

Stephanie A. Kiefer, Esq.
T: 978-682-5220 | F: 978-327-5219
SKiefer@smolakvaughan.com

March 25, 2026

VIA FIRST CLASS MAIL AND EMAIL

Theo Kindermans, Chair
Town of Concord Zoning Board of Appeals
141 Keyes Road, 1st Floor
Concord, MA 01742

Re: Project: NOVO Riverside Commons
Property: 292-294 Baker Avenue, Concord
Applicants: L&G Baker LLC
Decision: 40B Comprehensive Permit, dated April 16, 2024
Notice of Project Change Per 760 CMR 56.05(11)

Dear Chair Kindermans and Board Members:

OVERVIEW

Reference is made to the Record, Decision, and Comprehensive Permit, 292 & 294 Baker Avenue, Concord, MA, dated April 16, 2024 and filed with the Town Clerk on April 16, 2024 (the “Comprehensive Permit”), approving NOVO Riverside Commons, a 201-unit multifamily development, pursuant to M.G.L. c.40B (the “Project”).

On behalf of L&G 300 Baker LLC (“Applicant” or “L&G 300 Baker”) and its construction manager, Taurus Investments (“Taurus”), we submit this written request to the Zoning Board of Appeals (the “Board”) in accordance with 760 CMR 56.05(11)(a) to provide for following modifications to the Project to allow for certain adjustments as shown within the Cube3 Architect plan set, dated May 22, 2023 (Rev. March 22, 2024), as approved within the Comprehensive Permit, with respect to: i) a minor adjustment (+1/-1 balanced adjustment) in the number of one- and two-bedroom affordable and market rate units, with no change in the total number of units for each bedroom size category within the 294 Baker Avenue building; ii) adjustment to the residential interior amenity space at 294 Baker Avenue to provide for a first floor fitness facility and to increase 6th floor amenity space to provide for a residential sky lounge; and iii) finalized placement of exterior window and balconies for both the 292 and 294 Baker Avenue buildings and slight redistribution of exterior finish materials on the buildings’ facades while retaining the same palette of materials and overall design intent. Attached to this correspondence are a series of five (5) sheets of the Cube3 updated plan set with call-outs for the Board’s attention.

The above three (3) requested modifications to the Project and its approved architectural plans have come about as the Project’s architects at Cube3 have advanced the detailed construction level plans for submission to the Town of Concord Building Department.

Further, in accordance with 760 CMR 56.05(12)(b)¹ and Condition VII.F.15 of the Comprehensive Permit², we are providing the Board with written notice that MassHousing has approved the transfer of the Comprehensive Permit from NOVO Riverside Commons, LLC (“NOVO”) to L&G 300 Baker LLC (“L&G 300 Baker” or “Applicant”). Taurus will continue to be the development manager for the Project. The assignment of the Comprehensive Permit to the recently created limited dividend entity, L&G 300 Baker, allows for the funding and development of the Project to advance with Taurus’s equity investor in lieu of use of New England Fund (“NEF”) financing.

As the Board is likely informed, the Applicant (with the support of the Select Board) has submitted an application for the Project to be developed under the Local Initiative Program (“LIP”) instead of the NEF program. Within the Comprehensive Permit, at Section VII.F.16³, the Board has already addressed such potential to modify the housing subsidy.

Upon approval by the LIP program administrator (EOHLC), the Applicant will confirm the same with the Board.

BACKGROUND AND INTRODUCTION

The Board approved the NOVO Riverside Commons development by written decision dated April 16, 2024. Per the Comprehensive Permit and its approved plans, the Project includes 201 rental units, of which 81 units are one-bedroom units; 99 are two-bedroom units and 21 are three-bedroom units. Fifty-one (51) of the total number of units shall be restricted to qualifying families whose annual income is at or below 80% of the area median income (Boston-Cambridge-Quincy HFMA).

In December 2025, the Applicant submitted to the Zoning Board of Appeals (the “Board”) a written Notice of Project Change pursuant to 760 CMR 56.05(11), requesting the Board to modify Condition E.1(g) of the Comprehensive Permit, which condition reflected a modification to the off-site parking area located on 300 Baker Avenue to be consistent with special permit and site plan approval obtained by the owner of the 300 Baker Avenue property in January 2025. The Board, at a public meeting held on December 11, 2025, confirmed by unanimous (3-0) vote that the proposed change was an insubstantial change and approved the requested modification.

At this time, the Board is requested to confirm three (3) modifications to the approved architectural plans as insubstantial changes to the Comprehensive Permit:

- i) An adjustment (+1/-1) in the number of one- and two-bedroom affordable and market rate units, with no change in the total number of units for each bedroom size category within the 294 Baker Avenue building;

¹ Per Section 56.05(12): “[p]rior to substantial completion of a Project or a phase thereof, a Comprehensive Permit may be transferred to a person or entity other than the Applicant, upon written confirmation from the Subsidizing Agency that the transferee meets the requirements of 760 CMR 56.04(1)(a) and (b), and upon written notice to the Board Transfer of a permit shall not, by itself, constitute a substantial change pursuant to 760 CMR 56.07(4)...”

² Condition VII.F.15 provides that the Comprehensive Permit may be assigned or transferred in accordance with 760 CMR 56.05(12)(b).

³ “At the Applicant’s election and in order to facilitate Project financing, the Applicant may elect to change the current subsidy/financing program of the Federal Home Loan Bank of Boston’s New England Fund Program (“NEF”) administered by MassHousing by replacing the same with the subsidy offered through the Local Initiative Program (“LIP”) administered by the Massachusetts Executive Office of Housing and Livable Communities (“EOHLC”). If an applicant for a change in subsidy is filed with the EOHLC and approved by the EOHLC, the Board agrees that such change in subsidy constitutes an insubstantial change within the meaning of 760 CMR 56.05(11) if there are no other Project changes proposed at that time and provided that any such change in financing is conditioned on the Project’s and the Applicant’s continued compliance with all conditions and requirements of this Comprehensive Permit.” Comprehensive Permit, Section VII.F.16.

- ii) An adjustment of the residential interior amenity space at 294 Baker Avenue, providing for a first-floor fitness facility and minor increase within 6th floor space to provide for a residential sky lounge amenity; and
- iii) Finalized placement of exterior window and balconies for both the 292 and 294 Baker Avenue buildings and slight redistribution of exterior finish materials on the buildings' facades while retaining the same palette of materials and overall design intent.

To assist in the Board's review of these adjustments to the architectural plans, we have provided at Tab 1 the Cube 3 architectural plans referenced in Exhibit A of the Comprehensive Permit decision and further, at Tab 2, we provide the representative sheets of the Cube3 advanced architectural design (construction grade plans) wherein the proposed changes are depicted with call-out language to assist the Board's review⁴. Through this written notice of project change, we respectfully request the Board to confirm that the slight adjustments as presented in the architectural plan sheets provided at Tab 2 represent insubstantial changes to the Project and that the same may be incorporated into the Final Plans to be submitted to the Building Department.

Lastly, the Board is requested to confirm that the assignment of the Comprehensive Permit to L&G 300 Baker represents an insubstantial change as previously contemplated within the Comprehensive Permit.

A. OVERVIEW OF CHANGES TO ARCHITECTURAL PLANS

1. Balanced Adjustment of One- and Two- Bedroom Units in 294 Baker Avenue

The 294 Baker Avenue building is designed and approved to provide for 97 residential units, consisting of a total of 40 one-bedroom units, 47 two-bedroom units and 10 three-bedroom units. Both the total number of residential units in 294 Baker (97 units) and the total bedroom count distribution remains unchanged. The advanced architectural plans submitted herewith at Tab 2 provide only for a slight adjustment in the distribution of one- and two-bedroom units between the market rate and affordable units. Specifically, per Sheet A2-104 of the Cube3 Plans referenced in Exhibit A of the Comprehensive Permit (see Tab 1 hereto) and the proposed minor adjustment as the architectural plans have advanced as shown on SheetA2-009 (see Tab 2 hereto), the more developed architectural plans retain the unit count per bedroom category within the 294 Baker Avenue building, and simply adjust the distribution of market and affordable units by a single unit within the one- and two- bedroom units as shown in the below table. There is no adjustment as to the 292 Baker Avenue building.

The below table identifies the breakdown of the units within 294 Baker Avenue, both as approved by the plans approved within the Board's Comprehensive Permit and the proposed balanced adjustment in the enclosed Cube3 plan sheets. The proposed change (+1/-1) in the market/affordable mix of one and two-bedroom units within 294 Baker does not alter the overall bedroom count and consistent with a 75%/25% proportionality across all bedroom-size units.

⁴ Specifically, the Cube3 sheets attached at Tab 2 include the following five sheets: Sheet A1-200 (292 Exterior Elevations); Sheet A2-009 (294 – Unit Mix & Program); Sheet A2-100 (294-Basement Parking & First Floor Plans); Sheet A2-103 (294-Sixth & Roof Floor Plans); A2-200 (294-Exterior Elevations) with bubbled call-outs to identify the requested modifications.

294 BAKER AVENUE – UNIT COUNT/DISTRIBUTION					
	TOTAL UNITS	Per Architectural Plans (Exh. A) of Comp. Permit, Sheet A2-104		Proposed Adjustment – Architectural Plans Permit Set, Sheet A2-009	
1-Bedroom Units	40	<u>Market</u>	<u>Affordable</u>	<u>Market</u>	<u>Affordable</u>
		32	8	31	9
2-Bedroom Units	47	<u>Market</u>	<u>Affordable</u>	<u>Market</u>	<u>Affordable</u>
		34	13	35	12
3 Bedroom Units	10	<u>Market</u>	<u>Affordable</u>	<u>Market</u>	<u>Affordable</u>
		7	3	7	3
Total Units	97	73	24	73	24

2. Improved Amenity Space Design Layout and Design Within 294 Baker Avenue

In bringing the Project’s plans to construction design, the amenity spaces on the first floor have been adjusted for a better design flow and enhanced residential amenity experience. Per the architectural plans submitted at the time of the public hearing on the Comprehensive Permit, the first-floor amenity space within 294 Baker Avenue was split between a fitness room and a lounge area.

The proposed modifications to the amenity space increases the fitness and recreational amenity space within the first floor such that the interior of the first floor to the left of the entry vestibule provides a more robust fitness area and studio, together with a golf simulator room. This improved amenity space is depicted within Sheet A2-100 provided at Tab 2. The resident lounge area has been relocated from the first floor to the sixth floor, providing a more relaxed lounge area distanced from the movement of the first floor entry area. Please refer to Tab 2, Sheet A2-103. This area, called out as the “Sky Lounge” entails enclosing approximately 734 sf of the sixth-floor open roof area, which floor remains stepped back from the roof below. The additional area, however, is offset by other general updates to the advanced design plans which netted out a decrease of 322 sf at 294 Baker Avenue, from 129,310 gross square feet to 128,988 gross square feet.

3. Updated Placement of Exterior Window and Balconies (292 and 294 Baker Avenue) and Minor Redistribution of Exterior Finish Materials

The third adjustment within the Cube 3 architectural plans, as called out on Sheet A1-200 and Sheet A2-200 attached at Tab 2, consists of minor plan refinements at both 292 Baker and 294 Baker buildings, such that the exterior finish materials are redistributed on the buildings’ facades. The same palette of materials is maintained and the overall design intent remains consistent with the plans approved by the Board at the time of the issuance of the Comprehensive Permit.

Here, the requested architectural modifications as depicted within Tab 2 are notably distinct from those types of project changes representative of “substantial” changes as referenced in 760 CMR 56.07(4)(c), e.g., those types of project changes which increase a project’s density or height by greater than 10% or otherwise change the basic character of the building design or tenure.

The adjustment by a +1/-1 of the one- and two-bedroom units in 294 Baker Avenue have no effect on the number of housing units and/or the total number of one- and two-bedroom units. Likewise, the shift in resident amenity spaces will not increase the height of the building. The resident lounge relocation to the sixth floor will enclose a limited portion of the open roof, but such enclosure maintains the existing step back of the sixth floor as had been approved within the Board’s April 2024 decision. Lastly, the adjustment to the proper aligning of windows and balconies to the interior layout and the minor redistribution of exterior finish materials on the buildings’ facades, without altering the palette of materials and overall design intent, is aligned with an example of an insubstantial change per 760 CMR 56.07(4)(d)(4).

Accordingly, we respectfully request that the Board acknowledge each of the described adjustments to the architectural plan set (and as called out within the representative architectural plans sheets attached at Tab 2) is an insubstantial change to the Project and that the Comprehensive Permit is deemed so modified to incorporate these architectural plan adjustments, the same to be presented within the Final Plan set to be submitted for review by the Building Department pursuant to a building permit application submitted to advance construction of the Project. Lastly, we respectfully request the Board confirm the transfer of the Comprehensive Permit from the original applicant to L&G 300 Baker LLC is likewise an insubstantial change, as previously contemplated within Condition VII.F.15 of the Comprehensive Permit.

We thank you for your attention to this matter.

Very truly yours,

/s/ *Stephanie A. Kiefer*

Stephanie A. Kiefer

Encl.

cc: Elizabeth Hughes
Chris Bornhorst/Tony Brannan, Taurus Investment

Tab 1

**Cube3 Architectural Plans
(Contained within Exhibit A of Comprehensive Permit)**

NOVO Riverside Commons

Design Progress
 22 MAY 2023

292 & 294 BAKER AVE.
 CONCORD, MA

Project Team:

Client:
 TAURUS INVESTMENT HOLDINGS, LLC
 Two International Place,
 Boston, MA 02110
 +1(617)357-4440

Architects/Interiors:
 CUBE 3
 56 High Street,
 North Andover, MA 01845
 (978)989-9900

Civil:
 BEALS+THOMAS, INC.
 144 Turnpike Rd.
 Southborough, MA 01772
 (508)366-0560

CONCEPTUAL UNIX MIX SUMMARY													
TAURUS NOVO RIVERSIDE COMMONS 292 & 294 BAKER AVE, CONCORD, MA CONCEPTUAL UNIT MIX & BUILDING SUMMARY 3/20/2024													
UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	UNIT TYPE	TOTAL UNITS	TOTAL BEDS	UNIT MIX
A	1 Bed/1 Bath	1	692	13	16	16	15	15	6	A	81	81	40.3%
B	2 Bed/2 Bath	2	984	16	18	18	20	19	8	B	99	192	49.3%
C	3 Bed/2 Bath	3	1,313	3	5	5	4	3	1	C	21	63	10.4%
TOTALS		<i>Average SF</i>	901	32	39	39	39	37	15		201	336	100%

PARKING	
SURFACE PARKING	127
PODIUM PARKING	157
TOTAL RESIDENTIAL PARKING SPACES	284
PARKING RATIO	1.41

DRAWING LIST - Comprehensive Permit		
Sheet Number	Sheet Name	Issuance March Revision
COVER, DRAWING LISTS, & CODE DOCUMENTS		
A-000	Cover Sheet	X
A-001	Conceptual Rendering	X
A-002	294 Baker Conceptual Rendering	X
ARCHITECTURAL		
A1-000	292 Baker Unit Mix	X
A1-100	292 Basement Podium Parking Plans	X
A1-101	292 Floor Plans	X
A1-102	292 Floor Plans	X
A1-103	292 Floor Plans	X
A1-104	292 Affordable Unit Floor Plans	X
A1-150	292 Enlarged Amenity Plan	X
A1-200	292 Building Elevations	X
A1-201	292 Building Elevations	X
A1-300	292 Building Sections	X
A2-000	294 Baker Unit Mix	X

DRAWING LIST - Comprehensive Permit		
Sheet Number	Sheet Name	Issuance March Revision
A2-100	294 Floor Plans	X
A2-101	294 Floor Plans	X
A2-102	294 Floor Plans	X
A2-104	294 Affordable Unit Floor Plans	X
A2-150	294 Enlarged Amenity Plan	X
A2-200	294 Building Elevations	X
A2-201	294 Building Elevations	X
A2-300	294 Building Sections	X
A-600	Typical Units	X

NOVO Riverside
 Commons
 292 & 294 BAKER
 AVE,
 CONCORD, MA

TAURUS
 INVESTMENT
 HOLDINGS, LLC

TWO
 INTERNATIONAL
 PLACE, BOSTON, MA
 02110

Design Progress

NOT FOR
 CONSTRUCTION

drawing by: TC, OR, CG, AG
 drawing checked by: BOC
 drawing scale: N/A
 drawing date: 22 MAY 2023
 project number: 20116.00

No.	Description	Date
1	Revision	31 July 2023
2	Revision	15 Dec 2023
3	Revision	22 Mar 2024



Cover
 Sheet

A-000



NOVO Riverside
Commons

292 & 294 BAKER
AVE.
CONCORD, MA

TAURUS
INVESTMENT
HOLDINGS, LLC

TWO
INTERNATIONAL
PLACE, BOSTON, MA
02110

Design Progress

NOT FOR
CONSTRUCTION

drawing by: CG

drawing checked by: BOC

drawing scale:

drawing date: 22 MAY 2023

project number: 20116.00

drawing revisions:

No.	Description	Date
1	Revision	31 July 2023
2	Revision	15 Dec 2023
3	Revision	22 Mar 2024



Conceptual
Rendering

A-001



NOVO Riverside Commons

292 & 294 BAKER AVE, CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC

TWO INTERNATIONAL PLACE, BOSTON, MA 02110

Design Progress

NOT FOR CONSTRUCTION

drawing by: MCL
 drawing checked by: BOC
 drawing scale:
 drawing date: 22 MAY 2023
 project number: 20116.00

drawing revisions:

No.	Description	Date
1	Revision	15 Dec 2023
2	Revision	22 Mar 2024
3	Revision	22 Mar 2024



