

Town of Concord
Zoning Board of Appeals
141 Keyes Road
Concord, MA 01742
Tel: (978) 318-3295
www.concordma.gov



Zoning Board of Appeals Application

Special Permit with Site Plan Review

Town Use Only

Received by Clerk of the Board:

Town Clerk Stamped Received

Application Fee: _____

Hearing Date: _____

1 Application Information

This Application is for: Special Permit Site Plan Review Wireless Communications Facilities
 Variance Planned Residential Development Comprehensive Permit

Sections of the Zoning Bylaw Applicable to Application: 10.3.2

2 Property Information

Address: 930 MAIN STREET

Parcel ID #: 3818

Zoning District C

Total Land Area .28 (12,250 SFT)

Present Use: RESIDENTIAL

Lot Frontage: 84

Proposed Use: RESIDENTIAL

Deed Book & Page #: 73720/126

Check all Applicable:

- | | |
|---|--|
| <input type="checkbox"/> Historic District | <input type="checkbox"/> White Pond Advisory Area |
| <input checked="" type="checkbox"/> Wetlands Conservancy District | <input checked="" type="checkbox"/> Wireless Overlay District |
| <input type="checkbox"/> Flood Plain Conservancy District | <input checked="" type="checkbox"/> 100' Wetland Buffer Zone |
| <input type="checkbox"/> Groundwater Conservancy District | <input type="checkbox"/> 200' River's Act Area |
| <input type="checkbox"/> Property Identified in the Open Space Plan | <input type="checkbox"/> Property Identified in the Historic Resource Plan |

Is any Zoning relief being requested? If yes, explain: WE ARE A NON-PROFIT ENTITY REQUESTING A VARIANCE TO CONVERT THIS SINGLE FAMILY HOME INTO A TWO FAMILY. UPPER LEVEL 3 BEDROOM; LOWER LEVEL 2 BEDROOM. GARAGE TO BECOME STORAGE

3 Proposed Project

Provide a brief narrative of the project description:

The house at 930 Main St in West Concord was purchased by several entities in Concord along with Habitat for Humanity of Greater Lowell. The purchase was officially made by Concord Housing Development Corporation with monies from that organization, along with Concord Housing Foundation, Concord CPC funds and additional funds from the Town of Concord. Habitat for Humanity also paid \$75K as part of this partnership. The goal is to renovate this home into a 2 family, with the lower level as a 2 bedroom unit and the upper level as a 3 bedroom unit. Each will have one bathroom. The separate garage will be converted into storage for both units. Currently there is an issue with .7' of the garage currently located on the adjacent State land. The state has agreed to issue a permanent easement for this property and we will settle that out in the next month. The homes will be sold to families who qualify under DHCD guidelines, with a goal of at least one of the units to be local preference. The families will be targeted at <65% Area Median Income. There will be minimal disruption to the current foot print of the property, except some vegetation in order to run a sewer line because the house is currently on a cesspool.

Ground Coverage by Buildings and Pavement		Gross Floor Area (GFA) (6'8" in height or greater)	
Existing:	= .185 % of Site	Existing:	GARAGE 578 GSF + DECK 533 GSF 1087 BASEMENT + 1093 MAIN = 3291 GSF
Additional Proposed:	= .155 % of Site	Additional Proposed:	REDUCE
Total Proposed:	= .340 % of Site	Total Proposed:	COMBINING GARAGE LOWER = 1376, UPPER = 1556, DECK = 192. TOTAL 3124 GSF
NOTE: ADDING CIRCULAR DRIVE			
Breakdown of proposed use(s) by GFA			
Use:		GFA:	

Describe in terms of any other units of measurement the use of occupancy of the building(s) such as maximum seating capacity, number of employees, number of tables, etc...:

WE PLAN TO CONVERT THE CURRENT 2 STORY GARAGE INTO SEPARATE STORAGE FOR BOTH UNITS. ONE UNIT WILL BE ATTACHED PER FLOOR PLANS

Effect of the project on public services, such as water, sewer, schools, police, fire, waste disposal, and recreational facilities:

RESIDENCE IS CURRENTLY A 3 BEDROOM, 1 BATH WITH A CESSPOOL. WE ARE REQUESTING A SEWER HOOK UP FOR A TWO FAMILY TO ADD AN ADDITIONAL 2 BEDROOMS & 1 BATH ON THE LOWER LEVEL.

