

Stamski And McNary, Inc.

Engineering - Planning - Surveying

1000 Main Street; Acton, MA 01720 (978) 263-8585

www.stamskiandmcnary.com

Zoning Board of Appeals Special Permit Application

for

**Map 11E Parcel 3079
246 Old Road to 9 Acre Corner
Concord, MA 01742**

Applicant/
Owner:

Concord Country Club
246 Old Road to 9 Acre Corner
Concord, MA 01742

Date:

January 31, 2020

SM-4621B

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- **Photographs of Site**
- **Soil Testing**
- **Attachments**
 - A. Irrigation Pond Plan by Stamski and McNary, Inc.

Zoning Board of Appeals Application

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



Zoning Board of Appeals Application

General Application

Town Use Only

Received by Clerk of the Board:

Town Clerk Stamped Received

Application Fee: _____

Hearing Date: _____

1 Application Information

This Application is for: Special Permit Special Permit Renewal Variance
 Sign Variance Appeal from a decision of the Building Inspector/Zoning Enforcement Officer

Sections of the Zoning Bylaw Applicable to Application & Brief Project Description:

7.5 Earth Removal; 11.6 Special Permit

Project is for the construction of an irrigation pond, which will require the removal of ~~50,058~~^{51,258} +/- cu. yds. of soil. This exceeds the maximum threshold of 1,000 cu. yds.. Soil will be transported offsite.

2 Property Information

Address: 246 Old Road to Nine Acre Corner

Parcel ID #: 3079

Zoning District: RESIDENCE AA

Total Land Area: 198.7 AC.

Present Use: Golf Course

Lot Frontage: 1,480± ORNAC; 1,800± OLD MARLBORO, 850± WILLIAMS

Proposed Use: Golf Course

Deed Book & Page #: 9716/175

Check all Applicable:

- | | |
|--|--|
| <input 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 checked="" type="checkbox"/> Groundwater Conservancy District | <input checked="" type="checkbox"/> 200' River's Act Area |

3 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: *Ray Mittle*

Date: 1/30/20/20

4 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: Concord Country Club

Address: 246 Old Road to Nine Acre Corner

Phone: 978-371-1089 x 281

E-Mail: gcincotta@concordcc.org

Signature:

Date:

Property Owner(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

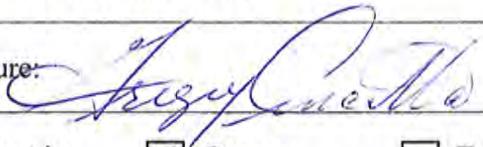
Applicant(s) Name: Concord Country Club

Address: 246 Old Road to Nine Acre Corner

Phone: 978-371-1089 x 281

E-Mail: gcincotta@concordcc.org

Signature:



Date:

1/30/20

Applicant is: Owner Tenant Agent/Attorney Purchaser

Applicant(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: Owner Tenant Agent/Attorney Purchaser

5 Application Materials Checklist – *General Application*

Information to be submitted with Application

- Application Fee:** Cash or check payable to the Town of Concord. See Fee Schedule for fees.
- Project Narrative:** A thorough description of the existing conditions and/or use; the proposed changes; justification of the proposal; and any other relevant information that the Board may need in reviewing the application.
- Existing Site Plan:** Plan should include the property boundaries, outlines of existing buildings and structures showing closest points of structure to each lot line; existing pavement areas; existing easements; and Wetlands and Flood Plain Conservancy District delineation. The plan must be prepared and stamped by a registered land surveyor.
- Proposed Site Plan:** Plan should include the property boundaries, outlines of proposed buildings and structures showing closest points of structure to each lot line; typical building setbacks for the zoning district; proposed pavement areas; proposed easements; and Wetlands and Flood Plain Conservancy District delineation. The plan must be prepared and stamped by a registered land surveyor.
- Floor plans:** Include existing and proposed layout, drawn to scale and dimensioned. All plans must be dated and include the name of preparer.
- Building elevations:** Show existing conditions and proposed changes drawn to scale. For anything other than one and two family residential developments, all architectural plans must be prepared by a Registered Architect.
- Parking layout:** Submit dimensioned existing and proposed layout, including stall delineations (9 foot by 18 foot dimensioned parking spaces). Provide supporting parking calculations.
- Photographs:** Photographs of the area from various angles. Provide photographs of the existing structure in relation to abutting structures and photographs of other structures within the adjacent neighborhood. Photos should be in color and mounted on an 8-1/2" x 11" page with description of where they were taken from.
- Copy of the deed for the property:** Can be obtained from the Middlesex South Registry of Deeds.
- Sign details and location:** Show the location of existing and proposed signs on the site plan. Details should include dimensions, materials, and all relevant information (if applicable).
- Letters of Support** (not required).