294 Baker Conceptual Rendering

A-002

TAURUS
NOVO RIVERSIDE COMMONS, CONCORD, MA
CONCEPTUAL UNIT MIX & BUILDING SUMMARY - 292 BAKER AVE.
 3/22/2024

UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	UNIT TYPE	TOTAL UNITS	TOTAL BEDS	UNIT MIX
A1	1 Bed/1 Bath	1	685	5	5	5	4	4	A1	23	23	22.1%
A1 A	1 Bed/1 Bath	1	670	0	2	2	2	2	A1 A	8	8	7.7%
A2	1 Bed/1 Bath	1	670	0	1	1	1	1	A2	4	4	3.8%
A2A	1 Bed/1 Bath	1	690	1	0	0	0	0	A2A	1	1	1.0%
A3	1 Bed/1 Bath	1	650	1	1	1	1	1	A3	5	5	4.8%
Totals	Average SF		676	7	9	9	8	8		41	41	39.4%
B1	2 Bed/2 Bath	2	990	6	5	5	7	8	B1	31	62	29.8%
B1 C	2 Bed/2 Bath	2	950	0	1	1	1	0	B1 C	3	6	2.9%
B3	2 Bed/2 Bath	2	1,000	2	2	2	2	2	B3	10	20	9.6%
B4	2 Bed/2 Bath	2	1,040	1	1	1	1	1	B4	5	10	4.8%
B7	2 Bed/2 Bath	2	1,065	0	1	1	1	0	B7	3	6	2.9%
Totals	Average SF		999	9	10	10	12	11		52	98	50.0%
C1	3 Bed/2 Bath	3	1,300	1	1	1	0	0	C1	3	9	2.9%
C3	3 Bed/2 Bath	3	1,240	1	1	1	1	1	C3	5	15	4.8%
C3 A	3 Bed/2 Bath	3	1,290	0	1	1	1	0	C3 A	3	9	2.9%
Totals	Average SF		1,270	2	3	3	2	1		11	33	10.6%
TOTALS	Average SF		900	18	22	22	22	20		104	172	100%

PROGRAM	PROGRAM AREA (SF):	BASEMENT PODIUM LEVEL -2	BASEMENT PODIUM LEVEL -1	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL AREA (SF)
RESIDENTIAL		0	0	18,710	22,750	22,750	22,750	20,325	107,285
AMENITY/LOBBY		0	0	2,510	0	0	0	0	2,510
BUILDING SUPPORT		220	2,240	85	85	85	85	85	2,885
STAIR/ELEVATOR/TRASH CORE		845	2,085	795	795	795	795	795	6,905
PARKING		24,450	25,330	0	0	0	0	0	49,780
TOTALS		25,515	29,655	22,100	23,630	23,630	23,630	21,205	169,365

PARKING	
STANDARD	76
EV CHARGING*	22
COMPACT	20
ACCESSIBLE (EV)	1
ACCESSIBLE VAN (EV)	1
TOTAL PARKING	120

*Accessible EV Charging spaces included in both accessible parking counts

NOVO Riverside Commons
 292 & 294 BAKER AVE.
 CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC
 TWO INTERNATIONAL PLACE, BOSTON, MA 02110

Design Progress

NOT FOR CONSTRUCTION

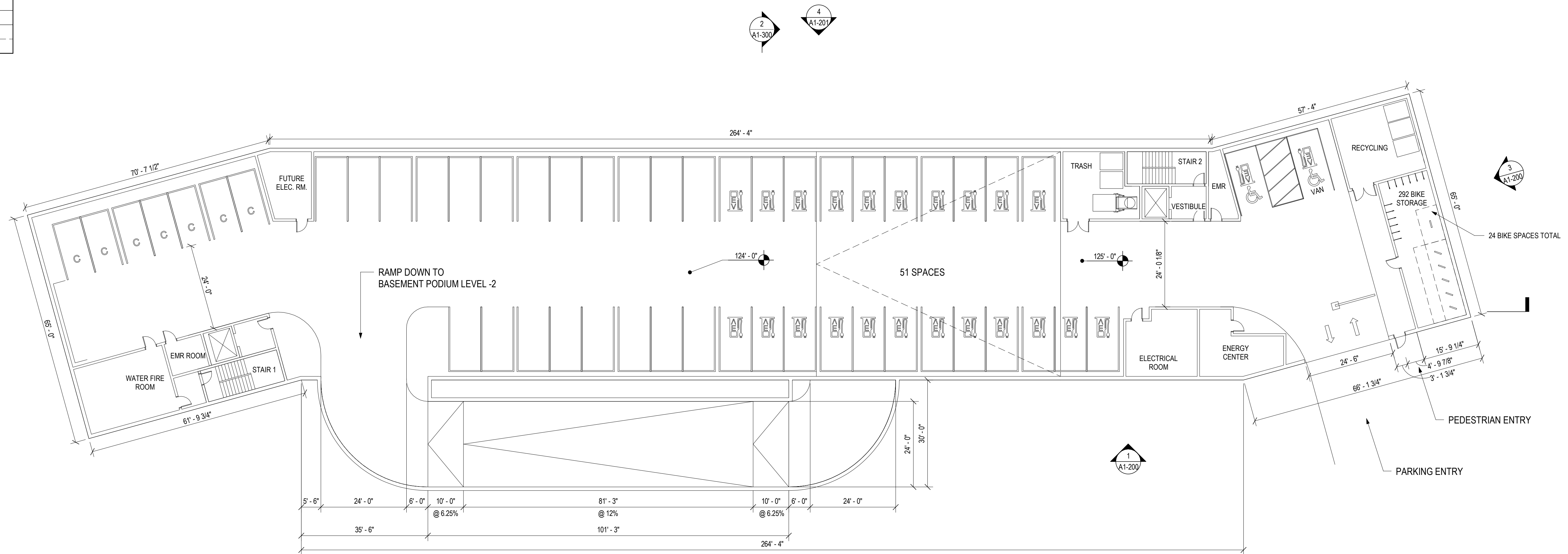
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drawing checked by:	BOC	
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project number:	20116.00	
drawing revisions:		
No.	Description	Date
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2	Revision	15 Dec 2023
3	Revision	22 Mar 2024



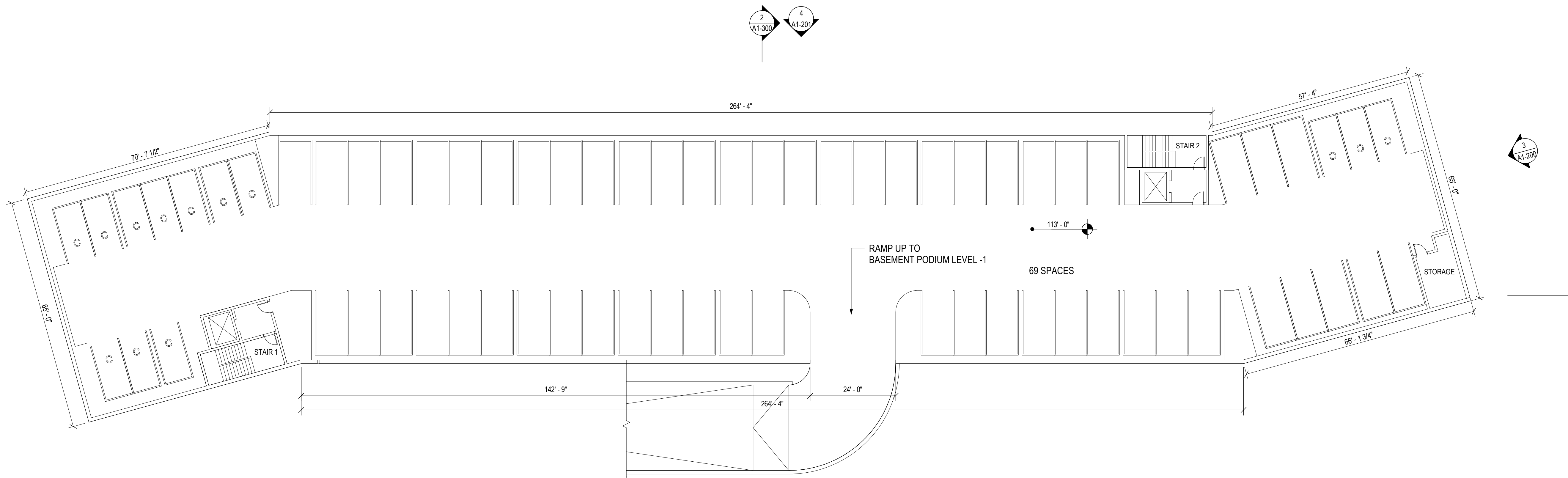
292 Baker Unit Mix

A1-000

PARKING COUNT	L1	L2	TOTAL:
STANDARD	20	56	76
EV	22	0	22
ACCESSIBLE (+EV)	02	0	02
COMPACT	07	13	20
TOTAL:	51	69	120
EV TOTAL:	24	0	24



292 Baker Basement Podium Parking L1
 1/16" = 1'-0" 1 A1-100



292 Baker Basement Podium Parking L2
 1/16" = 1'-0" 2 A1-100

NOVO Riverside Commons
 292 & 294 BAKER AVE.
 CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC
 TWO INTERNATIONAL PLACE, BOSTON, MA 02110

Design Progress

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 drawing checked by: BOC
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 drawing date: 22 MAY 2023
 project number: 20116.00

drawing revisions:

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292 Basement Podium Parking Plans

A1-100

NOVO Riverside Commons
292 & 294 BAKER AVE.
CONCORD, MA

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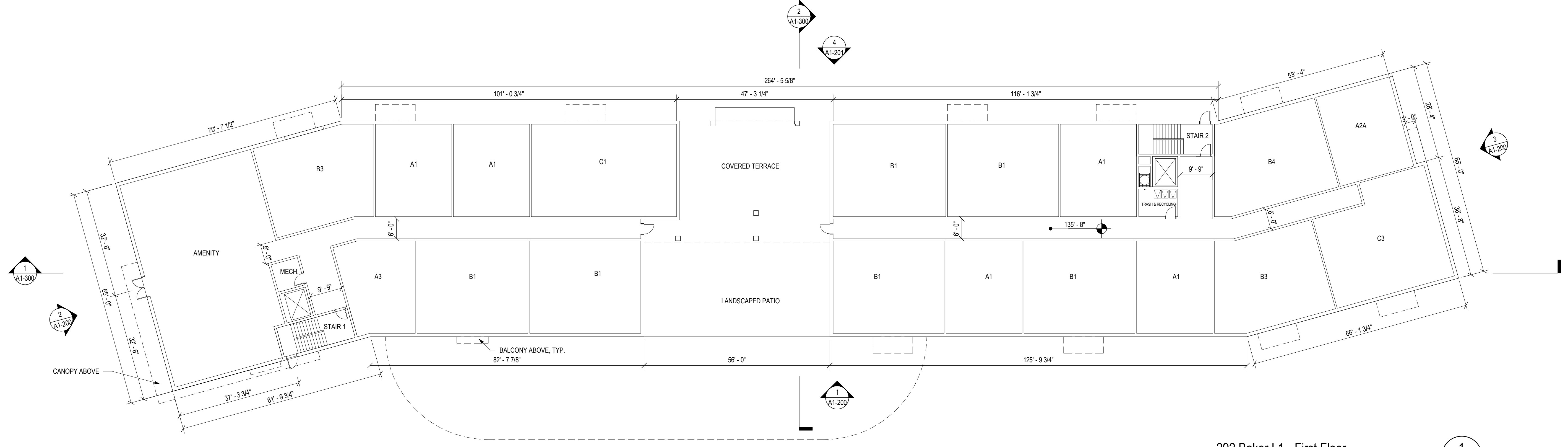
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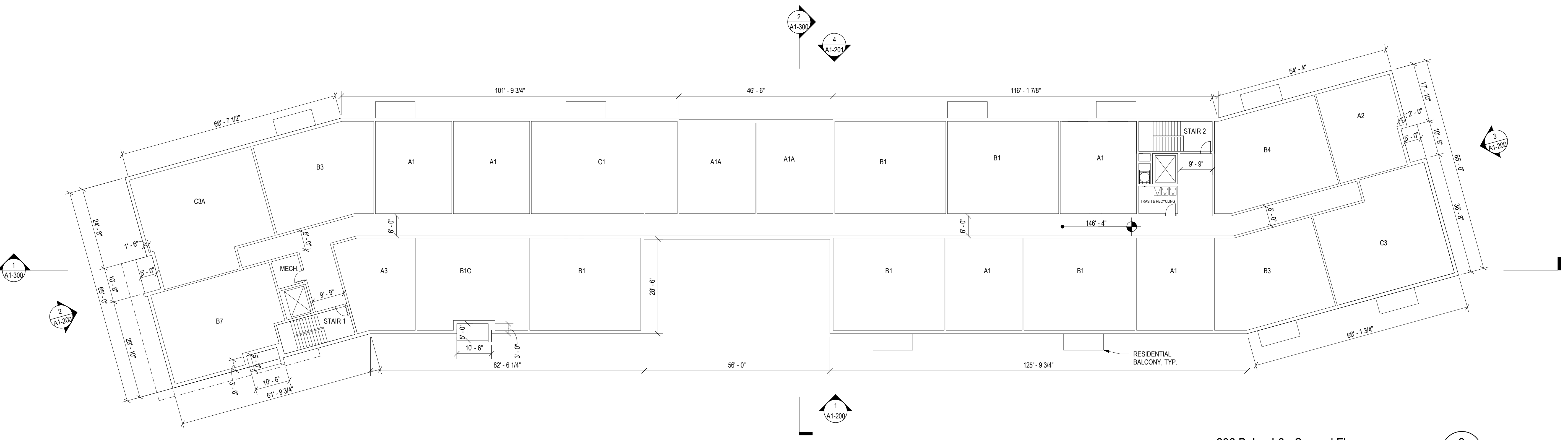


292 Floor Plans

A1-101



292 Baker L1 - First Floor
1/16" = 1'-0" 1
A1-101



292 Baker L2 - Second Floor
1/16" = 1'-0" 2
A1-101

NOVO Riverside Commons
292 & 294 BAKER AVE.
CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC
TWO INTERNATIONAL PLACE, BOSTON, MA 02110

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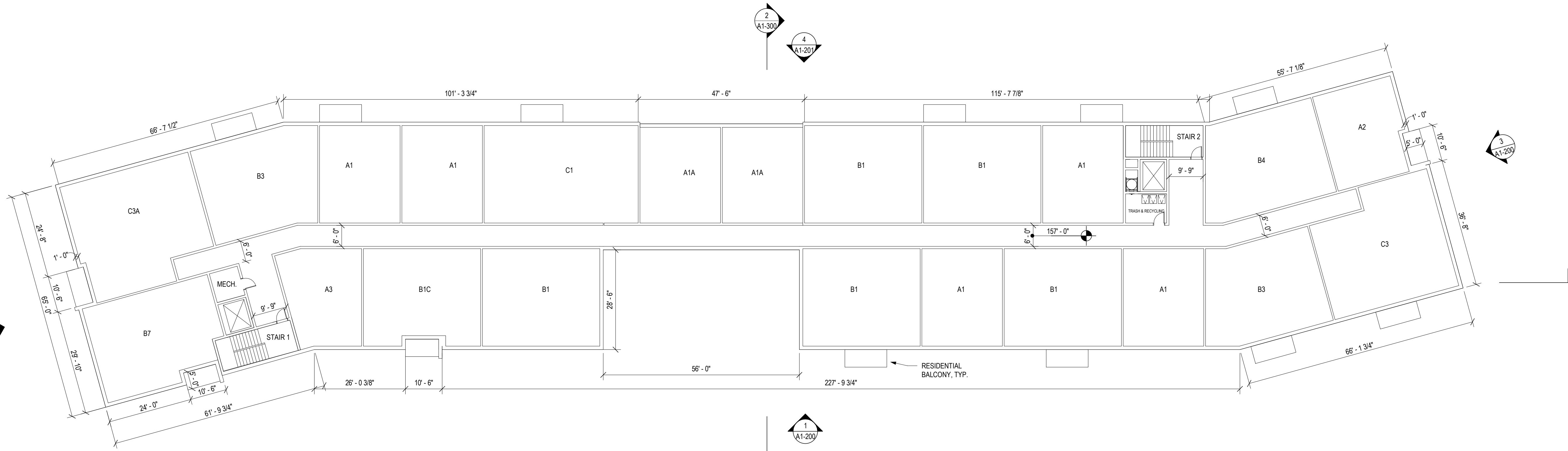
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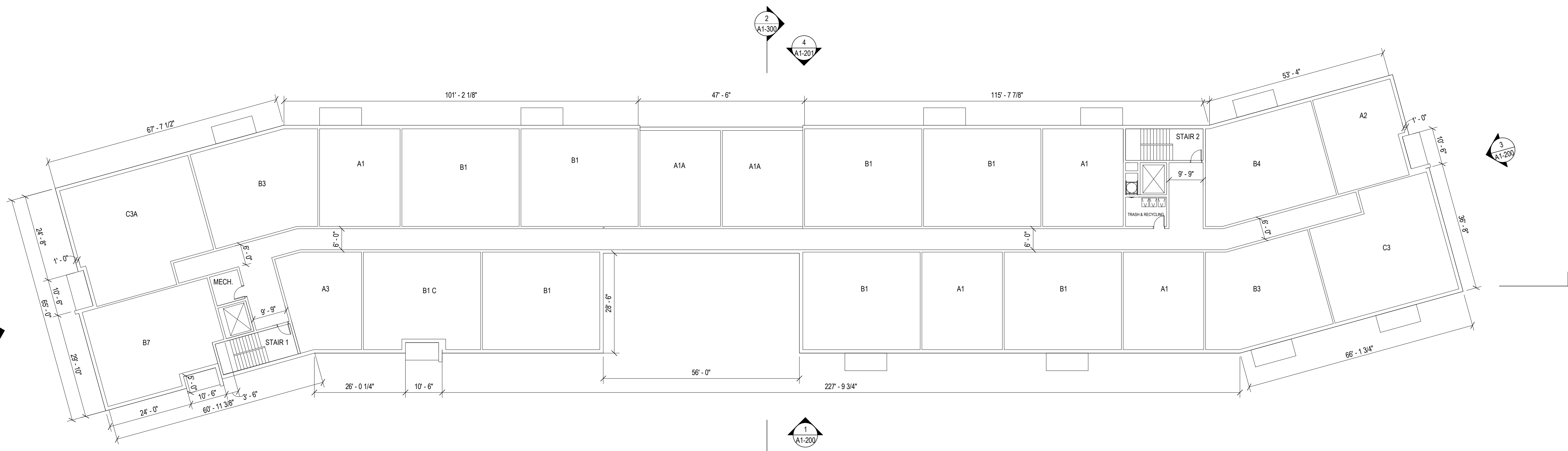
292 Floor Plans

