B2	2478	3	9	2	3	9
C1	1988	2		1	0	2
C2*	1703	2	2	1	0	2
D	2514	3		2	0	2
E	1850	2		1	0	2

* C1 Unit fits inside C2 footprint - market will decide, 1st floor master (C2) or BR up (C1)

Center & Main Housing Diversity

Diversity of Housing



18% of Units are Under 2,000 SF Living Area

Style	SF	Bedrooms	1st Floor Master	Garage	Detached	Unit Count
A1	2855	3		2	7	7
A2	2438	3		2	2	2
A3	2855	3		2	2	2
B1	2238	3		1	0	6
B2	2478	3	9	2	3	9
C1	1988	2		1	0	2
C2*	1703	2	3	1	0	2
D	2514	3		2	0	2
E	1850	2		1	0	2

* C1 Unit fits inside C2 footprint - market will decide, 1st floor master (C2) or BR up (C1)

Center & Main Housing Diversity



Owner:
Faye Edward Hayes
1550 Main Street
Concord, MA 01742

Applicant:
Permitting, LLC
50 Dodge Street, Suite 202
Seymour, NH 03115

Designed By: RPH
Drawn By: RPH
Reviewed By: RPH
Project Manager: RPH
Job File Number: CONC-0020
Drawing File Folder: MAN0020

Drawing Issued for Review Only
 Drawing Issued for Permit
 Drawing Issued for Construction

SEAL

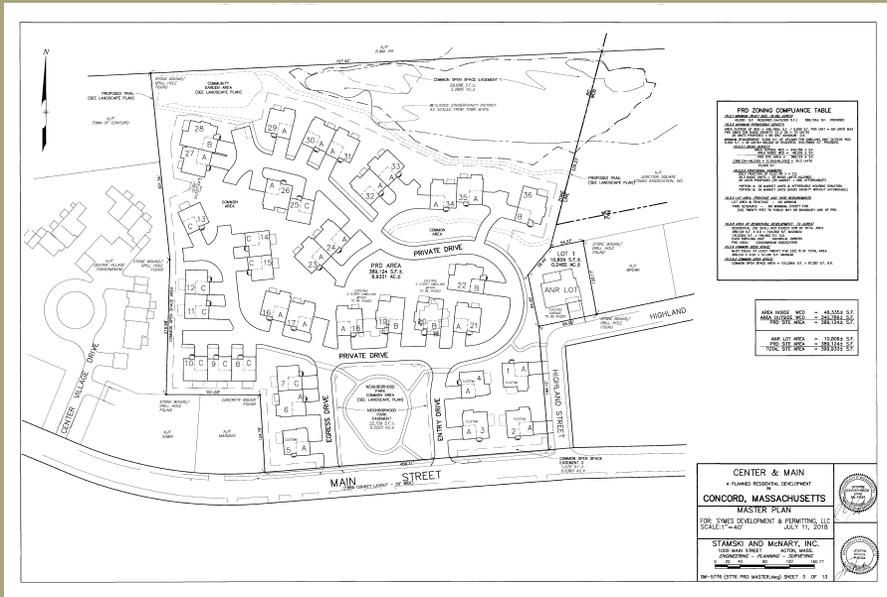
**NEIGHBORHOOD PLAN
CENTER & MAIN**
1485 MAIN STREET, CONCORD, MA

6	REVISED DECEMBER 16, 2019 (PLAN, SPEC)
5	REVISED DECEMBER 16, 2019 (PLAN, SPEC)
4	REVISED OCTOBER 18, 2019 (PLAN, SPEC & PLAN REVIEW)
3	REVISED JUNE 14, 2019
2	REVISED MARCH 28, 2019 (CONTRACT REVIEW, PLAN REVIEW, SPEC REVIEW)
1	REVISED MARCH 27, 2019

