



Town of Concord  
Concord Historical Commission  
141 Keyes Road, Concord, MA 01742  
Tel: (978) 318-3299 Fax: (978) 318-3291  
Web Site: www.concordma.gov

## Demolition Review Application

<b>Application Information</b>	
Date:	September 28, 2021
Property Address:	261 Heath's Bridge Rd
Year Built:	1952
Name of Applicant:	Carl and Jeanine Calabria
Address:	261 Heath's Bridge Rd,
Telephone Number:	617-999-0384
Email:	carlcalabria@comcast.net
Signature of Applicant:	<i>Carl Calabria</i> <i>Jeanine Calabria</i>
Name of Property Owner: (if different from Applicant)	same
Address:	↓
Telephone Number:	
Email:	
Signature of Property Owner:	<i>Carl Calabria</i> <i>Jeanine Calabria</i>

<b>Acknowledgement &amp; Authorization</b>	
Please initial to indicate your understanding and authorization of the following statements:	
<input checked="" type="checkbox"/>	I acknowledge my responsibility for payment of the legal notice(s) should this application require a public hearing. I agree to be billed separately by Gate House Media.
<input checked="" type="checkbox"/>	I authorize Town Staff and members of the Historical Commission to enter and have access to the above referenced property for the purposes of viewing and photographing the structure(s) proposed for demolition.

<b>Supporting/Additional Information</b>	
The following information should be attached to the submitted application.	
<input checked="" type="checkbox"/>	1) A plot plan showing the property and the building(s) to be demolished
<input checked="" type="checkbox"/>	2) Photos of all facades of the building(s)
<input checked="" type="checkbox"/>	3) Reason(s) for the proposed demolition

<b>For Town Use Only</b>	
Received by:	Date Received:
Is Property Historically Significant? Yes _____ No _____	
If Yes, a Public Hearing will be scheduled for: _____	
Is Property Preferably Preserved? Yes _____ No _____	
If Yes, Delay ends on: _____	
Reviewed by:	Date Reviewed:

# Reason(s) For Demolition 261 Heath's Bridge Road

## Background

My wife and I signed a purchase and sale agreement for our new home at 261 Heath's Bridge Road in September of 2020. Probate and COVID delays prevented us from closing until April of 2021 although we worked out an arrangement whereby we began occupancy in December of 2020, moving from our former home, less than a mile away.

We decided to purchase a new home because our three children had all left the nest and we wanted a smaller home with a very low carbon footprint in which to spend our retirement years. We selected this property because of the natural setting and views of the Sudbury River and planned to build a smaller, energy efficient home on the existing footprint with the addition of an attached garage.

In January, 2021, we began the process of designing our new home and obtaining the necessary town approvals from the Natural Resource Commission and the Department of Health. At the time, the historic preservation bylaws applied to homes built before 1941 or located in a historic district, neither of which applied to our property.

We engaged the following professionals to assist us and have spent \$37,145 to date on the project:

Architect  
Surveyor  
Wetland Specialist  
Arborist  
Civil Engineer, Septic Engineer, Storm Water Management Engineer  
Building Science Engineer

We submitted our Notice of Intent to the NRC on May 27th, 2021 and our Order of Conditions was issued on July 9, 2021.

Yesterday, while visiting the Town Planning and Engineering offices, we learned of the Article 33 amendment to the Demolition Review Bylaw that took effect on June 13, 2021. The changes now make our home, built in 1952, subject to the bylaw. While that amendment does not speak to works in progress, we are hopeful that consideration will be given to our circumstance.

## Reason(s) For Demolition

(1) **To reduce size:** The current home is 3,722 sqft. with 5 bedrooms. Our plans are for a 2,978 sqft house with 3 bedrooms on the existing footprint. This will be accomplished by making half of the house one story instead of two. A smaller home will be easier to maintain and less costly to own/operate, an important factor during our retirement years.