A1-102



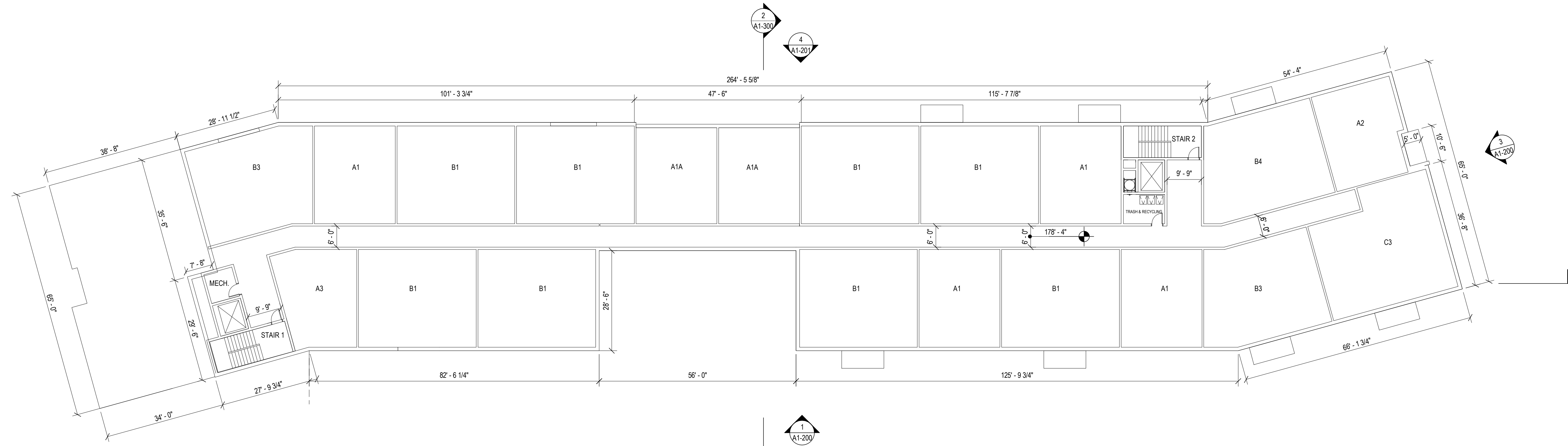
292 Baker L3 - Third Floor
1/16" = 1'-0"

1
A1-102



292 Baker L4 - Fourth Floor
1/16" = 1'-0"

2
A1-102



292 Baker L5 - Fifth Floor
1/16" = 1'-0"

1
A1-103

NOVO Riverside Commons
292 & 294 BAKER AVE.
CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC
TWO INTERNATIONAL PLACE, BOSTON, MA 02110

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NOT FOR CONSTRUCTION

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drawing scale: 1/16" = 1'-0"
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292 Floor Plans

A1-103

NOVO Riverside Commons
 292 & 294 BAKER AVE.
 CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC
 TWO INTERNATIONAL PLACE, BOSTON, MA 02110

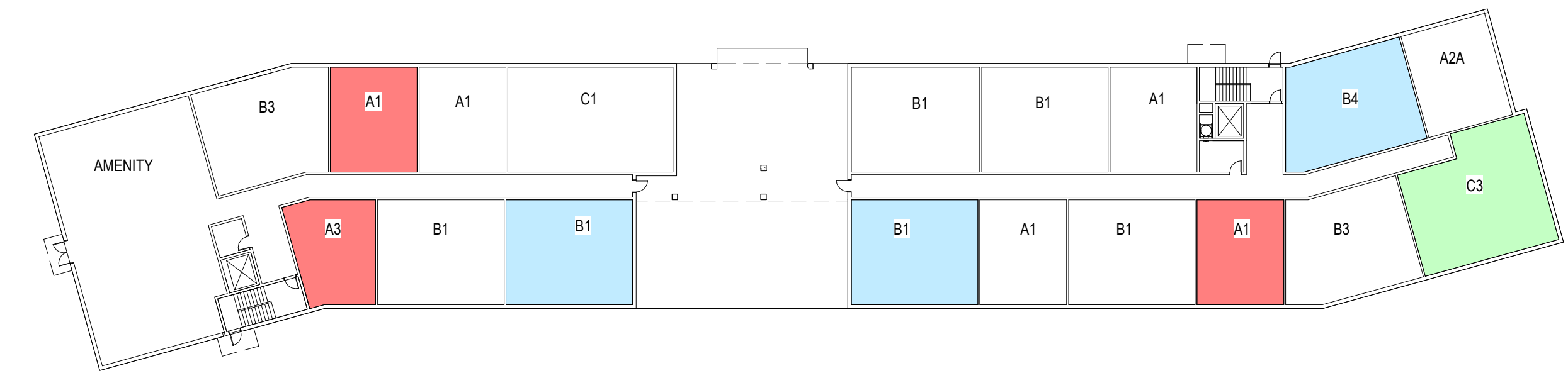
Design Progress
 NOT FOR CONSTRUCTION

drawing by:	OR, AG	
drawing checked by:	BOC	
drawing scale:	As indicated	
drawing date:	22 MAY 2023	
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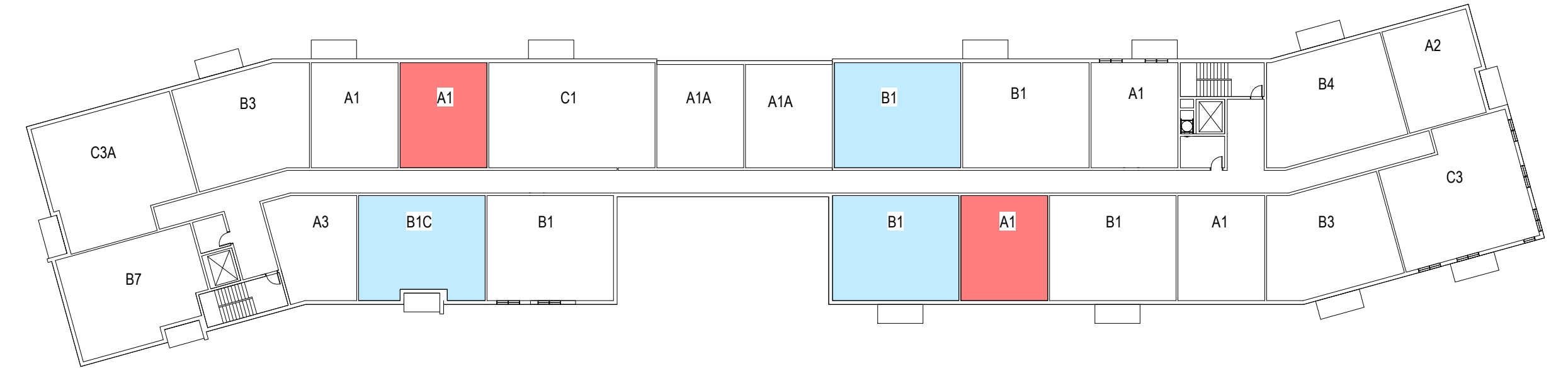


292 Affordable Unit Floor Plans

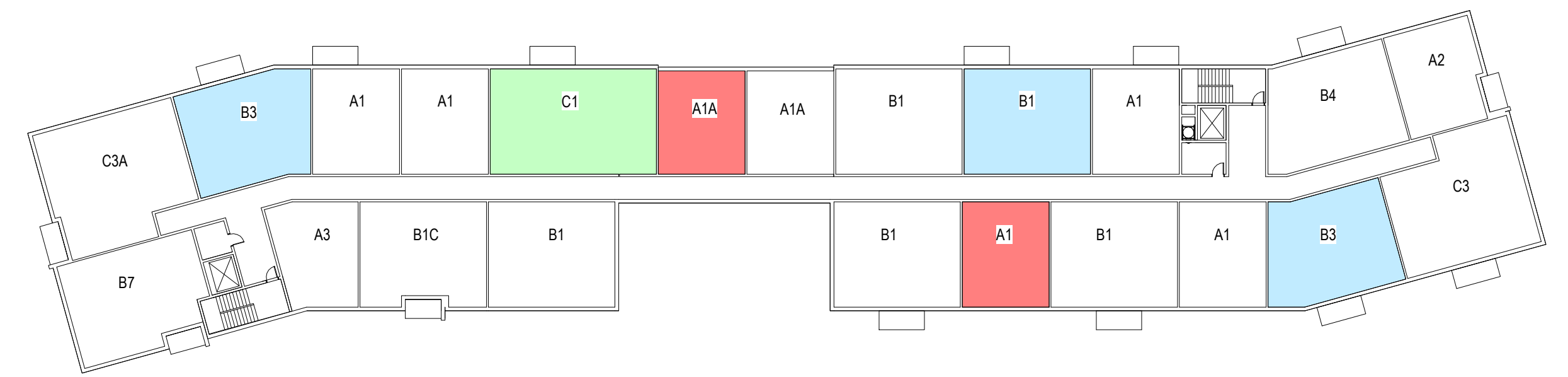
A1-104



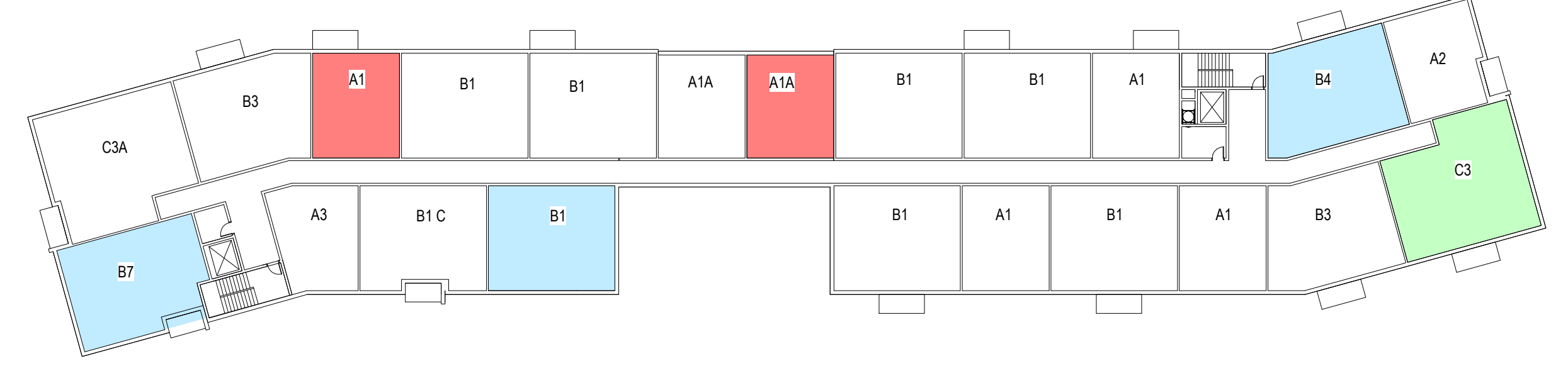
292 Baker L1 - First Floor



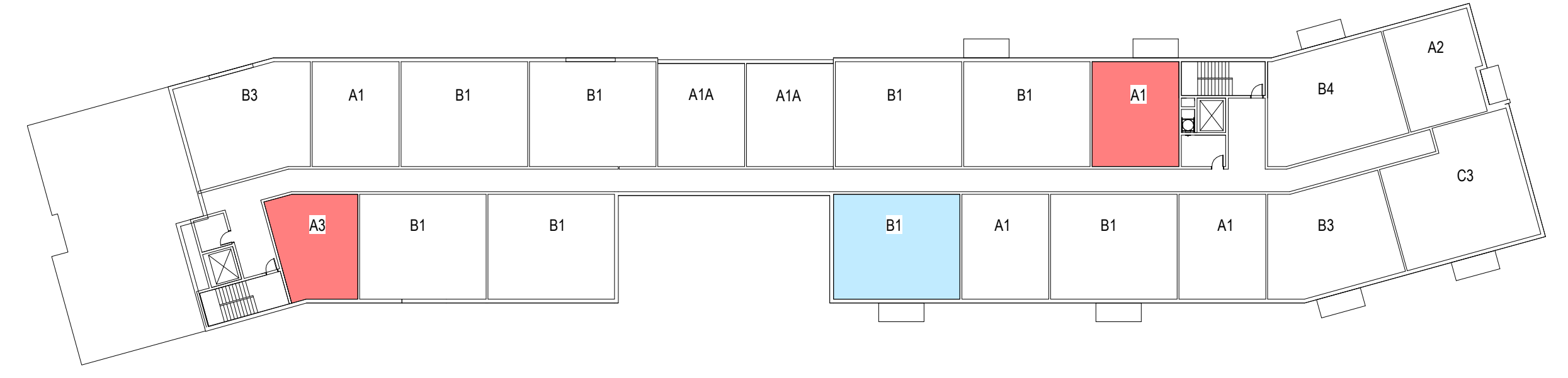
292 Baker L2 - Second Floor



292 Baker L3 - Third Floor



292 Baker L4 - Fourth Floor



292 Baker L5 - Fifth Floor

CONCEPTUAL AFFORDABLE UNIT MIX - 292 BAKER
 TAURUS
 NOVO RIVERSIDE COMMONS, CONCORD, MA
 CONCEPTUAL AFFORDABLE UNIT MIX - 292 BAKER AVE.
 3/22/2024

			MARKET UNITS					AFFORDABLE UNITS				
UNIT TYPE	BEDS / UNIT	UNIT NRSF	TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	AVG. NRSF	UNIT MIX	TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	AVG. NRSF	UNIT MIX
A1	1	685	16	16	10,960	685	15.4%	7	7	4,795	685	6.7%
A1 A	1	670	6	6	4,020	670	5.8%	2	2	1,340	670	1.9%
A2	1	670	4	4	2,680	670	3.8%					
A2 A	1	690	1	1	690	690	1.0%					
A3	1	650	3	3	1,950	650	2.9%	2	2	1,300	650	1.9%
One Bed Average SF		676	30	30	20,300	677	28.8%	11	11	7,435	676	10.6%
B1	2	990	24	48	23,760	990	23.1%	7	14	6,930	990	6.7%
B1 C	2	950	2	4	1,900	950	1.9%	1	2	950	950	1.0%
B3	2	1,000	8	16	8,000	1,000	7.7%	2	4	2,000	1,000	1.9%
B4	2	1,040	3	6	3,120	1,040	2.9%	2	4	2,080	1,040	1.9%
B7	2	1,065	2	4	2,130	1,065	1.9%	1	2	1,065	1,065	1.0%
Two Bed Average SF		999	39	78	38,910	998	37.5%	13	26	13,025	1,002	12.5%
C1	3	1,300	2	6	2,600	1,300	1.9%	1	3	1,300	1,300	1.0%
C3	3	1,240	3	9	3,720	1,240	2.9%	2	6	2,480	1,240	1.9%
C3 A	3	1,290	3	9	3,870	1,290	2.9%					
Three Bed Average SF		1,270	8	24	10,190	1,274	7.7%	3	9	3,780	1,260	2.9%
Unit Average SF		900	77	132	69,400	901	74.0%	27	46	24,240	898	26.0%

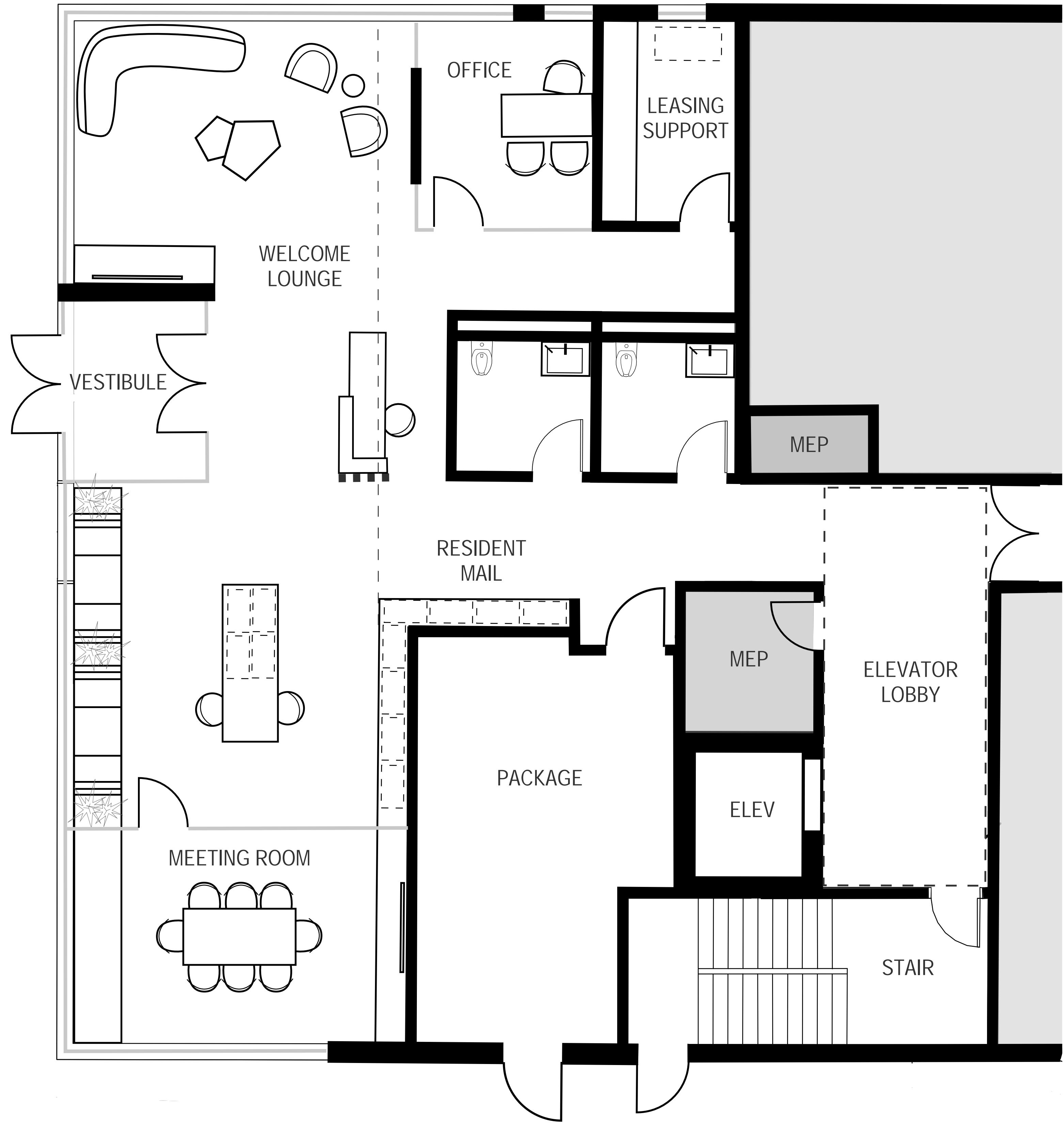
TOTAL UNITS 104

KEY

AFFORDABLE UNIT TYPES

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

			MARKET UNITS		AFFORDABLE UNITS		PROJECT TOTALS	
	NUMBER OF UNITS	AVERAGE SF	NUMBER OF UNITS	AVERAGE SF	TOTAL UNITS	AVERAGE SF BY UNIT TYPE		
ONE BED	30	677	11	676	41	676		
TWO BED	39	998	13	1,002	52	999		
THREE BED	8	1,274	3	1,260	11	1,270		
TOTAL	77		27		104			