6 Provide the Following Required Copies

- Ten (10) copies of the completed two-page Application
- Ten (10) copies of all supportive materials
- Two (2) full size (36"x24") copies of the plan(s) showing all requested information
- Nine (9) reduced size (11"x17") copies of the plan(s) showing all requested information
- One (1) copy of the Abutters List Request Form and/or copy receipt from Assessor's Office
- One (1) copy of the Legal Notice Form

Narrative

246 Old Road to 9 Acre Corner – Concord Country Club
Earth Removal Narrative

The proposed project is for the construction of an Irrigation Pond at the Concord Country Club (CCC) located at 246 Old Road to 9 Acre Corner. This will require the removal of approximately 51,258± cubic yards of soil that will be transported offsite; of this total, approximately 1,200 cubic yards of material has already been removed. Currently, the CCC sources irrigation water via a series of wells directly to their irrigation system; this arrangement makes it difficult to consistently meet water demand of the course. Although the total daily yield is adequate, the wells are not always capable of delivering the flows needed, particularly during the drier months of the year. The construction of the irrigation pond will allow CCC to store pumped groundwater so that they can provide irrigation water at more consistent flows.

The site is located within The Groundwater Conservancy District. Soil testing has been conducted at and around the irrigation pond site to determine the high groundwater elevation. The proposed irrigation pond has been designed to hold the 4' minimum offset requirement between the finished surface and grade and high groundwater elevation. Additionally, the proposed 320 s.f. pump house will result in only a modest increase to the total impervious cover across the site, which is currently approximately 6± acres, far less than the maximum allowable impervious coverage of 29.8 acres (15% of the 198.7 acre site).

It is not feasible to complete the proposed work without the Earth Removal Special Permit due to the nature of the work. The project requires cutting into a large slope in order to provide the 3.6± million gallon storage capacity needed to store the groundwater.

Zoning Bylaw Section 7.5.3 Removal of earth subject to board approval

7.5.3.1 The volume proposed for removal does not exceed the minimum practical removal required to accomplish the construction, development, or improvement in accordance with the plans therefor;

The irrigation pond has been sized to provide the storage capacity needed. The storage capacity cannot be provided without removing the quantity of soil proposed.

7.5.3.2 The plans submitted in connection with the removal are designed to minimize changes in existing contours to enhance attractive land utilization, effective drainage, suitable road gradients, access or other design considerations;

Although change to the existing topography is proposed due to the quantity of earth removal required, the overall drainage characteristics of the area will not be modified as the proposed pond will slope away from the golf course and to the wooded area as this area does under existing conditions. The pond has been provided with an outlet so that runoff entering the pond during a storm will be able to flow through and out towards the wooded area and ultimately to the Bordering Vegetated Wetland and Dugan Brook, as all runoff does currently.

7.5.3.3 Effecting the removal will not be detrimental or injurious to abutters or the neighborhood, either by the alteration of existing topography or by a substantial change in the use of the streets in the neighborhood.

The general topography will remain the same, sloping upgradient from the wooded area to the golf course. The earth removal itself will not affect screening of the property as course will be located far upgradient from the property lines around the proposed pond location as it does under existing conditions. The existing land use will remain the same, so no change to the use of streets is expected upon completion of construction.

Property Card/Record Deed

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CONCORD COUNTRY CLUB						Description	Code	Assessed	Assessed	214
						COMMERC.	0380	2,436,900	2,436,900	
						COM LAND	0380	530,100	530,100	CONCORD, MA
						COMMERC.	0380	487,600	487,600	
246 OLD ROAD TO 9 ACRE COR		SUPPLEMENTAL DATA				REC LAND	0805	2,139,500	534,875	VISION
CONCORD MA 01742		Alt Prcl ID CONC GIS RES SOLA				RECRTION	0805	900,000	900,000	
		GIS ID F_687559_2988074			Assoc Pid#					
		Total			6,494,100			4,889,475		

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CONCORD COUNTRY CLUB							9716	0175	01-01-1960	U	V		1	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
													2019	0380	2,269,200	2018	0380	2,280,200	2017	0380	2,291,100		
														0380	514,900		0380	490,300		0380	467,000		
														0380	487,600		0380	487,600		0380	487,600		
														0805	519,675		0805	495,175		0805	471,775		
														0805	222,000		0805	222,000		0805	222,000		
														Total	4691375		Total	4653275		Total	4617475		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
20			

NOTES	
CONCORD COUNTRY CLUB SEE PHOTO-RL.	
WHITE HOUSE AT ROAD: #234	
POOL/TENNIS BLDG: #268	
WAS 240 ORNAC	
2016-234 ORNAC DEMO'D-NOW LANDSCAPING-	