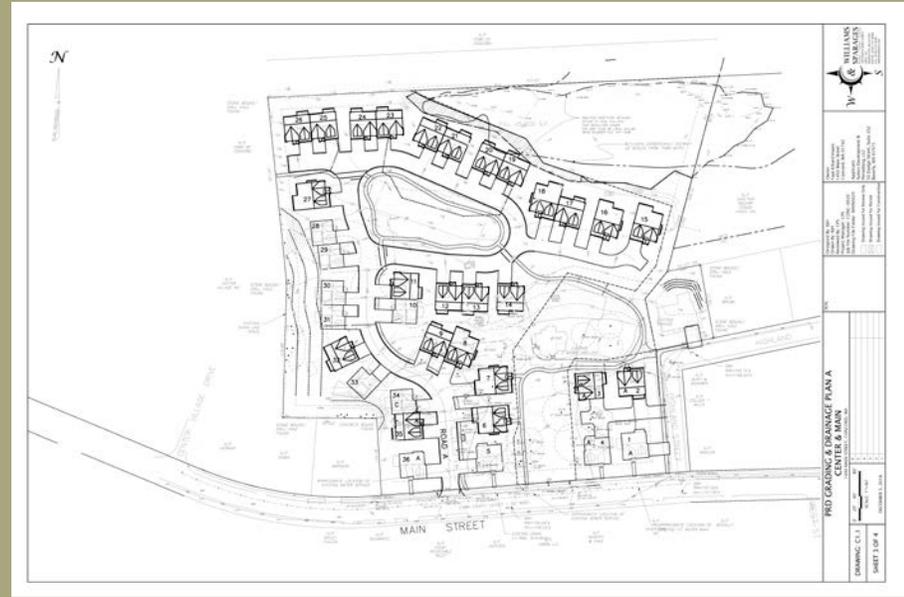
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SEPTEMBER 26, 2019