NOVO Riverside Commons

292 & 294 BAKER AVE. CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC

TWO INTERNATIONAL PLACE, BOSTON, MA 02110

Design Progress

NOT FOR CONSTRUCTION

drawing by: KK
 drawing checked by: BOC
 drawing scale: 1/4" = 1'-0"
 drawing date: 22 MAY 2023
 project number: 20116.00

drawing revisions:

No.	Description	Date
1	Revision	15 Dec 2023
3	Revision	22 Mar 2024
3	Revision	22 Mar 2024



292 Enlarged Amenity Plan

A1-150



292 Elevation 1
1/16" = 1'-0"

1
A1-200



292 Elevation 2
1/16" = 1'-0"

2
A1-200



292 Elevation 3
1/16" = 1'-0"

3
A1-200

NOVO Riverside Commons

292 & 294 BAKER AVE, CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC

TWO INTERNATIONAL PLACE, BOSTON, MA 02110

Design Progress

NOT FOR CONSTRUCTION

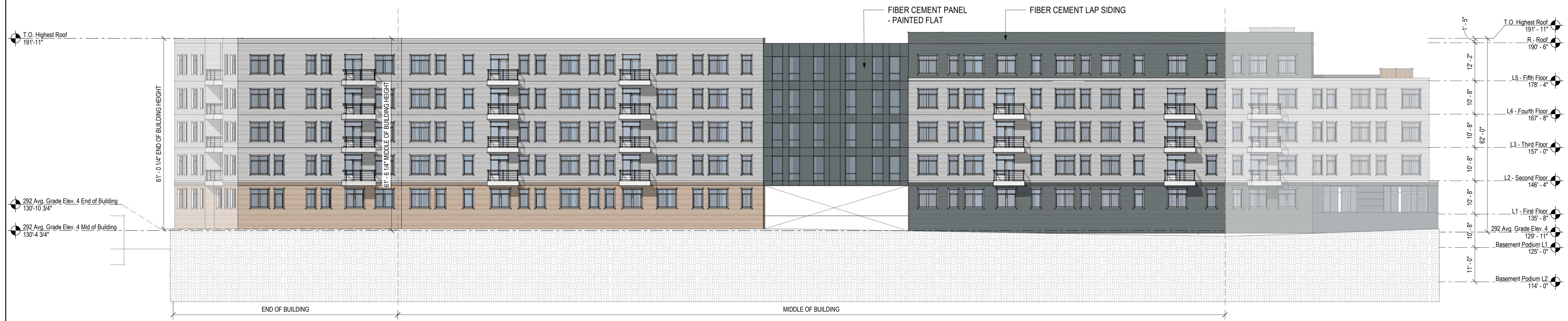
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drawing checked by: BOC
drawing scale: 1/16" = 1'-0"
drawing date: 22 MAY 2023
project number: 20116.00

No.	Description	Date
1	Revision	31 July 2023
2	Revision	15 Dec 2023
3	Revision	22 Mar 2024



292 Building Elevations

A1-200



292 Elevation 4
1/16" = 1'-0"

4
A1-201

NOVO Riverside Commons

292 & 294 BAKER AVE.
CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC

TWO INTERNATIONAL PLACE, BOSTON, MA 02110

Design Progress

NOT FOR CONSTRUCTION

drawing by: OR, CG, AG
drawing checked by: BOC
drawing scale: 1/16" = 1'-0"
drawing date: 22 MAY 2023
project number: 20116.00

drawing revisions:

No.	Description	Date
1	Revision	31 July 2023
2	Revision	15 Dec 2023
3	Revision	22 Mar 2024



292 Building Elevations

A1-201

NOVO Riverside Commons

292 & 294 BAKER AVE, CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC

TWO INTERNATIONAL PLACE, BOSTON, MA 02110

Design Progress

NOT FOR CONSTRUCTION

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drawing checked by: BOC
drawing scale: 1/16" = 1'-0"
drawing date: 22 MAY 2023
project number: 20116.00

drawing revisions:

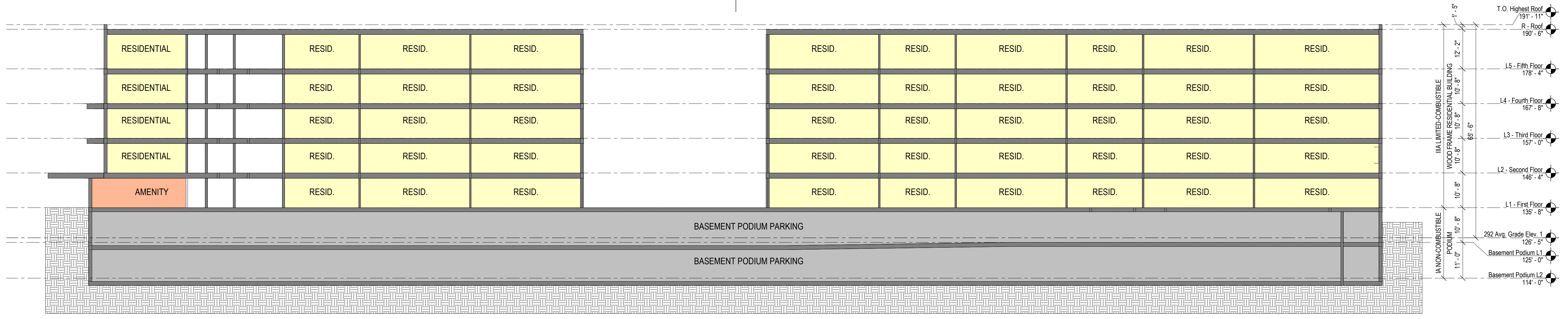
No.	Description	Date
1	Revision	31 July 2023
2	Revision	15 Dec 2023
3	Revision	22 Mar 2024



292 Building Sections

A1-300

2
A1-300



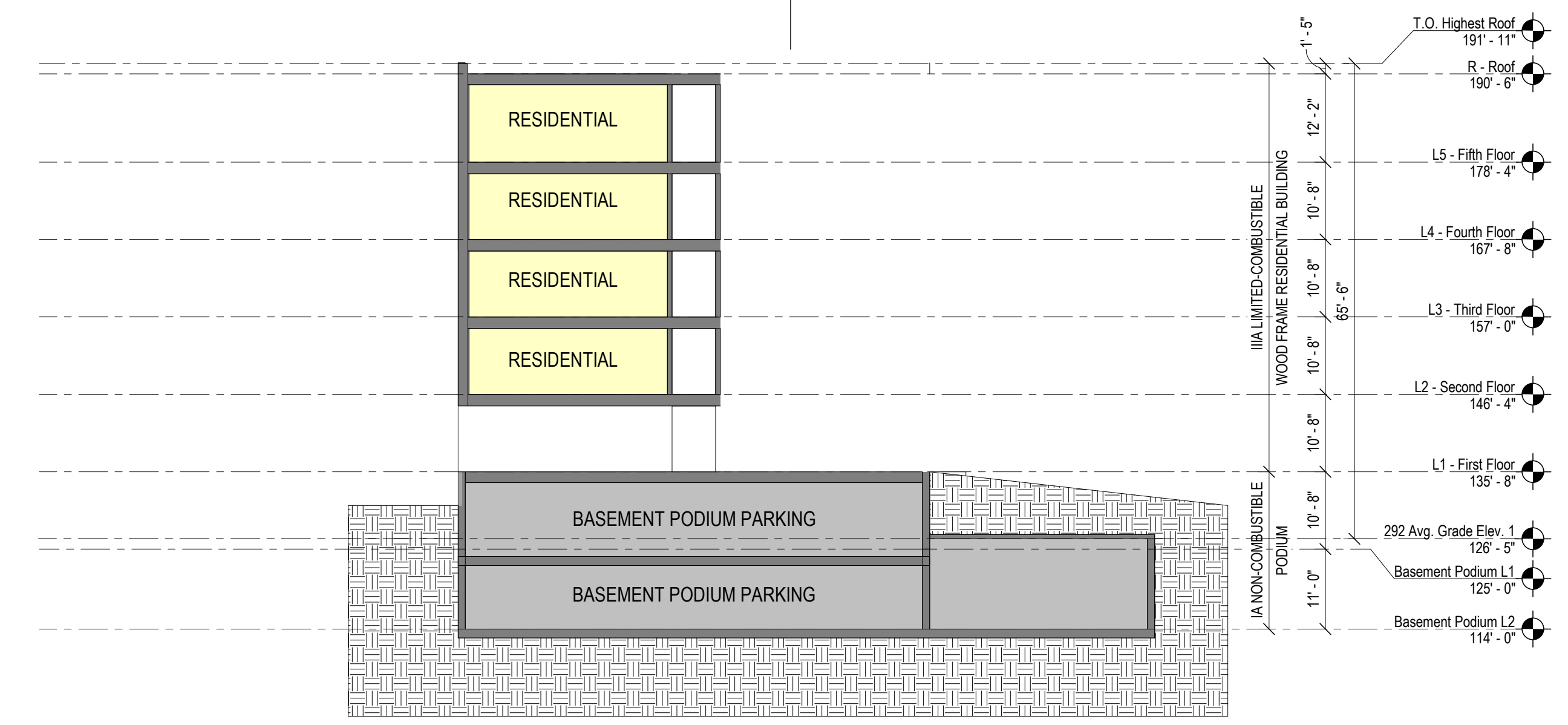
292 Baker Building Section 1

1/16" = 1'-0"

1

A1-300

1
A1-300



292 Baker Building Section 2

1/16" = 1'-0"

2

A1-300

TAURUS
NOVO RIVERSIDE COMMONS, CONCORD, MA
CONCEPTUAL UNIT MIX & BUILDING SUMMARY - 294 BAKER AVE.
 3/22/2024

UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	UNIT TYPE	TOTAL UNITS	TOTAL BEDS	UNIT MIX
A1	1 Bed/1 Bath	1	685	5	5	5	5	5	5	A1	30	30	30.9%
A3 A	1 Bed/1 Bath	1	730	1	1	1	1	1	1	A3 A	6	6	6.2%
A4	1 Bed/1 Bath	1	850	0	1	1	1	1	0	A4	4	4	4.1%
Totals	Average SF	708	6	7	7	7	7	7	6		40	40	41.2%
B1	2 Bed/2 Bath	2	990	4	3	3	3	3	3	B1	19	38	19.6%
B1 A	2 Bed/2 Bath	2	970	0	1	1	1	1	1	B1 A	5	10	5.2%
B1 B	2 Bed/2 Bath	2	985	0	1	1	1	1	1	B1 B	5	10	5.2%
B2	2 Bed/2 Bath	2	910	0	1	1	1	1	1	B2	5	10	5.2%
B2 A	2 Bed/2 Bath	2	915	1	0	0	0	0	0	B2 A	1	2	1.0%
B5	2 Bed/2 Bath	2	950	1	1	1	1	1	1	B5	6	12	6.2%
B6	2 Bed/2 Bath	2	965	1	1	1	1	1	1	B6	6	12	6.2%
Totals	Average SF	969	7	8	8	8	8	8	8		47	94	48.5%
C1	3 Bed/2 Bath	3	1,300	1	1	1	1	1	1	C1	6	18	6.2%
C2	3 Bed/2 Bath	3	1,450	0	1	1	1	1	0	C2	4	12	4.1%
Totals	Average SF	1,360	1	2	2	2	2	2	1		10	30	10.3%
TOTALS	Average SF	60	14	17	17	17	17	17	15		97	164	100%

PROGRAM	PROGRAM AREA (SF):	BASEMENT PODIUM LEVEL -2	BASEMENT PODIUM LEVEL -1	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL AREA (SF)
RESIDENTIAL		0	0	14,025	17,580	17,450	17,450	17,450	15,150	99,105
AMENITY/LOBBY		0	0	3,455	0	0	0	0	0	3,455
BUILDING SUPPORT		0	1,590	155	85	85	85	85	85	2,170
STAIR/ELEVATOR/TRASH CORE		0	1,630	855	795	795	795	795	795	6,460
PARKING		0	18,120	0	0	0	0	0	0	18,120
TOTALS		0	21,340	18,490	18,460	18,330	18,330	18,330	16,030	129,310

PARKING	
STANDARD	28
EV CHARGING*	7
COMPACT	0
ACCESSIBLE (EV)	1
ACCESSIBLE (VAN)	1
TOTAL PARKING	37

*Accessible EV Charging space included in standard accessible parking count

NOVO Riverside Commons
 292 & 294 BAKER AVE.
 CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC
 TWO INTERNATIONAL PLACE, BOSTON, MA 02110

Design Progress
 NOT FOR CONSTRUCTION

drawing by: OR, CG
 drawing checked by: BOC
 drawing scale:
 drawing date: 22 MAY 2023
 project number: 20116.00

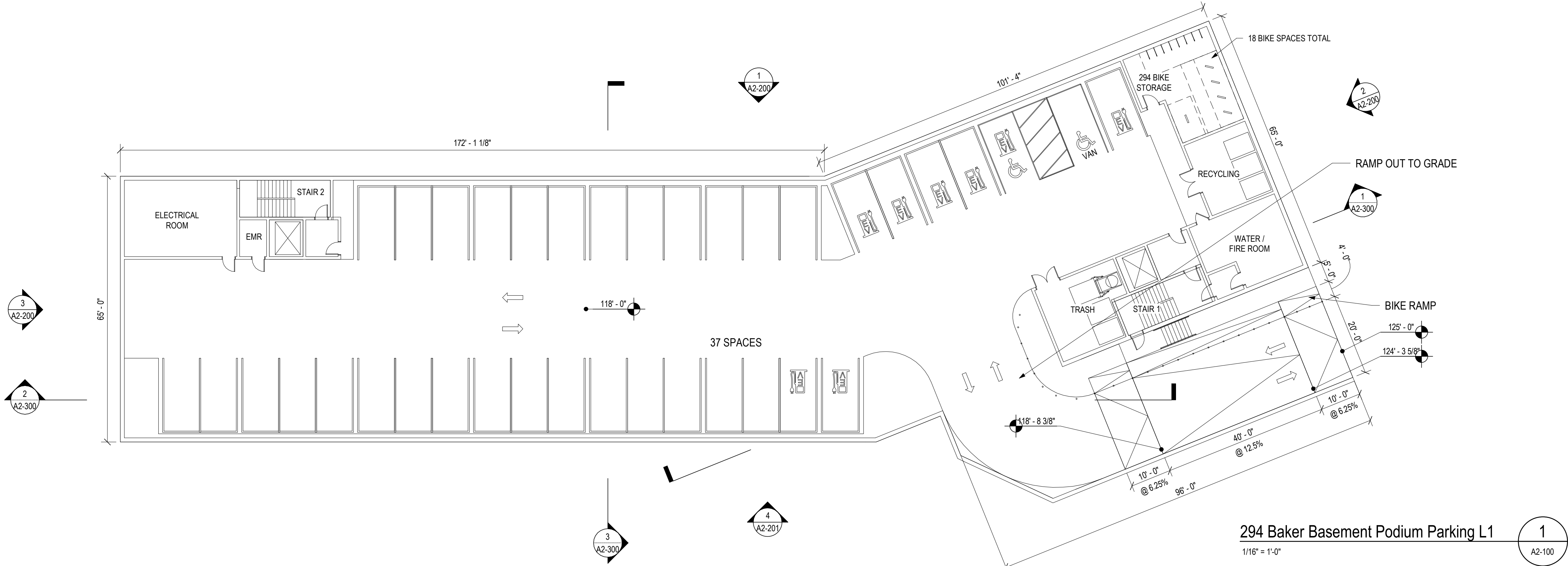
No.	Description	Date
1	Revision	31 July 2023
2	Revision	15 Dec 2023
3	Revision	22 Mar 2024



