



CONCORD COUNTRY CLUB

246 OLD ROAD TO NINE ACRE CORNER
CONCORD, MASSACHUSETTS 01742
(978) 371-1089

March 3, 2021

Elizabeth Hughes
Concord Town Planner
141 Keyes Road
Concord, MA 01742

Special Permit under Zoning By-Law Section 11.6 for Concord Country Club

Dear Elizabeth,

Special Permits shall be granted by the Board only upon written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the public interest, the Town and the neighborhood, in view of the particular characteristics of the site, and the proposal in relation to the site.

In response we offer the following opinion based upon the revised application and scope of work:

11.6.1 Impacts on economic or community needs:

The project as modified will have no direct impact on economic needs as the project does not change the current use of the site as a private golf course. The project may benefit the community by reducing current demands on the shared water wells once the pond is filled and by providing the Town with a drought monitoring plan and installation of a monitoring well to provide water elevations and pumping rates which were not available prior to this application.

11.6.2 Traffic flow and safety concerns, including parking and loading:

There were some traffic and safety issues related to earth removal off site, but additional earth removal has been eliminated. No additional parking or loading spaces will be required on or off site. Upon completion of the modified project there will be no additional traffic or safety concerns to the community.

11.6.3 Adequacy of utilities and other public services:

Upon completion of the project there will be no additional burden on existing utilities or public services other than the Public Works Commission additional well monitoring for the benefit of the Town water supply.

11.6.4 Impacts on the neighborhood character:

The project as modified shall result in no detrimental impact on surface water drainage, sound and light or view or air lines to the neighborhood and will be harmonious with the existing use and impact on the neighborhood.

11.6.5 Impacts on the natural environment:

The project as modified does require significant alteration to the grade and drainage profile where the irrigation pond is installed which impacts have been designed with care not to alter the neighborhood but to maintain the current storm runoff and ground water flow conditions. The site is a golf course and provides significant open space for the Town benefit and character if not its direct use.

11.6.6 Fiscal impacts on Town services, tax base and employment:

The project will not have any fiscal impacts on Town services and will benefit the Town water supply to some degree once the storage pond is filled and the wells monitored. No additional jobs will be created upon completion of the project.

If you have additional questions or comments please let me know.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Gregory Cincotta".

Gregory Cincotta
General Manager, COO
Concord Country Club