



TOWN OF CONCORD

Planning Board

141 Keyes Road - Concord, MA - 01742

Phone: 978-318-3290

April 14, 2022

Mr. James Smith, Chairman
Concord Board of Appeals
Concord, MA 01742

Re: Recommendation to the Zoning Board of Appeals: for a Special Permit under Sections 2.3.4, 4.2.2.1, and 11.6 of the Zoning Bylaw to extend Residence C Zoning District by 30 ft. into Residence B and for a two-family dwelling at 23-25 Lang Street (Parcel #1284).

Dear Mr. Smith:

At its meeting held on Tuesday, April 5, 2022, the Planning Board met with the Applicant regarding the application to the Zoning Board of Appeals for a Special Permit to extend Residence C Zoning District by 30 ft. into Residence B and for a two-family dwelling at 23-25 Lang Street.

Pursuant to ZBL Section 2.3.4, the Planning Board reviewed the Applicant's request to extend the dimensional requirements of the Residence C Zoning District 30 feet into the Residence B District. The Planning Board found that the Applicant's proposed modifications to the existing two-family dwelling are an improvement for the use of the property and the abutters by removing the detached carport and garage and pulling the driveway pavement further from the side property line. The Planning Board was also in full support of maintaining the structure as a two-family dwelling given its proximity to Concord Center.

The Planning Board recommends that the Board grant the requested special permit under Sections 2.3.4, 4.2.2.1, and 11.6 of the Zoning Bylaw to extend Residence C Zoning District by 30 ft. into Residence B and for a two-family dwelling at 23-25 Lang Street

Please contact me if you have any questions or require further clarification.

On behalf of the Concord Planning Board,

Elizabeth Hughes

Elizabeth Hughes, Town Planner

cc: DIGI LLC, 144 Sudbury Road, Concord, MA 01742
Kevin Hurley, KPH Realty LLC., 17 Musterfield Road, Concord, MA 01742
Ray Matte, Building Commissioner
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