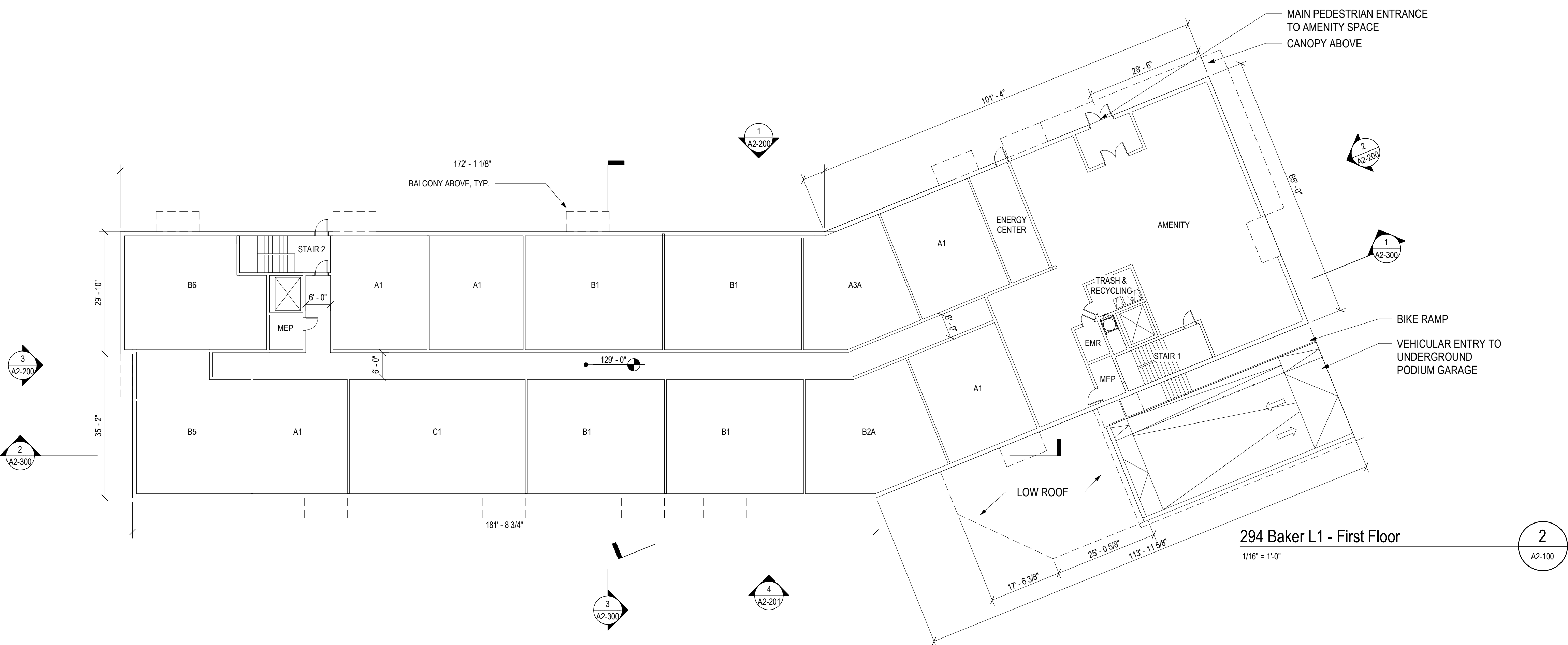
294 Baker Unit Mix

A2-000

PARKING COUNT	TOTAL:
STANDARD	28
EV	07
ACCESSIBLE (+EV)	01
ACCESSIBLE (VAN)	01
TOTAL:	37
EV TOTAL:	02



294 Baker Basement Podium Parking L1
 1/16" = 1'-0" 1 A2-100



294 Baker L1 - First Floor
 1/16" = 1'-0" 2 A2-100

NOVO Riverside Commons
 292 & 294 BAKER AVE.
 CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC
 TWO INTERNATIONAL PLACE, BOSTON, MA 02110

Design Progress

NOT FOR CONSTRUCTION

drawing by: OR, CG
 drawing checked by: BOC
 drawing scale: 1/16" = 1'-0"
 drawing date: 22 MAY 2023
 project number: 20116.00

drawing revisions:

No.	Description	Date
1	Revision	31 July 2023
2	Revision	15 Dec 2023
3	Revision	22 Mar 2024



294 Floor Plans

A2-100

NOVO Riverside Commons

292 & 294 BAKER AVE. CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC

TWO INTERNATIONAL PLACE, BOSTON, MA 02110

Design Progress

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drawing by: OR, CG
drawing checked by: BOC
drawing scale: 1/16" = 1'-0"
drawing date: 22 MAY 2023
project number: 20116.00

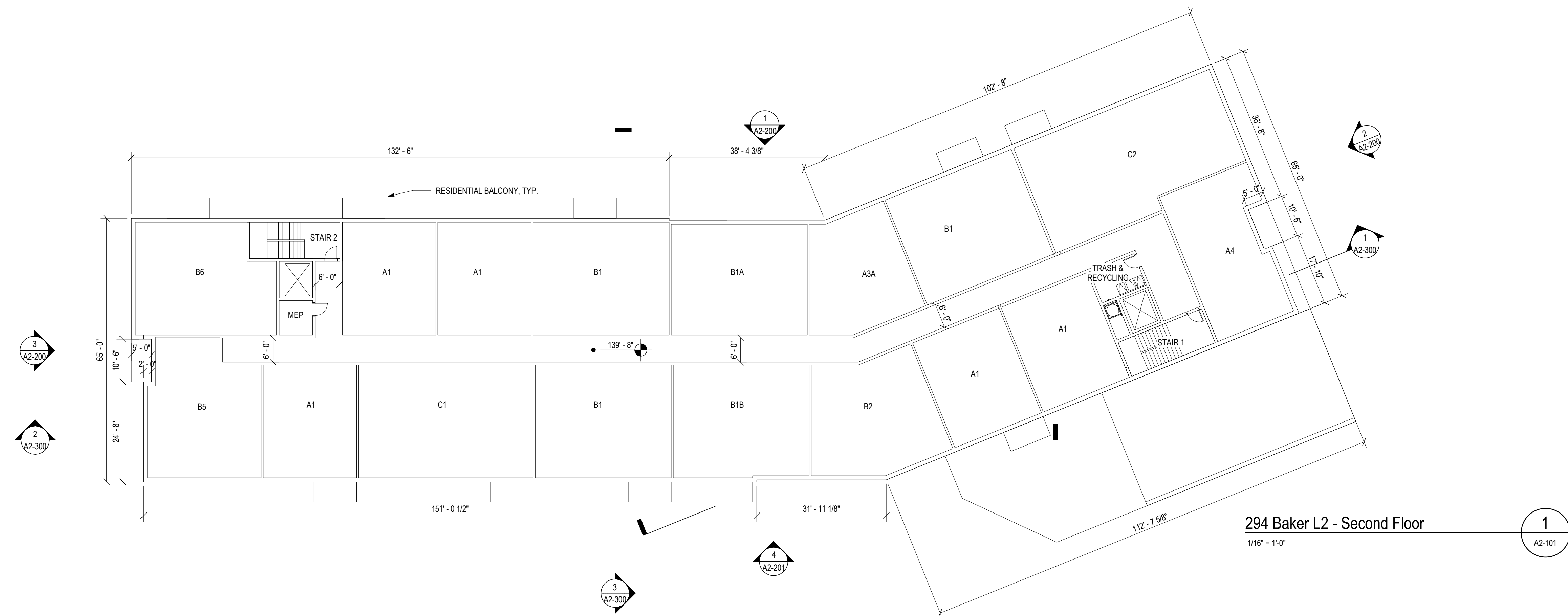
drawing revisions:

No.	Description	Date
1	Revision	31 July 2023
2	Revision	15 Dec 2023
3	Revision	22 Mar 2024

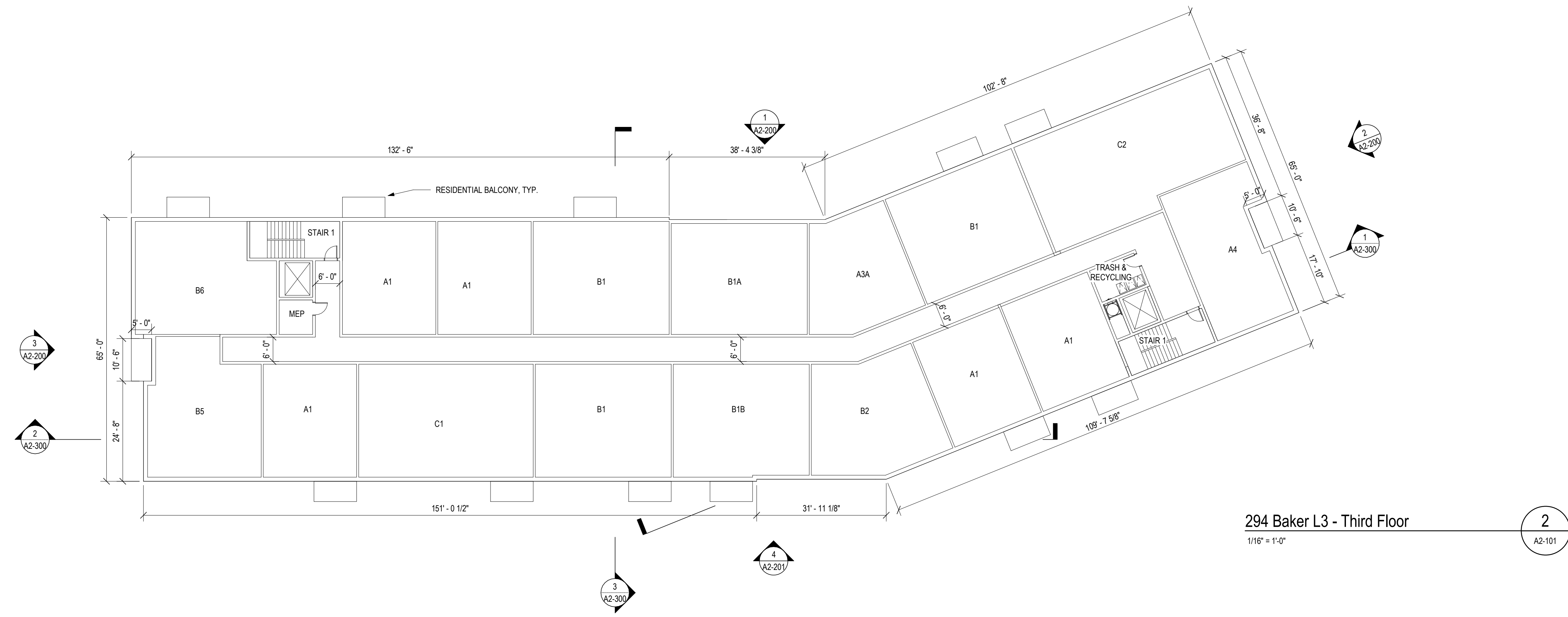


294 Floor Plans

A2-101



294 Baker L2 - Second Floor
1/16" = 1'-0" (1) A2-101



294 Baker L3 - Third Floor
1/16" = 1'-0" (2) A2-101

NOVO Riverside
Commons

292 & 294 BAKER
AVE.
CONCORD, MA

TAURUS
INVESTMENT
HOLDINGS, LLC

TWO
INTERNATIONAL
PLACE, BOSTON, MA
02110

Design Progress

NOT FOR
CONSTRUCTION

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drawing checked by: BOC
drawing scale: 1/16" = 1'-0"
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project number: 20116.00

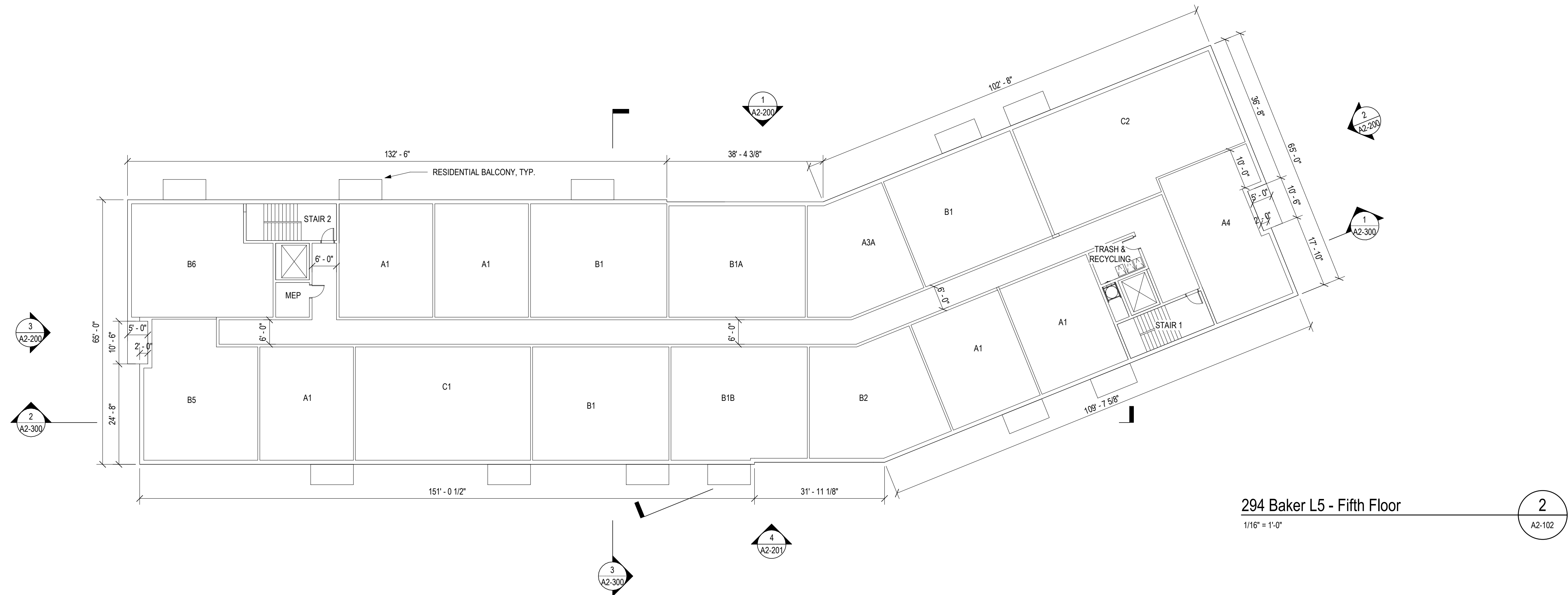
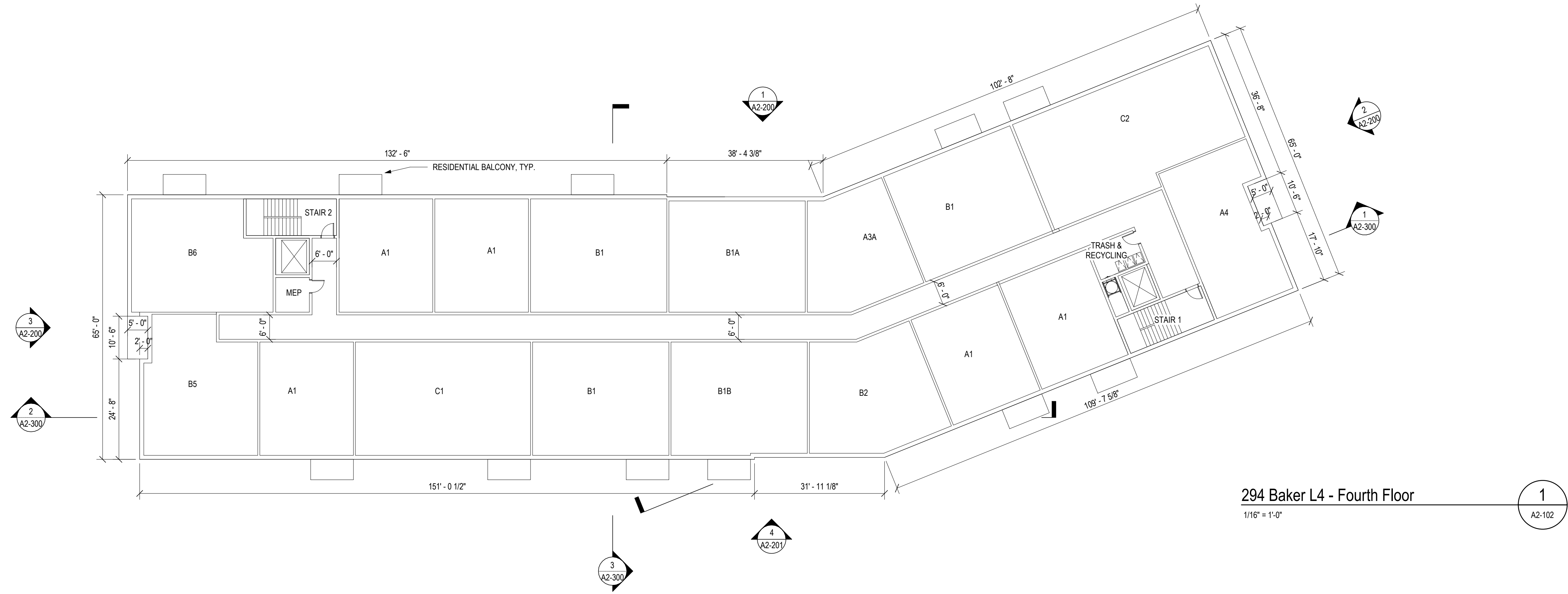
drawing revisions:

No.	Description	Date
1	Revision	31 July 2023
2	Revision	15 Dec 2023
3	Revision	22 Mar 2024



294 Floor
Plans

A2-102



NOVO Riverside Commons
 292 & 294 BAKER AVE.
 CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC
 TWO INTERNATIONAL PLACE, BOSTON, MA 02110

