

135 N. State Street Site Plan and Subdivision Narrative

The existing 1.73 acre property is in the RN District, and includes a church and parish hall, as well as the historic Gov. Rollins mansion and carriage house (listed on the National Register of Historic Places). The existing property is non-conforming in a number of respects, including but not limited to non-conforming uses (non-residential uses in the RN District), excessive lot coverage, excessive building height, and lack of parking lot landscaping.

The proposed redevelopment involves the demolition of the church/parish hall and associated parking lots, and the subdivision of the property into 2 lots – (1) a 53,000+/- sf lot where the church/parish hall now stand, which lot will be developed into a “pocket neighborhood” of 8 newly-constructed “cottages” (the “PN Lot”) and (2) a 22,000+/- sf lot including the historic mansion and carriage house, with the mansion building being used for office and “live/work” space, with the carriage house providing accessory uses to those uses (parking, storage, fitness room, community room, etc.) (the “Mansion Lot”). Vehicle access to portions of the PN is from Church St. and across driveways on the Mansion Lot, and accordingly such access easements will apply to the Mansion Lot. Additionally, there will be utility and drainage easements on both lots for the benefit of the other lot.

The pocket neighborhood is an “attached dwelling development” (“ADD”) within the meaning of the Zoning Ordinance, which use is permitted in the RN District on lots of at least 25,000 sf (which is met here). The ZBA has granted several variances with respect to the proposed pocket neighborhood, including allowing buildings and parking to be within the perimeter buffer for ADDs; allowing building separations of less than 40’ in an ADD; and allowing 2-way driveways with a width of 15’.

With respect to the Mansion Lot, the ZBA has granted variances which permit the proposed use of the the mansion for office and live/work uses, and the carriage house for accessory uses to those principal uses; allow the provision of 14 parking spaces; allow a lot coverage ratio of 60%; and allow the construction of parking within the front yard setback from Church Street.

As shown on the plans submitted with this application, the pocket neighborhood “cottages” are all 1 ¾-story 1800 sf homes with a bungalow/cottage architectural style and scale, which is intended to be complementary to the mansion/carriage house, and similar in style to the streetscape of the abutting section of Church Street. All of the cottages have an attached 2-car garage, and all cottages include first floor bedrooms. The cottages are arranged around a well landscaped “court” – which is a hallmark of good pocket neighborhood design.

With respect to the Mansion Lot, no improvements/additions are proposed at this time with the exception of the minor modifications of the driveway and parking areas on the Mansion Lot, including the installation of new drainage structures.

The proposed redevelopment will have substantial benefits to the immediate neighborhood and to the City, including:

- Removes non-conforming institutional uses (church/parish hall), and replaces them with conforming residential uses in this RN District
- Substantially reduces lot coverage (on a combined basis, lot coverage is below the 50% maximum lot coverage in RN)

- Eliminates many other significant non-conformities, including building height, unlandscaped parking areas, etc.
- Preserves and restores important historical structures – the Gov. Rollins mansion and carriage house which are among the small number of properties in Concord individually listed on the National Register of Historic Places.
- Redevelops what has become a vacant site, which has attracted some unwanted behavior
- The redevelopment will have a substantial positive effect on the values of surrounding properties, and will be in character with the immediate neighborhood (preservation of the mansion and carriage house complement the other large residential-style buildings on N. State St., and development of PN with cottages similar in size and design to the abutting homes along the lower section of Church St.)