(2) **To reduce energy consumption:** We are committed to doing our part to reduce the human impact of climate change. Our new design will approach passive house envelope insulation and air infiltration standards. Our plan eliminates both chimneys and fireplaces (to eliminate air

leakage and thermal bridging). It features low pitch (1.5:12) shed roofs designed to hold snow for added winter insulation. We plan to replace the foundation so that the slab can be insulated from below. Windows will be triple glazed and located to enjoy views of the river. To preserve the thermal budget, windows will be absent elsewhere unless they are required by code. All windows will be rectangular so they can be fitted with automated shades to minimize solar gain in the summer and maximize in winter.

(3) **To allow us to age in place:** The new home is designed for wheelchair access and has code compliant 7:11 rise/run stairs. The existing home has 8.5:9 rise/run stairs which are unsafe for anyone but particularly dangerous for the elderly. The new home will have an attached garage rather than the existing detached garage/carport for more convenient and safer access to vehicles during inclement weather.

(4) **To create a healthy interior environment:** When we took possession of the home it was infested with rodents and contained a great deal of mold, particularly in the bathrooms and basement. We have already removed significant amounts of insulation, drywall, ceiling tiles and flooring to eliminate the feces and urine impregnated materials. Similarly, the basement and all but one of the bathrooms have had all mold covered materials removed. The new home will be combustion free and have state of the art air ventilation and dehumidification. It will also include an under slab radon mitigation system which is not present in the existing home.

(5) **To reduce maintenance:** We are looking forward to less home maintenance during our retirement years. To this end we have selected a standing seam metal roof which is virtually maintenance free. The current home is clad in cedar tongue and groove. It is being attacked by our resident woodpeckers and has several holes in it. We plan to use thermally modified spruce on the new home. All of the cellulose is baked out so there is no food source for insects. We have selected the natural aged color of spruce so the house will never need to be painted or treated.

## Summary

We have been residents of Concord for 18 years and are very appreciative of the historic integrity of our town and the work of the Concord Historical Commission to preserve it.

At the same time, we find ourselves very far down an expensive path, pursued in compliance with the preservation bylaws at the time, only to discover that our project may now be subject to a lengthy delay due to the recently amended bylaws.

In the event the house is deemed to be of historical significance, we respectfully ask that the Commission take into consideration the work-in-progress nature of our situation.

Thank you.