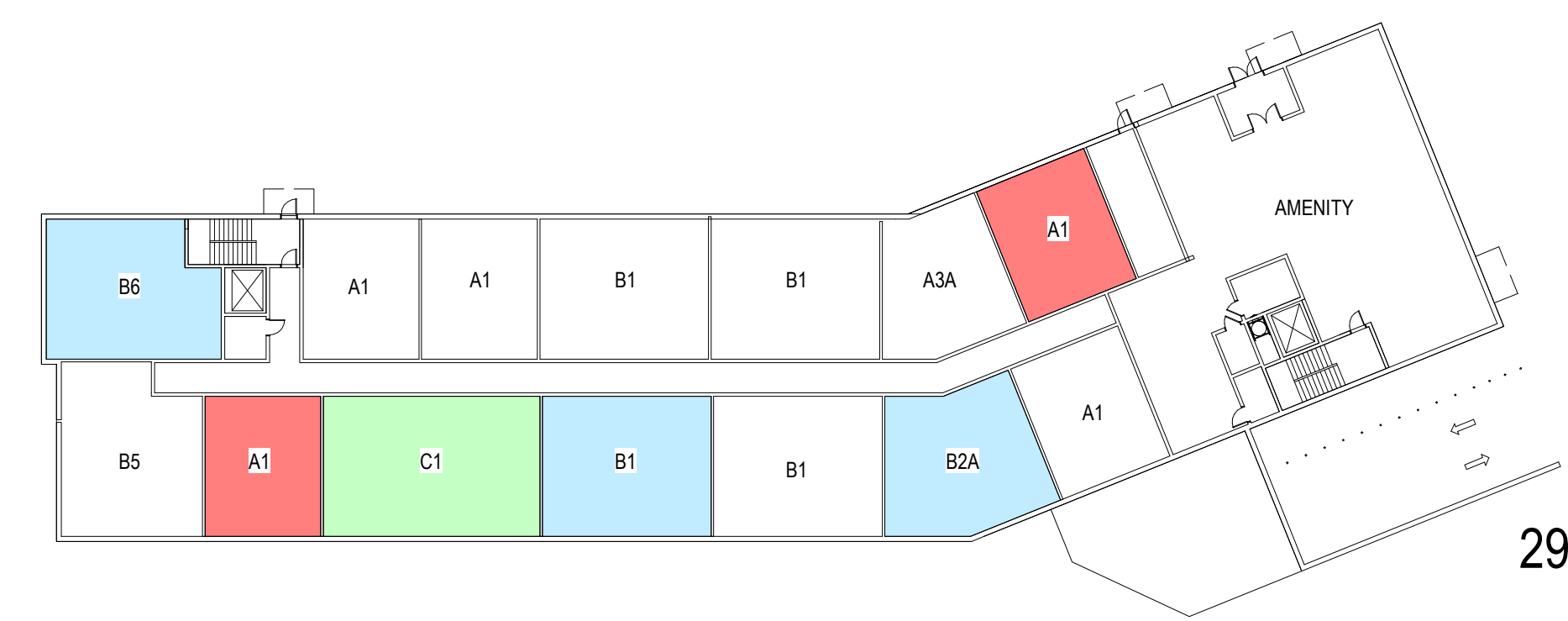
Design Progress
 NOT FOR CONSTRUCTION

drawing by:	OR, CG	
drawing checked by:	BOC	
drawing scale:	As indicated	
drawing date:	22 MAY 2023	
project number:	20116.00	
drawing revisions:		
No.	Description	Date
1	Revision	31 July 2023
2	Revision	15 Dec 2023
3	Revision	22 Mar 2024

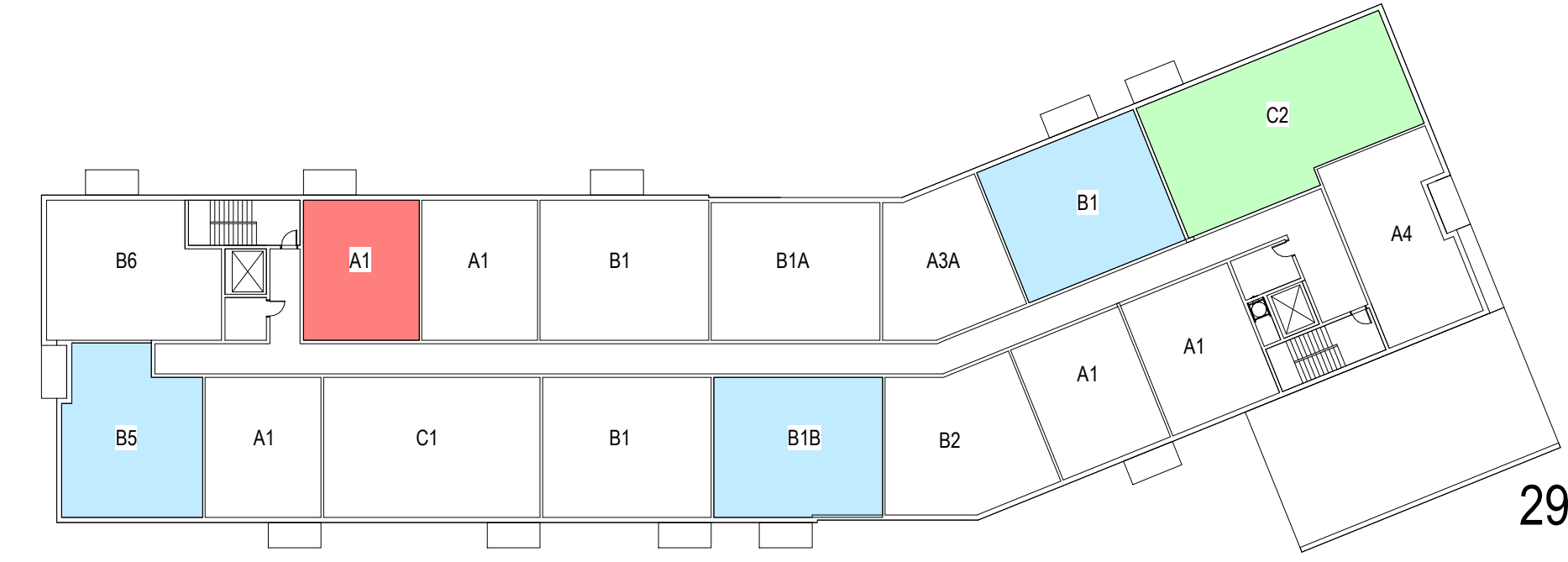


294 Affordable Unit Floor Plans

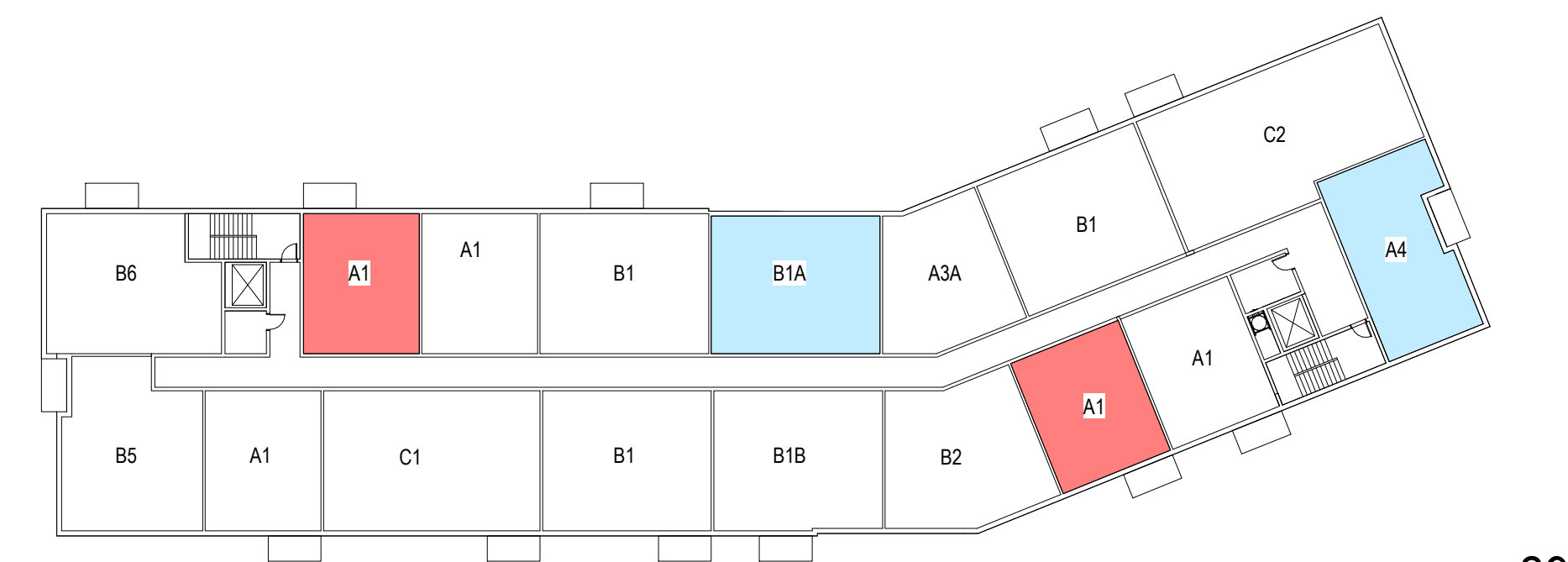
A2-104



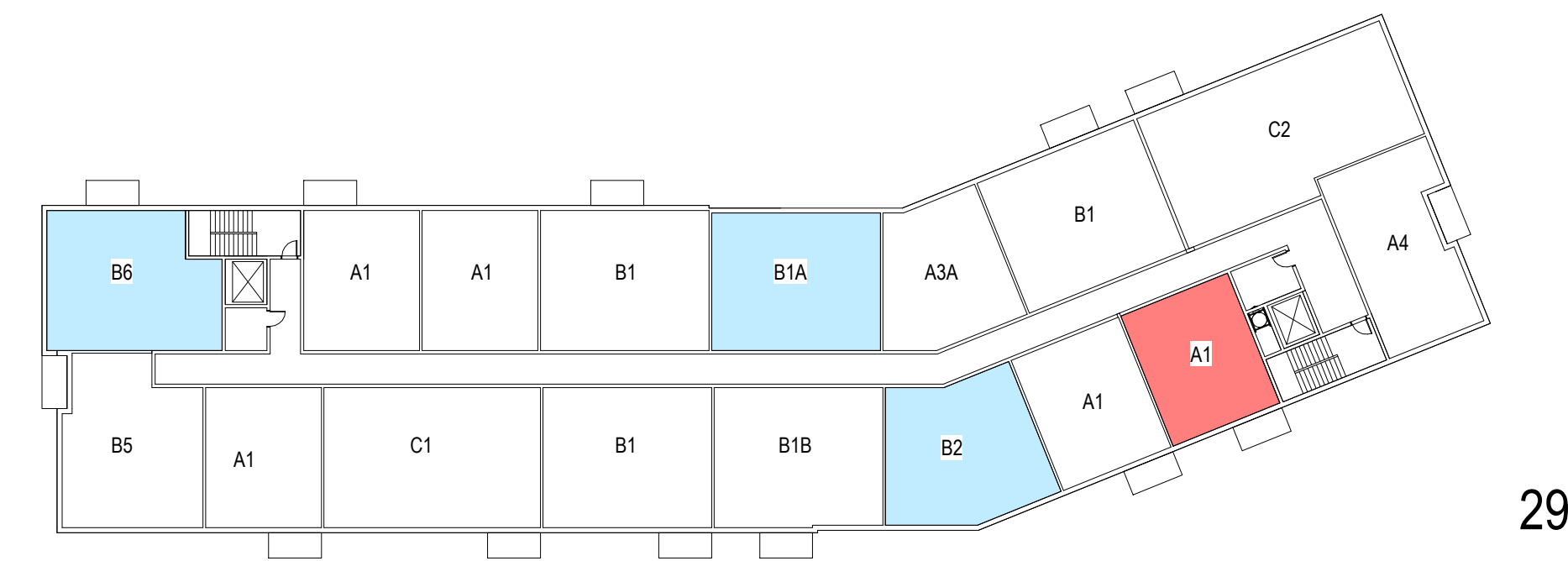
294 Baker L1 - First Floor



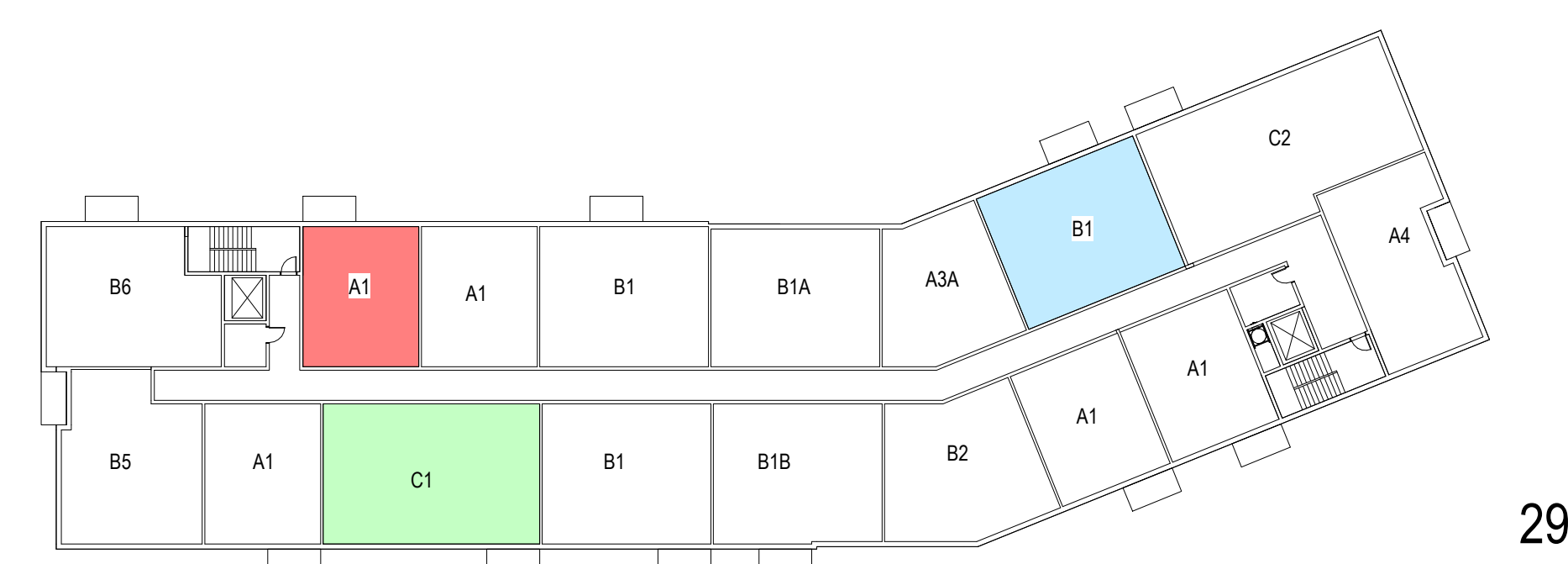
294 Baker L2 - Second Floor



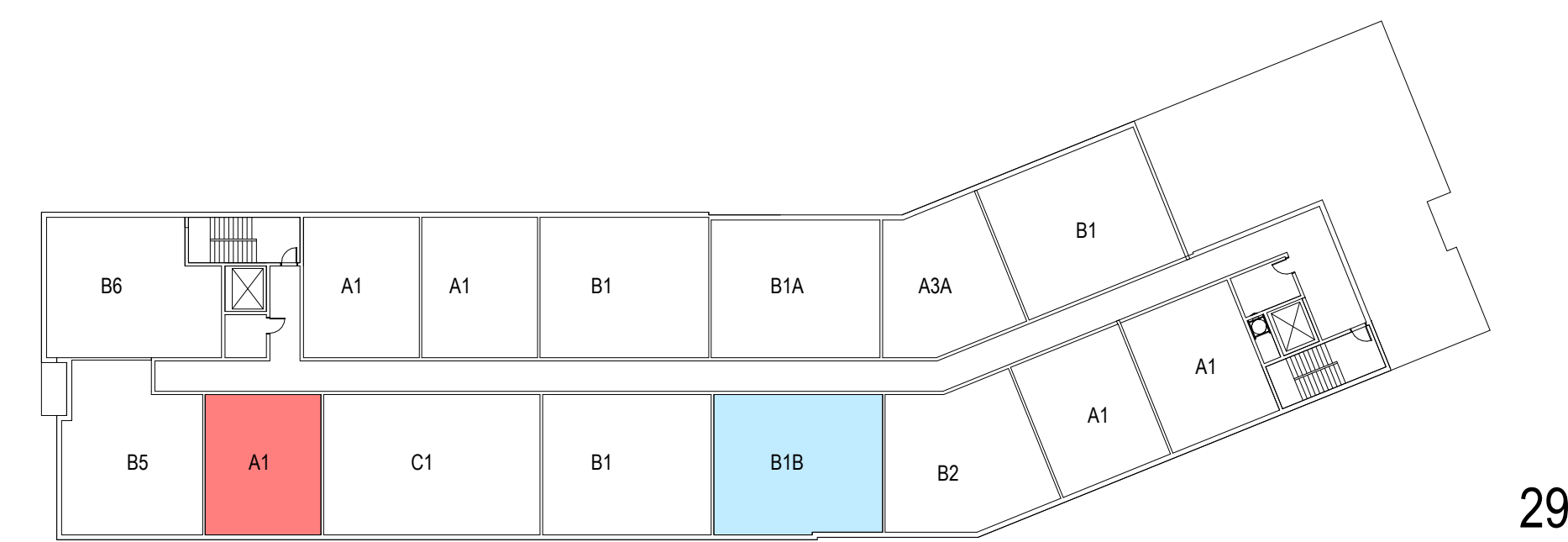
294 Baker L3 - Third Floor



294 Baker L4 - Fourth Floor



294 Baker L5 - Fifth Floor



294 Baker L6 - Sixth Floor

CONCEPTUAL AFFORDABLE UNIT MIX - 294 BAKER

TAURUS
 NOVO RIVERSIDE COMMONS, CONCORD, MA
 CONCEPTUAL AFFORDABLE UNIT MIX - 294 BAKER AVE.
 3/22/2024

UNIT TYPE	BEDS / UNIT	UNIT NRSF
A1	1	685
A3 A	1	730
A4	1	850
One Bed Average SF		708
B1	2	990
B1 A	2	970
B1 B	2	985
B2	2	910
B2 A	2	915
B5	2	950
B6	2	965
Two Bed Average SF		969
C1	3	1,300
C2	3	1,450
Three Bed Average SF		1,360
Unit Average SF		60

