

Town of Concord  
 Zoning Board of Appeals  
 141 Keyes Road  
 Concord, MA 01742  
 Tel: (978) 318-3295  
[www.concordma.gov](http://www.concordma.gov)



# Zoning Board of Appeals Application

*Special Permit with Site Plan Review*

Town Use Only

Received by Clerk of the Board:

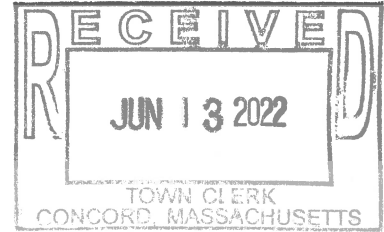
RECEIVED

JUN 13 2022

Town of Concord  
 Board of Appeals

Application Fee: \_\_\_\_\_

Town Clerk Stamped Received



Hearing Date: \_\_\_\_\_

## 1 Application Information

This Application is for:  Special Permit  Site Plan Review  Wireless Communications Facilities  
 Variance  Planned Residential Development  Comprehensive Permit

Sections of the Zoning Bylaw Applicable to Application:

~~6.2.11~~, 10, 11.6, 11.8

CA

## 2 Property Information

Address: 48Y Fitchburg Turnpike Concord, MA

Parcel ID #: 3419

Zoning District Residence AA

Total Land Area 696,867 +/- square feet

Present Use: Inactive Gravel Mine

Lot Frontage: N/A - 630'+/- (North Road) 994' +/- (Rookery Lane)

Proposed Use: Four single family and one two-family duplex

Deed Book & Page #: 77153 396

Check all Applicable:

- |  |  |
|--|--|
| <input type="checkbox"/> Historic District                           | <input type="checkbox"/> White Pond Advisory Area                          |
| <input checked="" type="checkbox"/> Wetlands Conservancy District    | <input checked="" type="checkbox"/> Wireless Overlay District              |
| <input checked="" type="checkbox"/> Flood Plain Conservancy District | <input checked="" type="checkbox"/> 100' Wetland Buffer Zone               |
| <input checked="" type="checkbox"/> Groundwater Conservancy District | <input type="checkbox"/> 200' River's Act Area                             |
| <input type="checkbox"/> Property Identified in the Open Space Plan  | <input type="checkbox"/> Property Identified in the Historic Resource Plan |

Is any Zoning relief being requested? If yes, explain: Yes - relief from zoning Section 6.2.11 and 10.2.7.

Requesting relief from PRD maximum building height of 35' as authorized by section 6.2.11 and 10.2.7 due to the large changes to mean natural grade from the prior use of the site as a gravel pit. Please see narrative attached for detail.

### 3 Proposed Project

Provide a brief narrative of the project description:

This is a proposed Planned Residential Development (PRD) which allows by special permit the development of four (4) single family homes and one (2) two-family duplex to be served by a private driveway. The open space portion of the land plan preserves the natural environment. The land used for the single family homes has been previously mined for gravel by the Town of Sudbury leaving the property clear. Access will be from Fitchburg Turnpike, to Cold Brook Drive to Rookery Lane. Electric will be provided by Concord Municipal Light and Power. Water will be provided by the Sudbury Water District. Wastewater will be served by six private septic systems.

Homes include:

One two family duplex consisting of two four bedroom floorplans with two car attached garages.  
 Four single family home floorplans with three car attached garages. Multiple floorplan options are to be offered to a purchaser rather than build the homes on speculation.  
 All homes will be designed to accept solar and wired for electric vehicle charging.  
 Energy star appliances

<u>Ground Coverage by Buildings and Pavement</u>			<u>Gross Floor Area (GFA) (6'8" in height or greater)</u>
Existing:	None - vacant land	% of Site	Existing: None - vacant land
Additional Proposed:	=	% of Site	Additional Proposed: 30,360 to 34,440
Total Proposed:	=	% of Site	30,360 to 34,440

#### Breakdown of proposed use(s) by GFA

Use: M-plan two family	GFA: See narrative introduction for breakdown
Use: W-Plan	GFA: See narrative introduction for breakdown
Use: C-Plan	GFA: See narrative introduction for breakdown
Use: H-Plan K-Plan	GFA: See narrative introduction for breakdown See narrative introduction for breakdown

Describe in terms of any other units of measurement the use of occupancy of the building(s) such as maximum seating capacity, number of employees, number of tables, etc...:

N/A - All buildings will be residential.

