

Concord Historical Commission  
141 Keyes Road  
Concord MA 01742

To the members of The Historical Commission:

During the process to request and earn Zoning Board approval, we thoughtfully considered your letter as well as communications from neighbors. We always look to add value to a neighborhood in a productive and gracious way. I am a native and lifelong resident of Concord.

My dad was an active member of the Concord Minute Men and as a kid I volunteered at the Independent Battery (just down the hill from our backyard on Walnut Street) and at the North Bridge reenactments. My mom was a volunteer at Emerson Hospital, my sisters and I went to Concord schools, and we were regulars at local institutions long gone like The Fairway, HoJo's, Woolworth's, the original Anderson's and the original Helen's, back again from its Brigham's era. Concord will always be my home. I have an abiding grasp and reverence for our town's unique nature and history.

While my partners have extensive experience building thousands of quality homes since the late 1980s in Massachusetts and New Hampshire, I focus exclusively on Concord projects. Over the past decade we have built 19 homes here, top-flight, no McMansions, and with great care to fit into the neighborhood with consideration and class.

Each of these are good examples of our work, our quality standards, and how our designs are compatible with and complement each neighborhood.

- 45 Conant Street
- 67 Conant Street
- 180 Elsinore Street
- 197 Elsinore Street
- 257 Elsinore Street
- 30 Nancy Road
- 64 Bedford Street
- 89 Authors Road
- 145 Alcott Road
- 255 Hunters Ridge Road
- 281 Hunters Ridge Road
- 956 Lowell Road
- 708 Lowell Road
- 711 Lowell Road
- 317 Old Bedford Road
- 79 Wilson Road
- 790 Barretts Mill Road
- 804 Barretts Mill Road
- 41 Frances Street (previously 87 Prairie Street)

In close proximity to the subject property (1606 Main Street) we were the very first to bring new life to Conant Street, with two new homes abutting and with direct access to Rideout Park. We pioneered the rehabilitation of an uninspired cut-through street that is now a sought-after enclave of West Concord.

We have experience with tasteful two-family condominiums in Concord. At 709-711 Lowell Road, a double-house built in 1901, we turned the original building into an outstanding single-family home, connecting it directly to a brand new single-family residence, making for a better and more modern use of this two-acre property.

- The maximum Floor Area Ratio for this property is 7,269sf. Our plan is for 6,716, which includes all garage space. We are also eliminating 500sf of existing outbuildings.
- Before building 41 Frances Street, we examined all 154 houses in the immediate area: Prairie, Central, West, Pleasant, Riverside, Chase, Brown, Frances and Westvale. Many of these homes are older and some relatively small in accordance with standards of their eras. Inclusive of these smaller 20th century homes, the average of all 154 combined is still 2,205sf. Of the 20 homes built since the year 2000, the average is 3,528sf. Our units would each be approximately 3,200sf, with four (4) bedrooms and two-and-a-half (2.5) bathrooms.
- 1606 Main Street has a spacious lot of 25,188sf (vs. Zone C required 10,000sf), larger than surrounding properties, which can smartly accommodate an attached second residence in the rear. This second unit would be at a lower elevation on the sloping lot with minimal visual impact from the street. The property has a frontage of 90 feet (vs. Zone C required 80ft).
- The proposed dwelling is set approximately 27ft further away from Main Street, with the bulk of the building located downslope from the front of the property.
- We substantially reduced the height of the front elevation from the initially proposed 31.9ft ridge height down to 21.9ft, lower than the abutting homes, part of our effort to avoid altering the character of the neighborhood in any way.
- At present there are three nonconforming side yard setbacks, all of which will be eliminated.

- We will utilize two existing driveway curb cuts for a new circular driveway, and there will be no requirement for utility cuts in the street.
- There will be no impact on traffic flow, parking, or safety, and the garages do not face the street.
- The property is served by Town water, sewer, and electric.
- ZBA conducted multiple public hearings as well as a site visit, and we met with abutters to discuss trees and any other concerns. We will implement a landscape plan to provide additional screening and a grading plan to handle all stormwater and to protect two Maple trees from any disturbance. The property is not in a floodplain.
- ZBA found that the proposed two-family dwelling is well designed and not out of character for the area, where there are 13 other two-family dwellings within 700 feet.

We listened carefully to all objections and concerns and have made a conscientious effort to address each subject.

We ask The Historical Commission for your support and approval to move forward with a sign-off on this project.

Respectfully submitted,

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal tail extending to the right.

Geoffrey D. Cronin  
Joshua Naughton  
Trustees