MARKET UNITS				
TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	AVG. NRSF	UNIT MIX
22	22	15,070	685	22.7%
6	6	4,380	730	6.2%
4	4	3,400	850	4.1%
32	32	22,850	714	33.0%
16	32	15,840	990	16.5%
3	6	2,910	970	3.1%
3	6	2,955	985	3.1%
3	6	2,730	910	3.1%
0	0	0	915	0.0%
5	10	4,750	950	5.2%
4	8	3,860	965	4.1%
34	68	33,045	972	35.1%
4	12	5,200	1,300	4.1%
3	9	4,350	1,450	3.1%
7	21	9,550	1,364	7.2%
73	121	65,445	1,017	75.3%

AFFORDABLE UNITS				
TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	AVG. NRSF	UNIT MIX
8	8	5,480	685	8.2%
8	8	5,480	685	8.2%
3	6	2,970	990	3.1%
2	4	1,940	970	2.1%
2	4	1,970	985	2.1%
2	4	1,820	910	2.1%
1	2	915	915	1.0%
1	2	950	950	1.0%
2	4	1,930	965	2.1%
13	26	12,495	961	13.4%
2	6	2,600	1,300	2.1%
1	3	1,450	1,450	1.0%
3	9	4,050	1,350	3.1%
24	43	22,025	999	24.7%

TOTAL UNITS 97

KEY

AFFORDABLE UNIT TYPES

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

MARKET UNITS		
	NUMBER OF UNITS	AVERAGE SF
ONE BED	32	714
TWO BED	34	972
THREE BED	7	1,364
TOTAL	73	

AFFORDABLE UNITS	
NUMBER OF UNITS	AVERAGE SF
8	685
13	961
3	1,350
24	

PROJECT TOTALS	
TOTAL UNITS	AVERAGE SF BY UNIT TYPE
40	708
47	969
10	1,360
97	



NOVO Riverside Commons

292 & 294 BAKER AVE. CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC

TWO INTERNATIONAL PLACE, BOSTON, MA 02110

Design Progress

NOT FOR CONSTRUCTION

drawing by: LK

drawing checked by: BOC

drawing scale: 1/4" = 1'-0"

drawing date: 22 MAY 2023

project number: 20116.00

drawing revisions:

No.	Description	Date
1	Revision	15 Dec 2023
3	Revision	22 Mar 2024
3	Revision	22 Mar 2024



294 Enlarged Amenity Plan

A2-150

NOVO Riverside Commons
 292 & 294 BAKER AVE, CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC
 TWO INTERNATIONAL PLACE, BOSTON, MA 02110

Design Progress

NOT FOR CONSTRUCTION

drawing by: OR, CG
 drawing checked by: BOC
 drawing scale: 1/16" = 1'-0"
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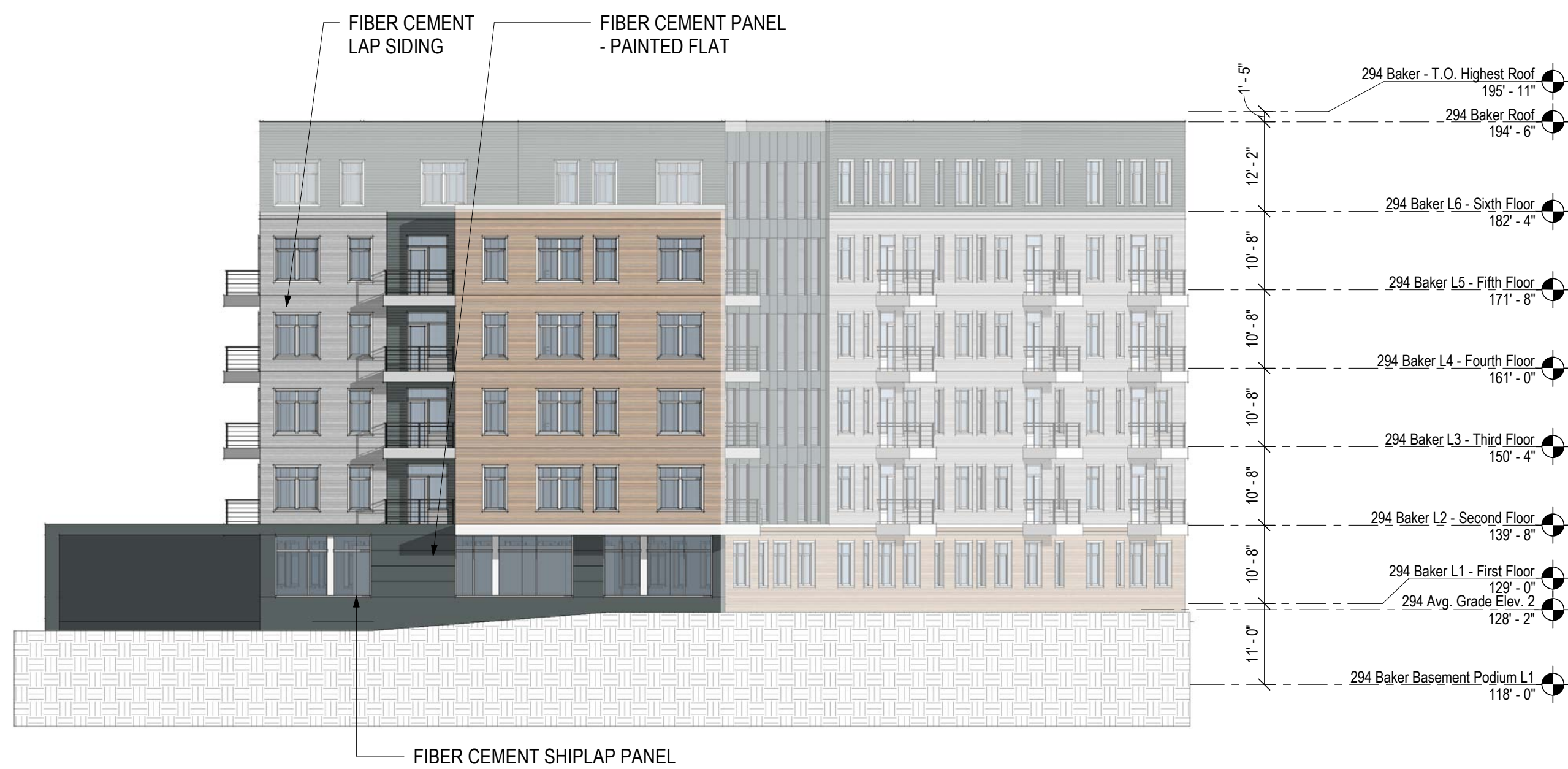


294 Building Elevations

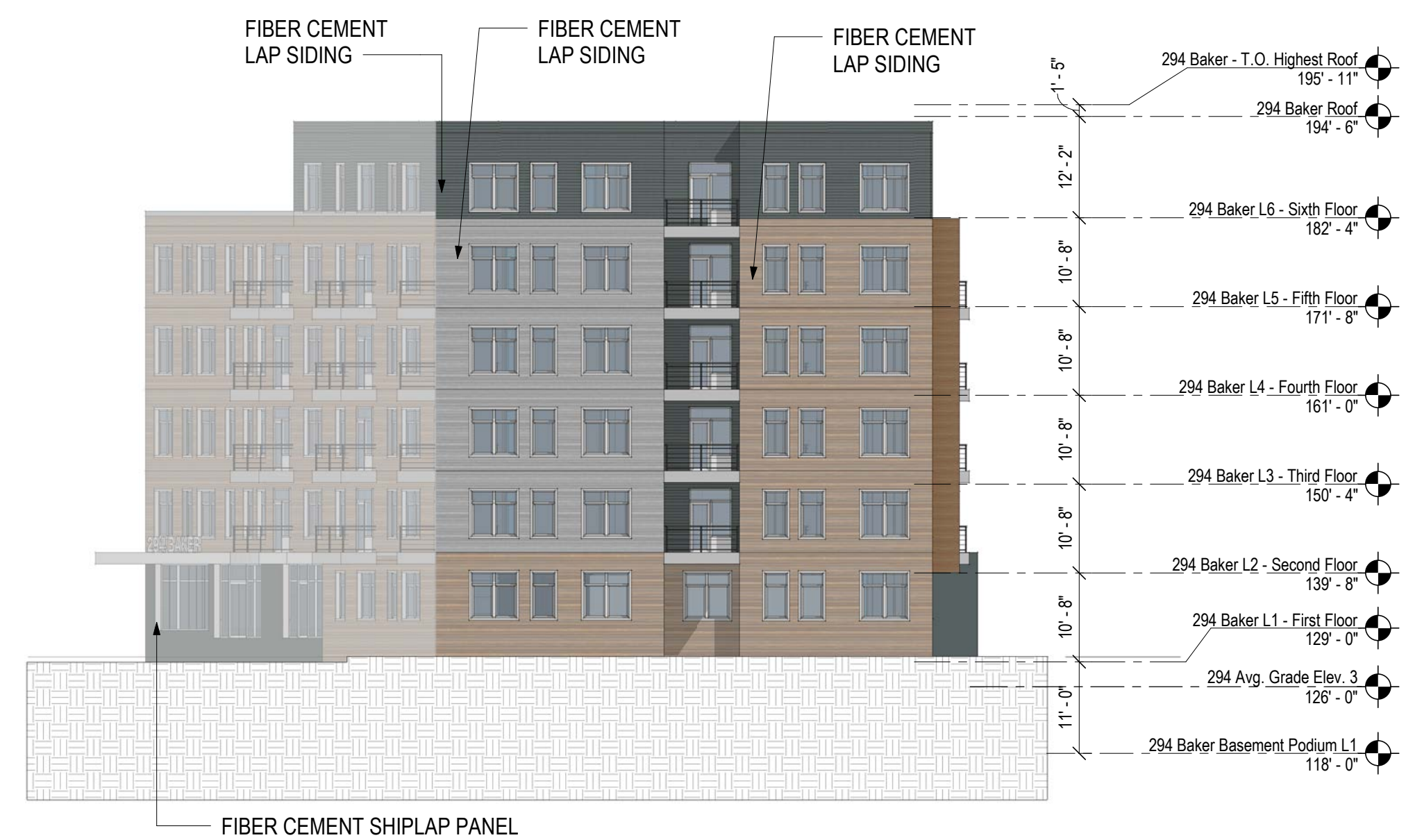
A2-200



294 Elevation 1
 1/16" = 1'-0" 1 A2-200



294 Elevation 2
 1/16" = 1'-0" 2 A2-200



294 Elevation 3
 1/16" = 1'-0" 3 A2-200



294 Elevation 4
1/16" = 1'-0"

4
A2-201

NOVO Riverside Commons
292 & 294 BAKER AVE, CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC
TWO INTERNATIONAL PLACE, BOSTON, MA 02110

Design Progress

NOT FOR CONSTRUCTION

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drawing checked by: BOC
drawing scale: 1/16" = 1'-0"
drawing date: 22 MAY 2023
project number: 20116.00

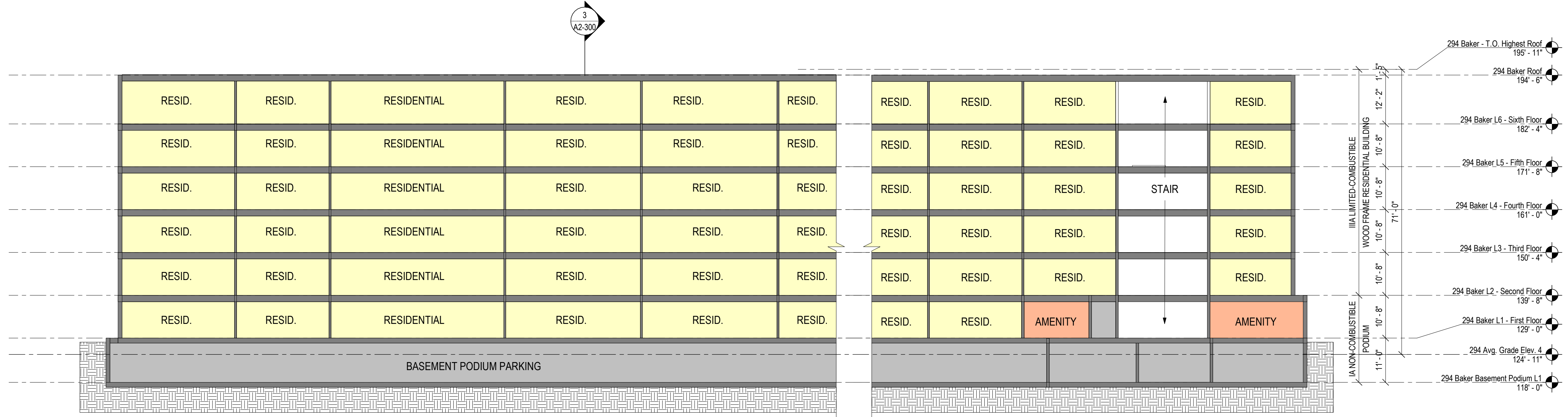
drawing revisions:

No.	Description	Date
1	Revision	31 July 2023
2	Revision	15 Dec 2023
3	Revision	22 Mar 2024



294 Building Elevations

A2-201

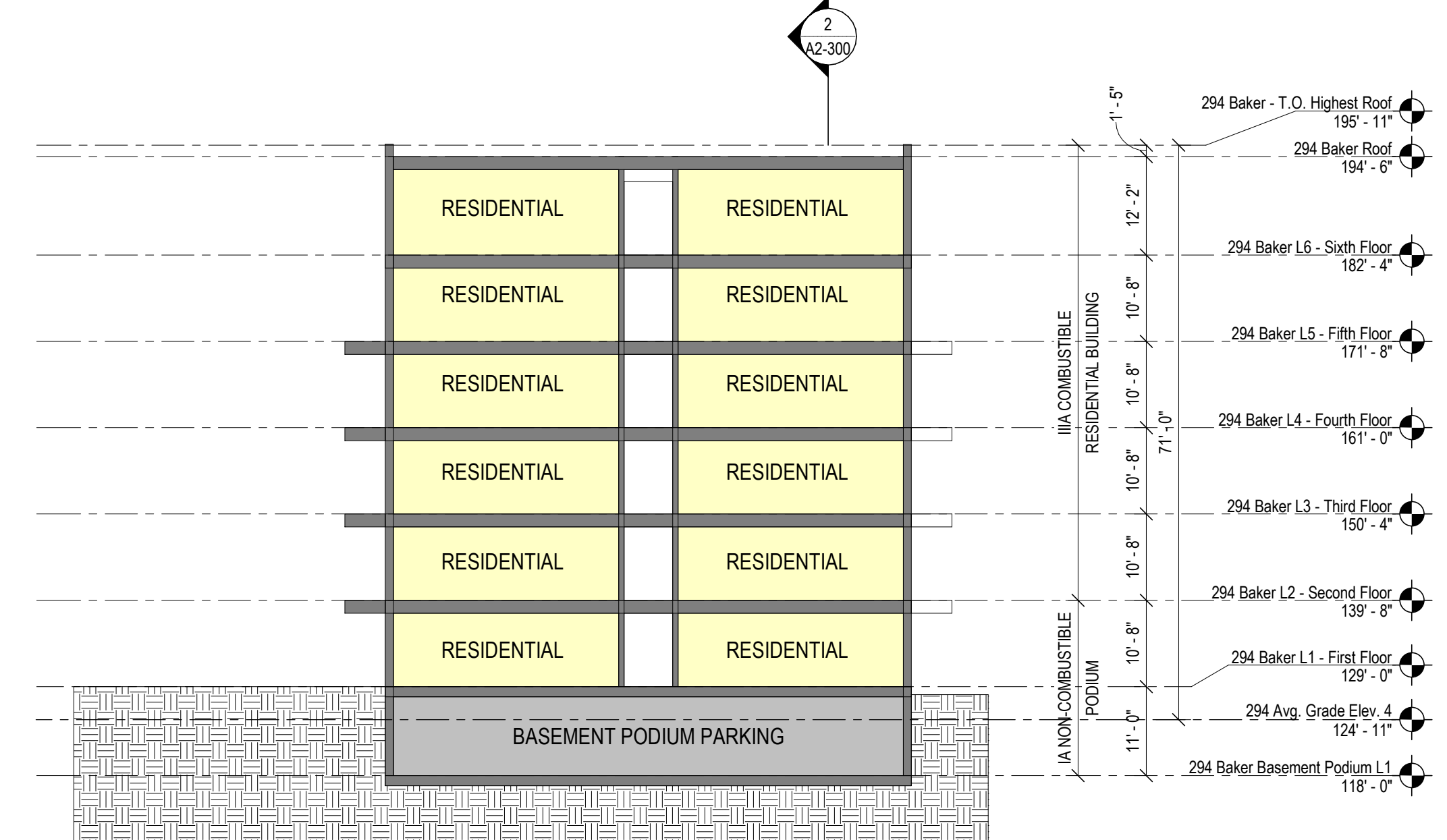


294 Baker Building Section 1B
1/16" = 1'-0"

2
A2-300

294 Baker Building Section 1A
1/16" = 1'-0"

1
A2-300



294 Baker Building Section 2
1/16" = 1'-0"

3
A2-300

NOVO Riverside Commons

292 & 294 BAKER AVE, CONCORD, MA

TAURUS INVESTMENT HOLDINGS, LLC

TWO INTERNATIONAL PLACE, BOSTON, MA 02110

Design Progress

NOT FOR CONSTRUCTION

drawing by: OR, CG
drawing checked by: BOC
drawing scale: 1/16" = 1'-0"
drawing date: 22 MAY 2023
project number: 20116.00