Effect of the project on public services, such as water, sewer, schools, police, fire, waste disposal, and recreational facilities:

The increase of six dwellings will require an increase in police, fire and other public services from the town of Concord.  
 Water will be provided by the Sudbury Water District.  
 No impact on town sewer as private septic will be used.

**4 Supplemental Information**Parking SpacesLoading Spaces

Existing: zero spaces = % of Site

Existing: N/A

Additional Proposed: 28 = % of Site

Additional Proposed: N/A

Total Proposed: 28 = % of Site

Total Proposed: N/A

How many vehicles are used for business and parked on site: none

Estimated traffic flow within the SiteEstimated traffic flow on streets adjacent to the Site

A.M. Peak: 1

A.M. Peak: 3

P.M. Peak: 4

P.M. Peak: 2

Proposed Water Supply: Sudbury Water District

If Town water, estimated demand (gals/day):

Are water conservation measures provided?  Yes  No

If Yes, explain: Low flow toilets, sinks, and appliances are proposed within the six homes.

Proposed Sewage Disposal: Private Septic

If Town sewer, estimated demand (gals/day):

Amount of grading (cubic yards): cut 9,817 fill

Will the project require the removal of soils from the site? NO ✓

If Yes, how many cubic yards and where is soil being relocated:

See narrative with detail on cut and fill calculations.

Does Project require the removal of any trees greater than 2' or major screening vegetation?  Yes  No

If Yes, explain: Former gravel mine. Most trees have been clear cut from site.

Is work located within?  25' or  100' of a wetland and/or  200' of a river or stream

If Yes, explain how and what measures are taken to mitigate impacts:

The applicant will install siltation barriers and whatever additional mitigation measures as required by the Concord Natural Resources Commission.

Has a permit been applied for under M.G.L. Chapter 131 Wetlands Protection Act?  Yes  No

**5 Property Owner/Applicant Information**

The undersigned hereby certifies that he/she has read and examined this application, the Board of Appeals Procedures and Checklist and that the proposed project is accurately represented in this Application and supporting documentation, and hereby requests a hearing before the Board of Appeals with reference to the above application.

**Property Owner(s) Name:** Quarry North Road LLC

**Address:** 2134 Sevilla Way Naples, FL 34109

**Phone:** 239-571-5500

**E-Mail:** cgclaussen@gmail.com

**Signature:** 

**Date:** 6-9-22

**Property Owner(s) Name:**

**Address:**

**Phone:**

**E-Mail:**

**Signature:**

**Date:**

**Applicant(s) Name:**

**Address:**

**Phone:**

**E-Mail:**

**Signature:**

**Date:**

**Applicant is:**     Owner         Tenant         Agent/Attorney     Purchaser

**Applicant(s) Name:**

**Address:**

**Phone:**

**E-Mail:**

**Signature:**

**Date:**

**Applicant is:**     Owner         Tenant         Agent/Attorney     Purchaser

**6 Building Inspections Division Review**

To avoid project delays, this Application and all supporting documentation should be reviewed by a Concord Building Inspector prior to filing with the Town Clerk. It is the Applicant's responsibility to schedule an appointment to meet with a Building Inspector at least two weeks before the application submission deadline. Incomplete applications will not be signed by a Building Inspector.

This completed Application has been reviewed by a Concord Building Inspector.

**Signature of Building Inspector:** 

**Date:** ~~6/12~~ 6/13/22