ADDITIONALLY, ABOVE IS CURRENTLY HEATED BY OIL. WE WILL BE REMOVING & INSTALLING ALL ELECTRIC HEAT.

4 Supplemental Information	
<u>Parking Spaces</u> (9x18)	<u>Loading Spaces</u>
Existing: 1 = 1.3 % of Site	Existing: 0
Additional Proposed: 2 = 2.6 % of Site	Additional Proposed: 0
Total Proposed: 3 = 3.9 % of Site	Total Proposed: 0
How many vehicles are used for business and parked on site: 0. DRIVEWAY TO BECOME CIRCULAR	
<u>Estimated traffic flow within the Site</u>	<u>Estimated traffic flow on streets adjacent to the Site</u>
A.M. Peak: 1.5	A.M. Peak:
P.M. Peak: 2.02	P.M. Peak:
Proposed Water Supply: TOWN	If Town water, estimated demand (gals/day): 550 GPD
Are water conservation measures provided? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, explain: Habitat tries to build very resource efficient. For water conservation, we use all water sense fixtures & low GPM/GPF where possible. Bathroom faucets – 1.5 GPM, kitchen faucets 2 GPM, 1 handle pull down. 4 spray water sense shower heads – 2 GPM or 7.6 LPM; 1.28 GPF or 4.85 LPF 12' water sense elongated 2 piece comfort height toilets. Washing machine is always energy saver.	
Proposed Sewage Disposal: MUNICIPAL	If Town sewer, estimated demand (gals/day): 550 GPD
Amount of grading (cubic yards): 0 cut	0 fill
Will the project require the removal of soils from the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, how many cubic yards and where is soil being relocated: ANY EXCAVATION WILL BE BACK FILLED	
Does Project require the removal of any trees greater than 2' or major screening vegetation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Due to parking needs, we are creating a circular driveway in front of the house, adding to the current driveway set up. We also need to run a sewer line from the street that t's off into the 2 units since the current residence is on a cesspool. We will also need to install a 2 nd water line in order to have separate water meters. Therefore the trees in the front will be removed & replaced with lower hedges (probably boxwood or similar). If we remove any trees in the back of the house, or in the setback area, we will replace them in a different location in order to give the most natural light possible for both units.	
Is work located within? <input type="checkbox"/> 25' or <input checked="" type="checkbox"/> 100' of a wetland and/or <input type="checkbox"/> 200' of a river or stream	
If Yes, explain how and what measures are taken to mitigate impacts: SILT SOCKS AT LIMIT OF EXISTING YARD	
Has a permit been applied for under M.G.L. Chapter 131 Wetlands Protection Act? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5 Property Owner/Applicant Information

The undersigned hereby certifies that he/she has read and examined this application, the Board of Appeals Procedures and Checklist and that the proposed project is accurately represented in this Application and supporting documentation, and hereby requests a hearing before the Board of Appeals with reference to the above application.

Property Owner(s) Name: HABITAT FOR HUMANITY OF GREATER LOWELL
Address: 68 TAMMUCK RD UNIT 1, WESTFORD, MA 01886
Phone: 978 692 0927 E-Mail: EXEC DIR @ LOWELLHABITAT.ORG
Signature: Brenda J Gould Date: 9/3/20

Property Owner(s) Name:
Address:
Phone: E-Mail:
Signature: Date:

Applicant(s) Name: BRENDA GOULD FOR HABITAT FOR HUMANITY
Address: 68 TAMMUCK RD, UNIT 1, WESTFORD MA 01886
Phone: 978 692 0927 E-Mail: EXEC DIR @ LOWELLHABITAT.ORG
Signature: Brenda J Gould Date: 9/3/20

Applicant is: Owner Tenant Agent/Attorney Purchaser

Applicant(s) Name:
Address:
Phone: E-Mail:
Signature: Date:

Applicant is: Owner Tenant Agent/Attorney Purchaser

6 Building Inspections Division Review

To avoid project delays, this Application and all supporting documentation should be reviewed by a Concord Building Inspector prior to filing with the Town Clerk. It is the Applicant's responsibility to schedule an appointment to meet with a Building Inspector at least two weeks before the application submission deadline. Incomplete applications will not be signed by a Building Inspector.

This completed Application has been reviewed by a Concord Building Inspector.

Signature of Building Inspector: Date: