

May 13<sup>th</sup>, 2022

104 and 106 Conant Street Concord, MA 01742

### Redevelopment Project Narrative

Currently, the property at 104 and 106 Conant Street (Parcel #2262) is a level lot with 11,770 square feet of land area, all of which is upland. The existing 2-family home was constructed in 1953. Each unit has 2 bedrooms and 648 SF of living area. There is also a 400 square foot shed in the back yard. Each unit has its own driveway with access onto Wedgewood Common. There is an easement in place for access over Wedgewood Common to Conant Street. The lot is currently served by Town of Concord municipal water and sewer service and uses Natural Gas for the heating and hot water. The lot is in the Residence C Zoning District.

We are proposing to demolish and remove the existing structure and build a new, energy efficient two-family structure on the lot. We will be installing electric heat pumps for heating and cooling, electric hot water heaters as well as induction cooktops. The proposed 2- unit building is a townhouse style dwelling which will share a common wall down the middle of the garage. The building will conform to all dimensional regulations as specified in the Town of Concord Zoning Bylaw, including FAR coverage, height, parking, and setback requirements, The allowable FAR is 4,025 sf and the proposed two-family with the garage has 1,983 sf. per side for a total of

3,966 s.f.

We respectfully request that the ZBA grant a Special Permit for the construction of a new two-family dwelling in accordance with Zoning Bylaw Section 4.2.2.1. We believe our proposal to provide two moderately sized housing units on our site is directly in keeping with the 2018 Envision Concord Comprehensive Long Range Plan's Housing Goal #5, and with Section 4.2.2.1, as recently amended. We feel that the two units at 104 and 106 Conant Street are preferable to a single 4000 SF home for the following reasons:

- a.) It is more in harmony with immediately adjacent properties and their current uses,
- b.) It is an excellent option for smaller households, and
- c.) Thoroughly consistent with Smart Growth planning strategies for greater density close to transit and other nearby resources such as shopping and Rideout Playground.

Thank you very much for your consideration of this Special Permit Application.