DRAWING: N.1
SHEET 1 OF 1

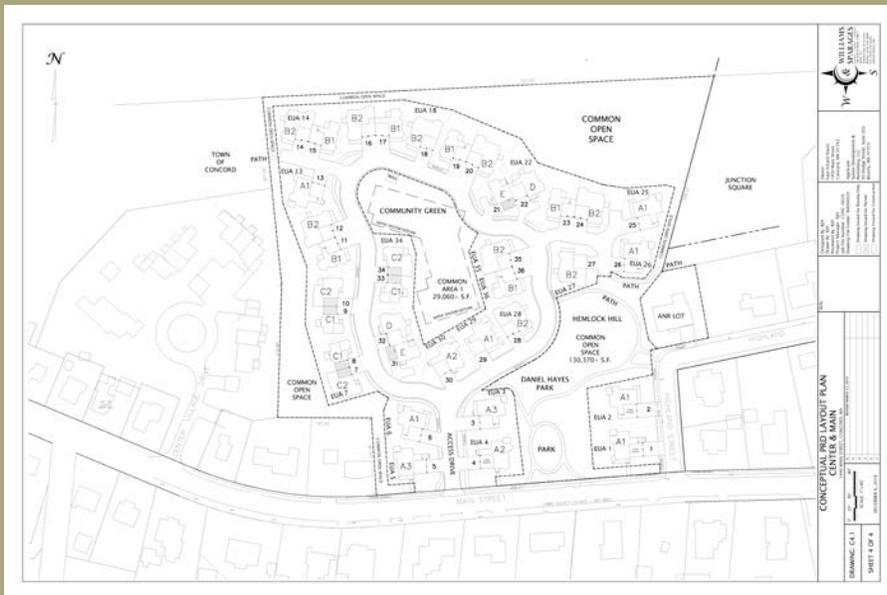
Evolution of a Neighborhood Plan



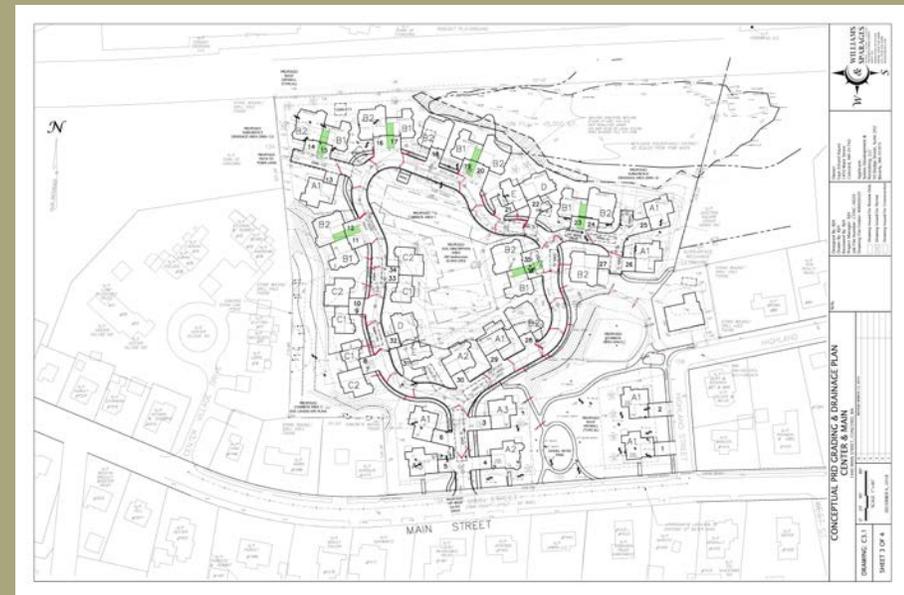
July, 2018 - MZO 36-Units



December, 2018 - MZO 36-Units



March, 2019 – Elise Stone 36 Units



March, 2019 - B1 Units to 1-car



April, 2019 - 36 Units



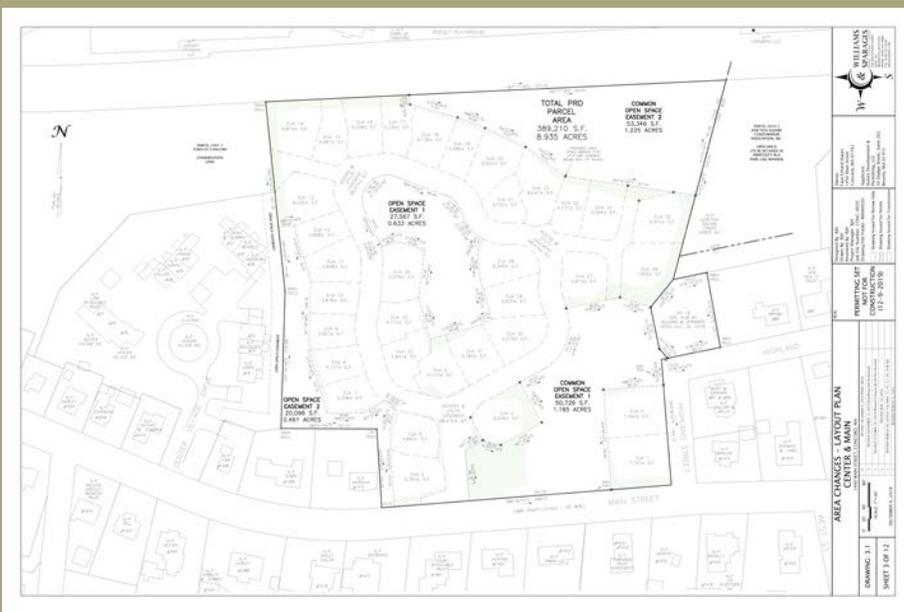
Oct., 2019 - Removed Two Units



November, 2019 - 34 Units



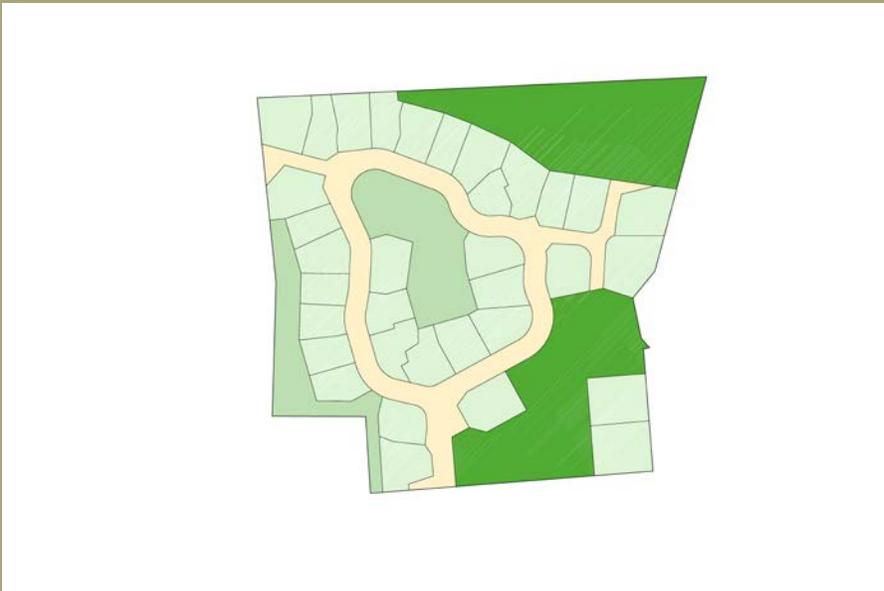
December, 2019 - Expanded Park



Dec. 9, 2019 - Area Changes



Dec. 9, 2019 - Common Open Space Sketch



Infinite Possibilities



December, 2019 – Expanded Park



Beech Trees along Main Street

Kim Ahern
Landscape Architects



Fowler Library



Park Expansion Along Main



