

Project Narrative

Project: Concord Coalition to End Homelessness
Address: 120-122 Pleasant Street
Owner/Applicant: Concord Coalition to End Homelessness
C/O Gregory Lessard, CCEH Director of Housing Initiatives

The project proposed to convert the existing two-unit apartment building into six one-bedroom apartment units, with improved pedestrian sidewalks and shared driveway access. The proposed use is to maintain the existing multi-family use, and the conversion shall be within the same building footprint. The property's two existing structures include the main 2-unit building with one four-bedroom unit and one two-bedroom unit. The detached structure, referred to as the "carriage house", has two studio apartments which shall remain. The improved exterior work involves ADA compliant access, improved shared driveway access, landscaped areas, and two bioretention systems. The parcel results in a total area of 0.56 acres and is in the Institutional (IS) zoning district.

On March 2, 2022, the Zoning Board of Adjustment (ZBA) approved variances from:

- Article 28-2-4 Table of Principal Uses, A11, to allow for a conversion of a residential building to accommodate eight units, where no more than five units is allowed;
- Article 28-5-3(b)(1), to allow a residential conversion on a lot containing 23,087 sf where 25,000 sf is required;
- Article 28-5-3(b)(1) to allow for 8 dwellings on the property where 4.6 dwellings would otherwise be allowed;
- Article 28-5-3(b)(4) to allow for dwellings of various sizes, where a minimum dwelling size of 600 sf is required; and
- Article 28-7, to allow the continuation of the current non-conforming parking lot layout with 8 spaces where 16 parking spaces would be required.

Proposed site improvements include conversion of the main 2-unit multi-family building, remodeling of the secondary carriage house multi-family building, paving the shared driveway within the access agreement area, pedestrian sidewalks, and two stormwater management systems. The buildings are serviced by municipal water and sewer.

The pre- and post-development stormwater conditions were modeled as a part of this design. The post-development peak flow rate and volume of runoff for the site are decreased in the 2-year, 10-year, 25-year, 50-year, and 100-year storm events for parcel. The runoff from the site is decreased in all modeled storm events. Stormwater from the proposed impervious cover is collected and treated in the two proposed bioretention systems. See the accompanying Stormwater Management Plan for the analyzed model and tabulated data.

SITE PHOTOS



Figure 1: (2022-04-01) Southern view of secondary “carriage house” building.



Figure 2: (2022-04-01) Southeastern view of sidewalks between the two multi-family residential buildings.



Figure 3: (2022-04-01) Northern view of shared driveway access and parking area.



Figure 4: (2022-04-01) Western view of existing primary building with front walkway.



Figure 5: (2022-04-01) Eastern view of secondary “carriage house” building.



Figure 6: (2022-04-01) Eastern view of both multi-family residential buildings with sidewalk access and grassed areas between.