**ZONING TABLE**

ZONING DISTRICT: RESIDENCE A

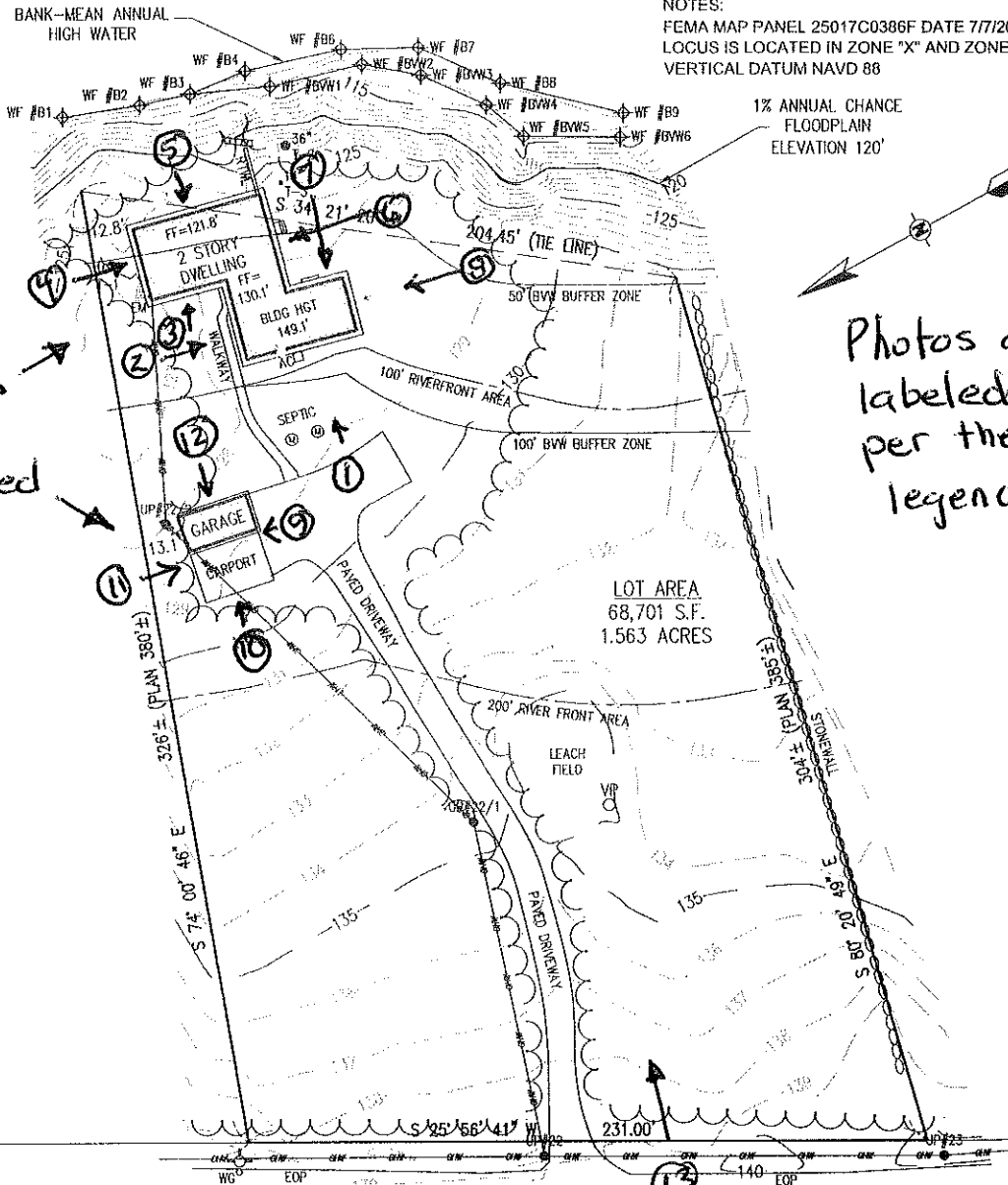
**DIMENSIONAL REGULATIONS**

MIN. LOT FRONTAGE: 150 FEET  
 MIN. LOT WIDTH: 120 FEET  
 MIN. LOT AREA: 40,000 S.F.  
 MAX. BUILDING HEIGHT: 35 FEET  
 FLOOR AREA RATIO: 26%

**MIN. SETBACK REGULATIONS**

FRONT YARD: 40 FEET  
 SIDE YARD: 15 FEET  
 REAR YARD: 30 FEET

NOTES:  
 FEMA MAP PANEL 25017C0386F DATE 7/7/2014  
 LOCUS IS LOCATED IN ZONE "X" AND ZONE "AE"  
 VERTICAL DATUM NAVD 88



structures to be demolished

Photos are labeled per the legend

**HEATH'S BRIDGE ROAD**

- REFERENCES:  
 1. LC PLAN 14636B (SHEET 1)  
 2. DOCUMENT #253444

PLAN SCALE  
 1 inch = 40 ft.

PREPARED FOR:

**CARL CALABRIA**  
 261 HEATH'S BRIDGE ROAD  
 CONCORD, MA 01742

PLAN TITLE:

**CERTIFIED PLOT PLAN**  
 261 HEATH'S BRIDGE ROAD  
 CONCORD, MASSACHUSETTS

PREPARED BY:

**HAWTHORNE LAND SURVEYING SERVICES, INC.**  
 2 KING STREET, SUITE 5, LITTLETON, MA 01460  
 TEL.: (978) 500-0394  
 website: www.hawthornesurvey.com

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ON THE GROUND INSTRUMENT SURVEY AND THE LOCATIONS SHOWN HEREON ARE AS FOUND AS OF THE DATE OF SURVEY.



DATE: 12/21/2020