

**PROJECT NARRATIVE  
FOR  
23 AND 25 LANG STREET  
SPECIAL PERMIT APPLICATION**

**February 24, 2022  
Revised April 6, 2022**

**Update**

The Historic Districts Commission approved the plans and specifications for 23 and 25 Lang Street on March 16<sup>th</sup> based upon: revisions dated 3-3-22 to the Proposed Planting and Materials Specifications Plan which substantially increased the number of proposed trees and shrubs; and revisions dated 3-3-22 to the Proposed Floor Plans and Building Elevators which principally changed the proposed 12-pitch roof at 23 Lang Street to a 10-pitch roof lowering the overall height of the proposed ridge lines. The Planning Board on April 5<sup>th</sup> voted to recommend that the Board of Appeals grant a Special Period under Section 2.3.4 to extend the Residence C District Regulations 30' based in part upon the Historic Districts Commission's approval. In addition the Town Planner and Building Commissioner have advised that the parking shown on the Proposed Site Plan for 23/25 Lang Street complies with all applicable provisions of the Zoning Bylaw and no relief is required under Section 7.7.2.12 or under Section 7.7.3.13.

In the Project Narrative dated February 24, 2022 the applicant requested that the Board of Appeals' Special Permit include 4 conditions. Based upon the above update the applicant requests that one of those conditions be eliminated and the remaining 3 be modified to read as follows:

1. Two-Family Dwelling – The proposed two-family dwelling at 23 and 25 Lang Street shall be constructed substantially in accordance with the following plans:
  - a. Proposed Site Plan – Lot 1, 23/25 Lang Street, Concord, Massachusetts, scale 1" = 10' by Perley Engineering LLC dated January 19, 2022;
  - b. Proposed Planting and Materials Specifications Plan – Lot 1, 23/25 Lang Street, Concord, Massachusetts, scale 1" = 10' by Hurley Associates, Inc., dated January 19, 2022 Revised 3-3-22;
  - c. Proposed Basement, First Floor and Second Floor Plans – 23 and 25 Lang Street, Concord, MA, Sheets 1 of 7, 2 of 7 and 3 of 7, scale ¼" = 1'-0" by Benjamin Nickerson dated January 11, 2022 Revised 3-3-22;
  - d. Proposed Front Elevation, Right Side Elevation, Left Side Elevation and Rear Elevation – 23 and 25 Lang Street, Concord, MA, Sheets 4 of 7, 5 of 7, 6 of 7 and 7 of 7, scale ¼" = 1'-0" by Benjamin Nickerson dated January 11, 2022 Revised 3-3-22; and

- e. Optional 25 Lang Street Modifications – First Floor and Second Floor, by Hurley Associates Inc. dated February 4, 2022 Revised 3-20-22.

NOTE: The 3-10-22 revisions show a more detailed layout for Optional Bath #3 then shown on the plans previously included in the project narrative.

- 2. Modification of Plans – The following modifications shall be considered "substantially in accordance" with the above-referenced plans:
  - a. Any reduction in the proposed gross floor area (FAR) as shown on the plans for 23 and/or 25 Lang Street;
  - b. Any increase in the proposed gross floor area (FAR) for 23 and/or 25 Lang Street provided such increase(s) in gross floor area (FAR) does not exceed by three (3) percent the sum of: (i) the gross floor area (FAR) shown on the plans for 23 and/or 25 Lang Street and (ii) the gross floor area (FAR) shown on the Optional 25 Lang Street Modifications plans for Optional Bath #3; and
  - c. Any increase in proposed landscape improvements.
- 3. Certificate of Occupancy – The Certificate of Occupancy for the dwelling unit at 25 Lang Street may be issued upon the Building and Inspections Department's determination that all Building Code requirements have been completed. The Certificate of Occupancy for the dwelling unit at 23 Lang Street shall not be issued until: (a) the Building and Inspections Department determines that all Building Code requirements have been completed and (b) all landscape improvements shown on the "Proposed Planting and Materials Specifications Plan" (the Landscape Plan) have been substantially completed. If the landscape improvements shown on the Landscape Plan have not been substantially completed the Building and Inspections Department may issue a Certificate of Occupancy for 23 Lang Street if all Building Code requirements have been completed and the owner of the dwelling unit at 23 Lang Street posts security with the Town of Concord in the amount of \$10,000 to guarantee completion of all the landscaping improvements shown on the Landscape Plan within nine (9) months of the date the Certificate of Occupancy is issued for the dwelling unit at 23 Lang Street.