Park - Oval Path



41-inch Sugar Maple



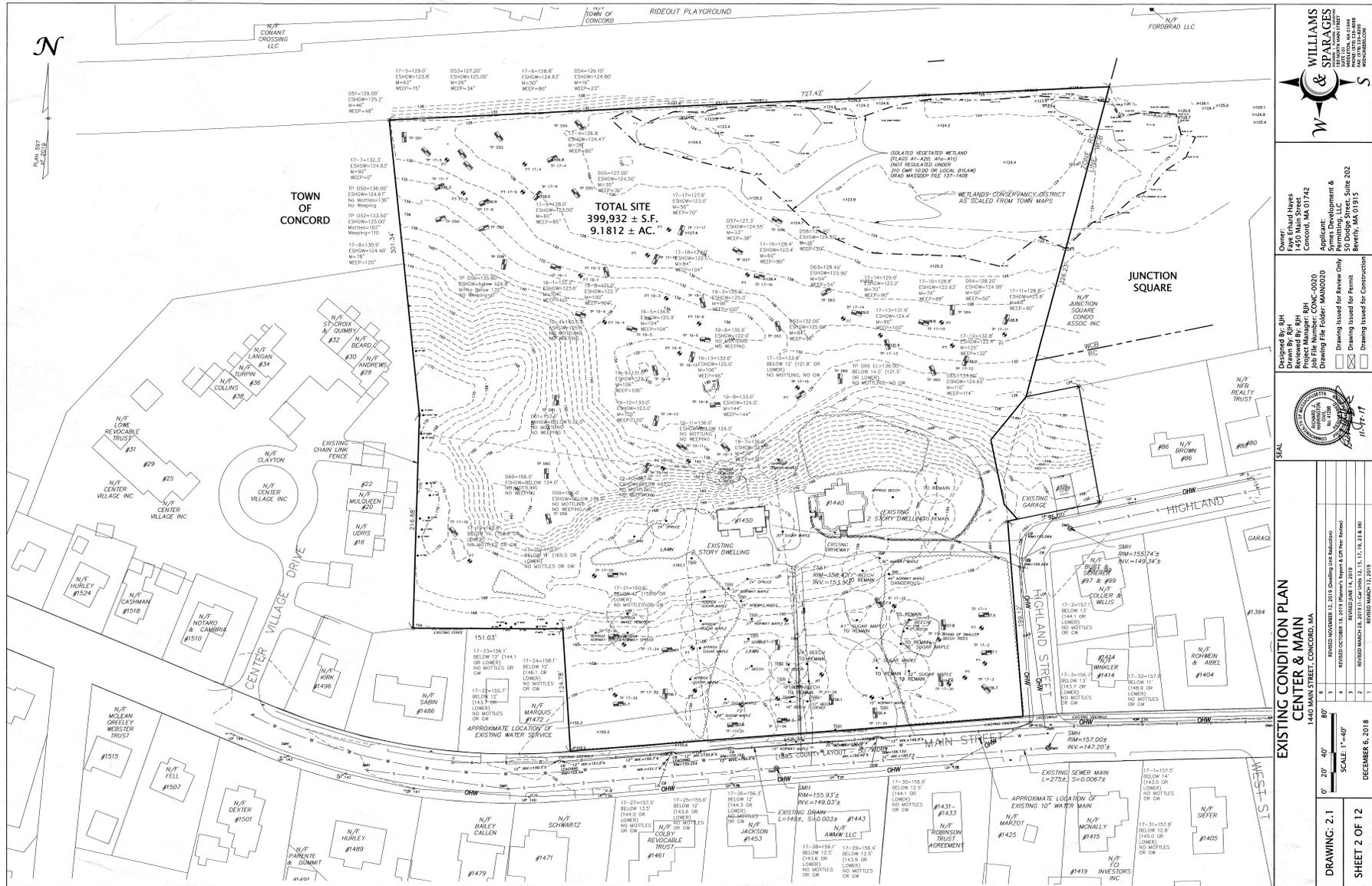
Wall & Trees - Highland



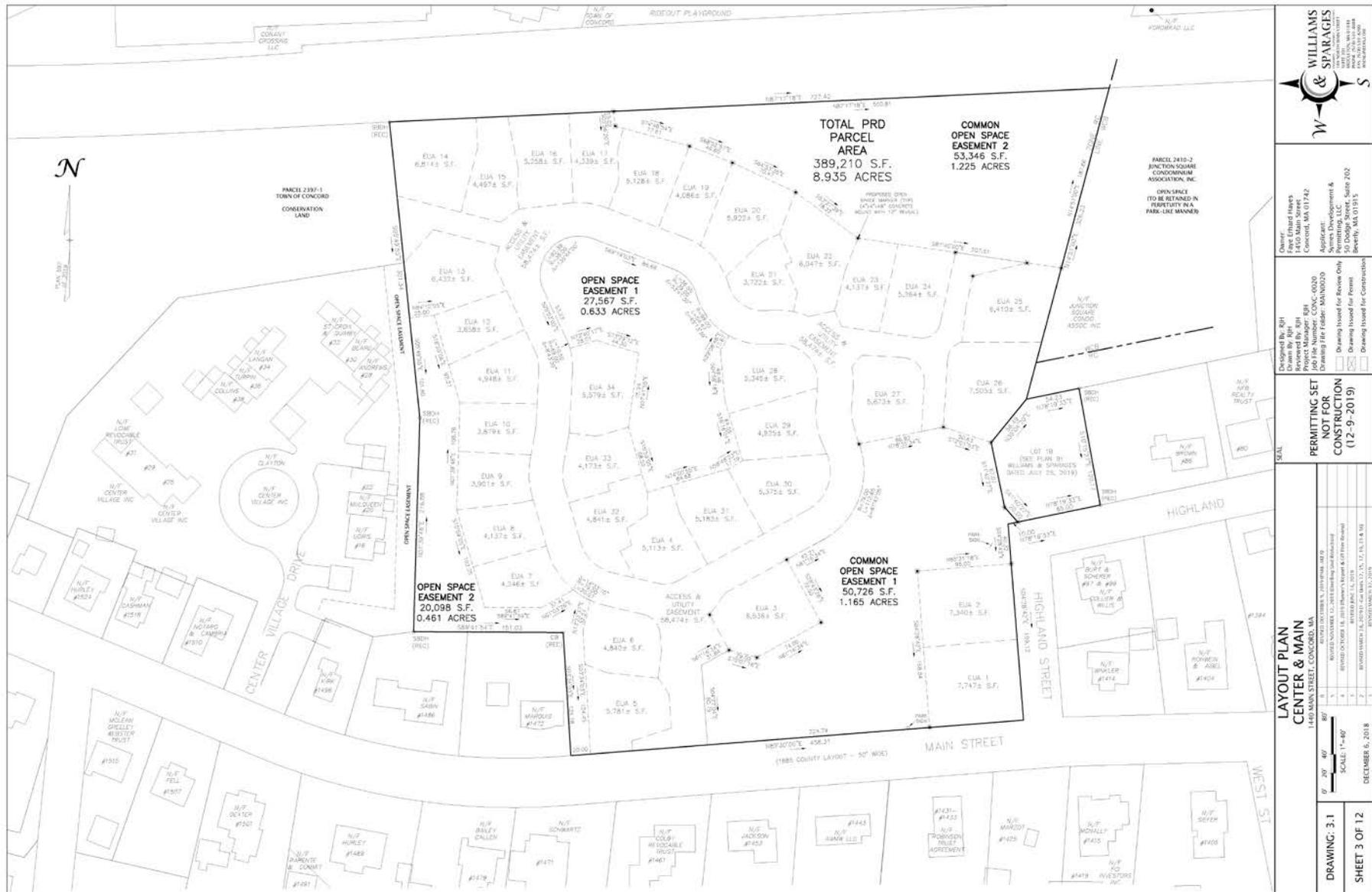
Public Park – December 2019



34-Units – December 2019



Existing Condition Plan



WILLIAMS & SPARGES
 1400 Main Street, Concord, MA 01742
 Phone: 978.351.1000
 Fax: 978.351.1001
 www.williams-sparges.com

Owner: 445 Elm Street, Concord, MA 01742
 Applicant: Syntex Development & Permitting, LLC, Suite 202, Beverly, MA 01915
 Job File Number: C018-00000
 Drawing Title: Plan 12-9-2019

Designed By: RJH
 Drawn By: RJH
 Project Manager: RJH
 Job File Number: C018-00000
 Drawing Title: Plan 12-9-2019

**PERMITTING SET
 NOT FOR
 CONSTRUCTION
 (12-9-2019)**

**LAYOUT PLAN
 CENTER & MAIN**
 1400 MAIN STREET, CONCORD, MA
 REVISIONS:
 1. REVISION NOVEMBER 12, 2018: EASEMENT AND EASERS
 2. REVISION OCTOBER 18, 2018: EASEMENT AND EASERS
 3. REVISION FEBRUARY 14, 2019
 4. REVISION MARCH 14, 2019
 5. REVISION MARCH 14, 2019

DRAWING: 3.1
 SHEET 3 OF 12
 SCALE: 1"=40'
 DECEMBER 6, 2018

Layout Plan – 12.9.2019

Center & Main - PRD Buildings				
Table H1 - Building Height		Date: REV. DEC. 09, 2019		
Building	Peak Roof Elevation* (feet)	Average Existing Grade** (feet)	Building Height*** (feet)	Building Height Variance Required (YES/no)
	A	B	C=(A-B)	YES IF (C >=35.0')
1	189.25	156.3	33.0	no
2	189.25	157.4	31.9	no
3	187.00	168.7	18.3	no
4	188.00	166.0	22.0	no
5	187.75	155.5	32.3	no
6	188.75	157.9	30.9	no
7 & 8	175.75	155.9	19.9	no
9 & 10	172.00	155.7	16.3	no
11	171.50	161.7	9.8	no
12	170.25	144.0	26.3	no
13	170.00	137.2	32.9	no
14	167.25	127.9	39.4	YES
15	166.75	127.5	39.3	YES
16	165.75	126.2	39.6	YES
17	164.75	125.3	39.5	YES
18	163.50	124.5	39.0	YES
19	163.75	124.8	39.0	YES
20	164.50	124.7	39.8	YES
21&22	170.50	125.1	45.5	YES
23	169.75	125.9	43.9	YES
24	169.00	125.5	43.5	YES
25	170.50	126.0	44.5	YES
26	171.50	130.4	41.1	YES
27	169.75	134.5	35.3	YES
28	171.75	132.5	39.3	YES
29	173.75	132.6	41.2	YES
30	182.25	146.2	36.1	YES
31	184.50	160.2	24.4	no
32&33	182.00	144.8	37.2	YES
34	174.8	133.4	41.4	YES

- Based on PRD Plan dated Revised December 9, 2019 by Williams & Spragues, LLC

*, ** See Table H2 - Building Base Information for further detail.

