

Town of Concord
 Zoning Board of Appeals
 141 Keyes Road
 Concord, MA 01742
 Tel: (978) 318-3295
 www.concordma.gov
 Rev. May 2022



Zoning Board of Appeals Application

Special Permit with Site Plan Review

Town Use Only

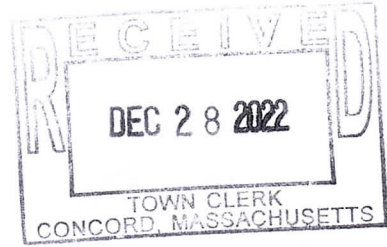
Received by Clerk of the Board:

Town Clerk Stamped Received

RECEIVED

DEC 28 2022

Town of Concord
 Board of Appeals



Application Fee: _____

Hearing Date: 2/9/2023

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:

4.5.1.1, 7.7.2.2, 7.7.2.12, 7.7.3.13, 11.6 & 11.8

2 Property Information

Address: 59 Walden Street

Parcel ID #: 9H - 0115

Zoning District Limited Business #2 @ 59 Walden Street Total Land Area 18,995 +/- s.f.

Present Use: Former Financial Office - branch bank Lot Frontage: 82.51'

Proposed Use: Professional Office - real estate broker Deed Book & Page #: Book 1573 Page 180

Check all Applicable:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Historic District | <input type="checkbox"/> White Pond Advisory Area |
| <input checked="" type="checkbox"/> Wetlands Conservancy District | <input type="checkbox"/> Wireless Overlay District |
| <input checked="" type="checkbox"/> Flood Plain Conservancy District | <input checked="" type="checkbox"/> 100' Wetland Buffer Zone |
| <input type="checkbox"/> Groundwater Conservancy District | <input checked="" 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:

PLEASE SEE THE ATTACHED NARRATIVE

3 Proposed Project

Provide a brief narrative of the project description:

PLEASE SEE THE ATTACHED NARRATIVE

<u>Ground Coverage by Buildings and Pavement</u>				<u>Gross Floor Area (GFA) (6'8" in height or greater)</u>	
Existing:	12,800 s.f.	=	67.4 % of Site	Existing:	4,793 +/- s.f.
Additional Proposed:	-480 sf	=	64.8 % of Site	Additional Proposed:	2,367 +/- s.f.
Total Proposed:	12,320 sf	=	% of Site	Total Proposed:	7,160 +/- s.f.
<u>Breakdown of proposed use(s) by GFA</u>					
Use:	Business	4.5.11	Professional	GFA:	7,160 +/- s.f.
Use:				GFA:	
Use:				GFA:	
Use:				GFA:	

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...:

PLEASE SEE THE ATTACHED NARRATIVE

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

PLEASE SEE THE ATTACHED NARRATIVE

4 Supplemental Information

<u>Parking Spaces</u>		<u>Loading Spaces</u>	
Existing:	20 = 44 % of Site	Existing:	0
Additional Proposed:	0 = % of Site	Additional Proposed:	0
Total Proposed:	20 = 42+/- % of Site	Total Proposed:	0
How many vehicles are used for business and parked on site:			None
<u>Estimated traffic flow within the Site</u>		<u>Estimated traffic flow on streets adjacent to the Site</u>	
A.M. Peak:	2 +/- passenger vehicles	A.M. Peak:	Addition of 2 +/- passenger vehicles
P.M. Peak:	2 +/- passenger vehicles	P.M. Peak:	Addition of 2 +/- passenger vehicles
Proposed Water Supply:	Town Water	If Town water, estimated demand (gals/day):	537
Are water conservation measures provided?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes, explain: PLEASE SEE THE ATTACHED NARRATIVE			
Proposed Sewage Disposal:	Town Sewer	If Town sewer, estimated demand (gals/day):	537
Amount of grading (cubic yards):	0 cut	0 fill	
Will the project require the removal of soils from the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes, how many cubic yards and where is soil being relocated:			
Does Project require the removal of any trees greater than 2' or major screening vegetation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes, explain: A 3' unsafe Maple tree located within the back right of the property will be removed due to a safety concern presented by the landscape architect and not due to a requirement of Site Plan Approval .			
Is work located within? <input checked="" type="checkbox"/> 25' or <input checked="" type="checkbox"/> 100' of a wetland <u>and/or</u> <input checked="" type="checkbox"/> 200' of a river or stream			
If Yes, explain how and what measures are taken to mitigate impacts: Straw wattle and siltation fence will be installed along edge of pavement to protect wetland resource areas during construction activities. Additional plantings will be provided within 25' of Mill Brook.			
Has a permit been applied for under M.G.L. Chapter 131 Wetlands Protection Act? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: WH Walden LLC

Address: 9 Duggan Road Acton, MA 01720

Phone: 978.580.9784 **E-Mail:** Orionfjw@rcn.com

Signature:  **Date:** 12/19/22

Property Owner(s) Name:

Address:

Phone: **E-Mail:**

Signature: **Date:**

Applicant(s) Name: WH Walden LLC

Address: 9 Duggan Road Acton, MA 01720

Phone: 978.580.9784 **E-Mail:** Orionfjw@rcn.com

Signature:  **Date:** 12/19/22

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 15 days before the application filing 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:** 12/23/2022