No.	Description	Date
1	Revision	31 July 2023
2	Revision	15 Dec. 2023
3	Revision	22 Mar 2024



294 Building Sections

A2-300

Tab 2

**Cube3 Architectural Updated Plan Sheets
(5 Sheets, A1-200, A2-009, A2-100, A2-103 and A2-200)**

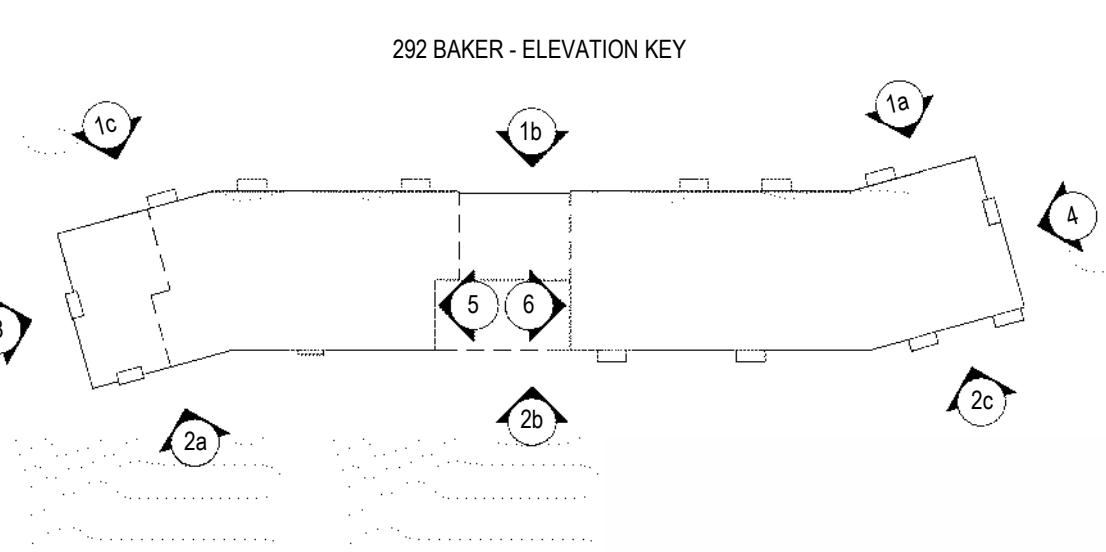
No.	Description	Date



ELEVATION REFINEMENTS:
EXTERIOR FINISH MATERIALS WERE REDISTRIBUTED ON EACH FACADE, REFLECTING NORMAL DESIGN REFINEMENT AS THE PLANS PROGRESS FROM THE COMPREHENSIVE PERMIT SET TO THE CONSTRUCTION DOCUMENTS SET. THE SAME PALETTE OF MATERIALS IS MAINTAINED AND THE OVERALL DESIGN INTENT REMAINS UNCHANGED.
WINDOW AND BALCONY LOCATIONS WERE ADJUSTED TO BETTER SUIT INTERIOR LAYOUTS, REPRESENTING NON-MATERIAL REFINEMENTS THAT DEVELOPED THROUGH THE NORMAL PROCESS OF PLAN DEVELOPMENT.

EXTERIOR MATERIALS LEGEND					
TAG	DESCRIPTION	MFR	PRODUCT	COLOR/FINISH	NOTES
1	FIBER CEMENT LAP (FCL)	JAMES HARDIE	DREAM COLLECTION	CARAMEL (SUGAR MAPLE / COFFEE WITH CREAM)	1/3 MIX OF EACH COLOR, SEE A.211. 6" EXPOSURE
2	FIBER CEMENT LAP (FCL)	JAMES HARDIE	DREAM COLLECTION	BEDROCK	6" EXPOSURE
3	FIBER CEMENT LAP (FCL)	JAMES HARDIE	DREAM COLLECTION	BLUE PEPPER / DOLPHIN GRAY	1/2 MIX OF EACH COLOR, SEE A.211. 6" EXPOSURE
3a	FIBER CEMENT LAP (FCL)	JAMES HARDIE	DREAM COLLECTION	WHIPPET GRAY	6" EXPOSURE
4	FIBER CEMENT PANEL (FCP)	JAMES HARDIE	DREAM COLLECTION	SELECT CEDARMILL - CEDAR BARK	COLOR MATCHED FASTENERS
5	FIBER CEMENT PANEL (FCP)	JAMES HARDIE	DREAM COLLECTION	RUSSIAN OAK	COLOR MATCHED FASTENERS
6	FIBER CEMENT PANEL (FCP)	JAMES HARDIE	DREAM COLLECTION	BEDROCK	COLOR MATCHED FASTENERS

NOTE:
MIX - MULTIPLE COLORS TO BE USED TO CREATE A "VARIED MIX" APPROACH TO THE COLOR SPREAD. SEE A.211 FOR DESIGN INTENT.
ALL COLORS TO BE INCLUDED ON MOCKUP FOR FINAL SELECTION & APPROVAL BY ARCHITECT.



TAURUS
 NOVO RIVERSIDE COMMONS, CONCORD, MA
 UNIT MIX & BUILDING SUMMARY - 294 BAKER AVE.

UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	UNIT TYPE	TOTAL UNITS	TOTAL BEDS	UNIT MIX
A1	1 Bed/1 Bath	1	699	0	5	5	5	5	4	A1	24	24	24.7%
A1.1	1 Bed/1 Bath	1	698	1	0	0	0	0	0	A1.1	1	1	1.0%
A1.1A	1 Bed/1 Bath	1	698	1	0	0	0	0	0	A1.1A	1	1	1.0%
A1.1B	1 Bed/1 Bath	1	703	2	0	0	0	0	0	A1.1B	2	2	2.1%
A1-G2	1 Bed/1 Bath	1	699	0	0	0	0	0	1	A1-G2	1	1	1.0%
A1.1-G2	1 Bed/1 Bath	1	698	1	0	0	0	0	0	A1.1-G2	1	1	1.0%
A3A	1 Bed/1 Bath	1	704	0	1	1	1	1	1	A3A	5	5	5.2%
A3A.1	1 Bed/1 Bath	1	736	1	0	0	0	0	0	A3A.1	1	1	1.0%
A4	1 Bed/1 Bath	1	863	0	1	1	1	1	0	A4	4	4	4.1%
Totals	Average SF	717	6	7	7	7	7	6	4	40	40	41.2%	
B1	2 Bed/2 Bath	2	1,012	0	1	0	1	0	0	B1	2	4	2.1%
B1.1	2 Bed/2 Bath	2	998	1	0	0	0	0	0	B1.1	1	2	1.0%
B1-G2	2 Bed/2 Bath	2	1,012	0	0	1	0	1	0	B1-G2	2	4	2.1%
B1A	2 Bed/2 Bath	2	962	0	1	1	1	1	1	B1A	5	10	5.2%
B1B	2 Bed/2 Bath	2	991	0	1	1	1	1	1	B1B	5	10	5.2%
B1D	2 Bed/2 Bath	2	984	0	2	2	2	2	2	B1D	10	20	10.3%
B1D.1	2 Bed/2 Bath	2	998	1	0	0	0	0	0	B1D.1	1	2	1.0%
B1D.1A	2 Bed/2 Bath	2	1,008	1	0	0	0	0	0	B1D.1A	1	2	1.0%
B1E	2 Bed/2 Bath	2	928	0	0	0	0	1	1	B1E	1	2	1.0%
B1F.1	2 Bed/2 Bath	2	995	1	0	0	0	0	0	B1F.1	1	2	1.0%
B2	2 Bed/2 Bath	2	895	0	1	1	1	1	1	B2	5	10	5.2%
B2.1	2 Bed/2 Bath	2	930	1	0	0	0	0	0	B2.1	1	2	1.0%
B5	2 Bed/2 Bath	2	942	0	1	1	1	1	1	B5	5	10	5.2%
B5.1	2 Bed/2 Bath	2	967	1	0	0	0	0	0	B5.1	1	2	1.0%
B6	2 Bed/2 Bath	2	962	0	1	1	1	1	1	B6	5	10	5.2%
B6.1	2 Bed/2 Bath	2	975	1	0	0	0	0	0	B6.1	1	2	1.0%
Totals	Average SF	969	7	8	8	8	8	8	8	47	94	48.5%	
C1	3 Bed/2 Bath	3	1,324	0	1	1	1	1	1	C1	5	15	5.2%
C1.1	3 Bed/2 Bath	3	1,321	1	0	0	0	0	0	C1.1	1	3	1.0%
C2	3 Bed/2 Bath	3	1,470	0	1	1	1	0	0	C2	3	9	3.1%
C2-G2	3 Bed/2 Bath	3	1,470	0	0	0	1	0	0	C2-G2	1	3	1.0%
Totals	Average SF	1,382	1	2	2	2	2	1	10	30	30	10.3%	
TOTALS	Average SF	968	14	17	17	17	17	15	97	164	100%		

PROGRAM	PROGRAM AREA (SF)	BASEMENT PODIUM LEVEL -1	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL AREA (SF)
RESIDENTIAL	0	13,719	17,516	17,524	17,524	17,524	15,149	98,944	98,944
AMENITY/LOBBY	0	3,372	0	0	0	0	734	4,106	4,106
BUILDING SUPPORT	1,630	817	267	271	271	271	290	3,817	3,817
STAIR/ELEVATOR/TRASH CORE	1,683	821	840	840	828	828	840	6,880	6,880
PARKING	15,441	0	0	0	0	0	0	15,441	15,441
TOTALS	18,754	18,729	18,623	18,623	18,623	18,623	17,013	128,988	

PROGRAM	PROGRAM AREA (SF)	BASEMENT PODIUM LEVEL -1	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL AREA (SF)
RESIDENTIAL	0	13,719	17,516	17,524	17,524	17,524	15,149	98,944	98,944
AMENITY/LOBBY	0	3,372	0	0	0	0	734	4,106	4,106
BUILDING SUPPORT	1,630	817	267	271	271	271	290	3,817	3,817
STAIR/ELEVATOR/TRASH CORE	1,683	821	840	840	828	828	840	6,880	6,880
PARKING	15,441	0	0	0	0	0	0	15,441	15,441
TOTALS	18,754	18,729	18,623	18,623	18,623	18,623	17,013	128,988	

TYPE	TOTAL RACKS	TOTAL BIKES
STANDARD	28	28
EV CHARGING*	7	7
COMPACT	0	0
ACCESSIBLE (EV)	1	1
ACCESSIBLE (VAN)	1	1
TOTAL PARKING	37	37

TAURUS
 NOVO RIVERSIDE COMMONS, CONCORD, MA
 AFFORDABLE UNIT MIX - 294 BAKER AVE.

UNIT TYPE	BEDS / UNIT	UNIT NRSF	MARKET UNITS				AFFORDABLE UNITS					
			TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	AVG. NRSF	UNIT MIX	TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	AVG. NRSF	UNIT MIX
A1	1	699	18	18	12,582	699	18.6%	6	6	4,194	699	6.2%
A1.1	1	698	1	1	698	698	1.0%	0	0	0	698	0.0%
A1.1A	1	698	0	0	0	698	0.0%	1	1	698	698	1.0%
A1.1B	1	703	1	1	703	703	1.0%	1	1	703	703	1.0%
A1-G2	1	699	1	1	699	699	1.0%	0	0	0	699	0.0%
A1.1-G2	1	698	1	1	698	698	1.0%	0	0	0	698	0.0%
A3A	1	704	5	5	3,518	704	5.2%	0	0	0	704	0.0%
A3A.1	1	736	1	1	736	736	1.0%	0	0	0	736	0.0%
A4	1	863	3	3	2,588	863	3.1%	0	0	0	863	1.0%
One Bed Average SF	717	31	31	22,221	717	32.0%	9	9	6,457	717	9.3%	
B1	2	1,012	2	4	2,023	1,012	2.1%	0	0	0	1,012	0.0%
B1.1	2	998	1	2	998	1,012	1.0%	0	0	0	1,012	0.0%
B1-G2	2	1,012	0	0	0	1,012	0.0%	2	4	2,024	1,012	2.1%
B1A	2	962	3	6	2,887	962	3.1%	2	4	1,924	962	2.1%
B1B	2	991	4	8	3,964	991	4.1%	1	2	991	991	1.0%
B1D	2	984	9	18	8,858	984	9.3%	1	2	984	984	1.0%
B1D.1	2	998	1	2	998	926	1.0%	0	0	0	926	0.0%
B1D.1A	2	1,008	0	0	0	975	0.0%	1	2	1,008	975	1.0%
B1E	2	928	1	2	928	926	1.0%	0	0	0	926	0.0%
B1F.1	2	995	1	2	995	895	1.0%	0	0	0	895	0.0%
B2	2	895	4	8	3,582	895	4.1%	1	2	895	895	1.0%
B2.1	2	930	0	0	0	930	0.0%	1	2	930	930	1.0%
B5	2	942	4	8	3,769	942	4.1%	1	2	942	942	1.0%
B5.1	2	967	1	2	967	962	1.0%	0	0	0	962	0.0%
B6	2	962	4	8	3,928	962	4.1%	1	2	962	962	1.0%
B6.1	2	975	0	0	0	1,050	0.0%	2	4	1,050	1,050	1.0%
Two Bed Average SF	969	35	70	33,894	968	36.1%	12	24	11,656	971	12.4%	
C1	3	1,324	12	36	47,808	1,324	4.1%	3	9	11,852	1,324	1.0%
C1.1	3	1,321	0	0	0	1,310	0.0%	1	3	1,321	1,310	1.0%
C2	3	1,470	2	6	2,939	1,470	2.1%	1	3	1,470	1,470	1.0%
C2-G2	3	1,470	1	3	1,470	1,470	1.0%	0	0	0	1,470	0.0%
Three Bed Average SF	1,382	7	21	9,706	1,387	3.2%	3	9	4,118	1,382	3.1%	
Unit Average SF	968	73	122	65,121	1,024	73.3%	24	42	22,228	1,020	24.7%	

MARKET UNITS			AFFORDABLE UNITS			PROJECT TOTALS		
NUMBER OF UNITS	AVERAGE SF	TOTAL SF	NUMBER OF UNITS	AVERAGE SF	TOTAL SF	TOTAL UNITS	AVERAGE SF BY UNIT TYPE	TOTAL SF
ONE BED	31	717	9	717	6,457	40	717	28,680
TWO BED	35	968	12	971	11,656	47	969	45,351
THREE BED	7	1,387	3	1,372	4,118	10	1,382	13,820
TOTAL	73	128,988	24	1,020	22,228	97	1,020	128,988

Unit Type	Unit Description	Kitchen Type	Island Type	Partry Type	Partry Quantity
Unit A1	Podium Unit	Type K1	Island Type 1	-	-
Unit A1.1	Podium Unit	Type K1	Island Type 1	-	-
Unit A1.1A	AP-Podium Unit	Type K1	Island Type 1	-	-
Unit A1.1B	AP-Podium Unit	Type K1	Island Type 1	-	-
Unit A1-G2	Group 2	Type K2	-	-	-
Unit A1.1-G2	Group 2, Podium Unit	Type K2 - SIM	-	-	-
Unit A3A	Mechanical Shaft	Type K1	Island Type 1	-	-
Unit A3A.1	Mech Shaft, Podium Unit	Type K1	Island Type 1	-	-
Unit A4	Podium Unit	Type K1	Island Type 1	-	-
Unit B1	Podium Unit	Type K2	-	-	-
Unit B1.1	Podium Unit	Type K2	-	-	-
Unit B1-G2	Group 2	Type K2	-	-	-
Unit B1A	Mech Shaft, Shallow Unit	Type K2	-	-	-
Unit B1B	Exterior Jdg	Type K2	-	-	-
Unit B1D	Mechanical Shaft	Type K2	-	-	-
Unit B1D.1	Podium Unit	Type K2	-	-	-
Unit B1D.1A	Podium Unit	Type K2 - SIM	-	-	-
Unit B1E	1 Bath, 6th Flr Amenity	Type K2	-	-	-

MassHousing Transfer Letter



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000 | Relay 711
Fax: 617-854-1091 | www.masshousing.com

November 12, 2025

L&G 300 Baker, LLC
c/o Cogency Global Inc.
45 School Street, Suite 202
Boston, MA 02108

RE: Request for Comprehensive Permit Transfer Approval
NOVO Riverside Commons/Rental, Concord, MA
MH ID No. 1192

Stephanie A. Kiefer:

MassHousing has been informed that L&G 300 Baker, LLC (the "Applicant") intends to complete construction on the above-referenced proposed 40B rental development. MassHousing has received a request from the Applicant pursuant to 760 CMR 56.05(12)(b), for confirmation that the Applicant meets the requirements of 760 CMR 56.04(1)(a) and (b).

MassHousing would generally make such confirmation of eligibility, including affirmation of the findings required under 760 CMR 56.04(4), as part of MassHousing's Final Approval review prior to commencement of construction. Nevertheless, given the stage at which this request has been made, MassHousing is pleased to advise you and the Concord Zoning Board of Appeals (the "ZBA") that MassHousing has received and reviewed preliminary information regarding the Applicant and MassHousing can confirm that (i) the Applicant is eligible to apply as a limited dividend organization as required by 760 CMR 56.04(1)(a) and enter into a regulatory agreement with MassHousing thereby establishing the Applicant as a limited dividend organization, and (ii) MassHousing is not aware of anything that would prohibit it from finding that the Applicant meets the general eligibility standards of the New England Fund program or that the development will be fundable under the Federal Home Loan Bank of Boston's New England Fund to meet the requirements of 760 CMR 56.04(1)(b).

Consequently, MassHousing hereby confirms that the Applicant meets the requirements of 760 CMR 56.04(1)(a) and (b). Final Approval from MassHousing is required prior to commencement of any construction.

A copy of this letter should be submitted to the ZBA as required by 760 CMR 56.05(12)(b). If you have any questions concerning this letter, please contact Denise St. Vistal at (617) 854-1240.

Sincerely,

Jessica L. Malcolm
Senior Manager, Planning and Programs