*** Variance required for each PRD Building Height > 35 feet.

File: Building Height WS3 12-09-19 revision.xls

Center & Main - PRD Buildings							
Table H2 - Building Height Base Information		Date: DEC. 09, 2019					
Building	Foundation Wall		Avg. Grade	Unit Style	Top Fndn (T.F.)	Measure*	Peak Roof Elevation A = (T + M)
	Exist 1*** (feet)	Exist 2*** (feet)	(G1 + G2) / 2 (feet)		T.F. to Peak (feet)	(feet)	
	G1	G2	B		T	M	A
1	156.2	156.4	156.3	A1	158.25	31.00	189.25
2	157.4	157.4	157.4	A1	158.25	31.00	189.25
3	168.4	169	168.7	A1	157.50	29.50	187.00
4	165.8	166.2	166.0	B2	157.00	31.00	188.00
5	155.5	155.5	155.5	A3	156.75	31.00	187.75
6	157.5	158.3	157.9	A2	157.75	31.00	188.75
7 & 8	155.8	156	155.9	C2	151.75	24.00	175.75
9 & 10	155.6	155.8	155.7	C1	148.00	24.00	172.00
11	159.8	163.5	161.7	B2	143.00	28.50	171.50
12	143.8	144.1	144.0	B1	141.75	28.50	170.25
13	136.4	137.9	137.2	A1	139.00	31.00	170.00
14	127.9	127.9	127.9	B2	138.75	28.50	167.25
15	127.4	127.6	127.5	B1	138.25	28.50	166.75
16	126.1	126.2	126.2	B2	137.25	28.50	165.75
17	125.2	125.4	125.3	B1	136.25	28.50	164.75
18	124.5	124.5	124.5	B2	135.00	28.50	163.50
19	124.6	124.9	124.8	B1	135.25	28.50	163.75
20	124.6	124.8	124.7	B2	136.00	28.50	164.50
21 & 22	124.7	125.4	125.1	E	139.00	29.00	168.00
				D	140.00	30.50	170.50
23	125.7	126	125.9	B1	141.25	28.50	169.75
24	125.5	125.5	125.5	B2	140.50	28.50	169.00
25	126	126	126.0	A3	139.50	31.00	170.50
26	130.3	130.5	130.4	A1	140.50	31.00	171.50
27	134.5	134.5	134.5	B2	141.25	28.50	169.75
28	132.4	132.6	132.5	A1	143.25	28.50	171.75
29	132.6	132.6	132.6	B2	145.25	28.50	173.75
30	145.9	146.4	146.2	A1	151.25	31.00	182.25
31	159	161.3	160.2	A2	155.00	29.50	184.50
32&33	144.5	145.1	144.8	E	153.00	29.00	182.00
				D	150.25	30.50	180.75
34	133.5	133.2	133.4	B1	146.25	28.50	174.75

- Based on PRD Plan dated Revised December 9, 2019 by Williams & Spragues, LLC

* Peak Roof based on Elevations prepared by Elise Braceras Stone, Architects and

** Existing Elevations compiled from Existing Conditions Plan on File

Building Height

SECTION 7.5. EARTH REMOVAL

- 7.5.1 The removal from soil is incidental to and in connection with the construction of a PRD authorized by this bylaw under a special permit.
- 7.5.2 N/A
- 7.5.3.1 Volume to be removed shall be conducted in accordance with the approved Planned Residential Development Plan.
- 7.5.3.2 The Planned Residential Development Plan set has been graded to be suitable driveway gradients, access to dwellings, effective drainage, onsite sewage disposal, and walkway connections to existing streets and abutting properties.
- 7.5.3.3 The proposed grading will be regulated with a suitable ground cover including a Landscape Plan to respect abutting properties.
- 7.5.4.1 The applicant seeks removal in excess of one thousand (1,000) cubic yards of earth and has filed a written application for a special permit to the board.
- (a) A Cut and Fill volume analysis and plan has been provided.
 - (b) See Planned Residential Development Plan set and Landscape Plan showing finished grades and treatments.
 - (c) The estimated quantity is shown in the table. The removal of earth will follow standard hours and days of operation as discussed and outlined in the Zoning Board of Appeals decision. Slope stabilization and dust control shall be provided. The trucking routes and type of vehicles(s) to be used on any street is to be determined in accordance with typical industry standards.

Earth Removal