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result
E18-203	03-28-2018	CM	Commercial	7,000		100	06-30-2018	WR MEN'S & WOMEN'S LOC			06-02-2016	RL	02		57	BP Exterior Only
P18-104	03-21-2018	CM	Commercial			100	06-30-2018	BSM-2 BAR SNKS			04-16-2014	SW	04		14	Field Review
18-127	03-14-2018	CM	Commercial	60,000		0		RMDL MEN'S & LADIES LOC			11-15-2012	PM			00	Measur+Listed
E18-150	03-12-2018	CM	Commercial	6,500		100	06-30-2018	NW STROBES & HT DET			06-15-2012	RL	01		00	Measur+Listed
E17-889	11-15-2017	CM	Commercial	4,000		100	06-30-2018	TENNIS CT LTS			07-20-2007	CN	01		00	Measur+Listed
E17-774	10-05-2017	EL	Electric	1,200		100	06-30-2018	NW UG SVS AT TENNIS CT			06-30-2005	LM			11	Measure/Bldg Permit
16-785	11-08-2016	CM	Commercial	56,056		100	06-30-2017	ROOF								

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	0805	61B GOLF	AA		4.000	530,100.00	1.00000	0	1.00		1.000		1.0000	530,100.0	2,120,400	
1	0805	61B GOLF			193.730	98.47	1.00000	E	1.00		1.000		1.0000	98.47	19,100	
Total Card Land Units					4.000	AC	Parcel Total Land Area					198.7300	Total Land Value			2,139,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant			
Model	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Extra Kitchen					
			MIXED USE		
			Code	Description	Percent
			0805	61B GOLF	100
					0
					0
			COST / MARKET VALUATION		
			Building Value New		0
			Net Other Adjustment		0
			Year Built		0
			Effective Year Built		0
			Depreciation Code		
			Remodel Rating		
			Year Remodeled		
			Depreciation %		0
			Functional Obsol		0
			Economic Obsol		0
			Trend Factor		1
			Condition		
			Condition %		100
			Percent Good		70
			RCNLD		0
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
	GREENS	L	18	100000.0		A	50		1.00	900,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CONCORD COUNTRY CLUB						Description	Code	Appraised	Assessed	214
246 OLD ROAD TO 9 ACRE COR		SUPPLEMENTAL DATA				COMMERC.	0380	2,436,900	2,436,900	
CONCORD MA 01742		Alt Prcl ID CONC GIS RES SOLA				COM LAND	0380	530,100	530,100	CONCORD, MA
GIS ID F_687559_2988074		Assoc Pid#				COMMERC.	0380	487,600	487,600	
						REC LAND	0805	2,139,500	534,875	VISION
						RECRTION	0805	900,000	900,000	
						Total		6,494,100	4,889,475	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CONCORD COUNTRY CLUB							9716	0175	01-01-1960	U	V		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
													2019	0380	2,269,200	2018	0380	2,280,200	2017	0380	2,291,100	
														0380	514,900		0380	490,300		0380	467,000	
														0380	487,600		0380	487,600		0380	487,600	
														0805	519,675		0805	495,175		0805	471,775	
														Total	4691375		Total	4653275		Total	4617475	

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
20				

NOTES			

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,407,600
Appraised Xf (B) Value (Bldg)	29,300
Appraised Ob (B) Value (Bldg)	1,387,600
Appraised Land Value (Bldg)	2,669,600
Special Land Value	0
Total Appraised Parcel Value	6,494,100
Valuation Method	C
Total Appraised Parcel Value	6,494,100

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
2	0380	GOLF CRSE	AA		0.000	AC	0.00	1.00000	E	1.00	1.000			0	0.00	0
Total Card Land Units					0.000	AC	Parcel Total Land Area: 198.7300					Total Land Value		2,669,600		

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CONCORD COUNTRY CLUB						Description	Code	Appraised	Assessed	214
246 OLD ROAD TO 9 ACRE COR		SUPPLEMENTAL DATA Alt Prcl ID CONC GIS RES SOLA GIS ID F_687559_2988074 Assoc Pid#				COMMERC.	0380	2,436,900	2,436,900	
CONCORD MA 01742										COM LAND
						COMMERC.	0380	487,600	487,600	
						REC LAND	0805	2,139,500	534,875	VISION
						RECRTION	0805	900,000	900,000	
						Total		6,494,100	4,889,475	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CONCORD COUNTRY CLUB		9716 0175	01-01-1960	U	V		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2019	0380	2,269,200	2018	0380	2,280,200	2017	0380	2,291,100
									0380	514,900		0380	490,300		0380	467,000
									0380	487,600		0380	487,600		0380	487,600
									0805	519,675		0805	495,175		0805	471,775
								Total		4691375	Total		4653275	Total		4617475

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

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20			

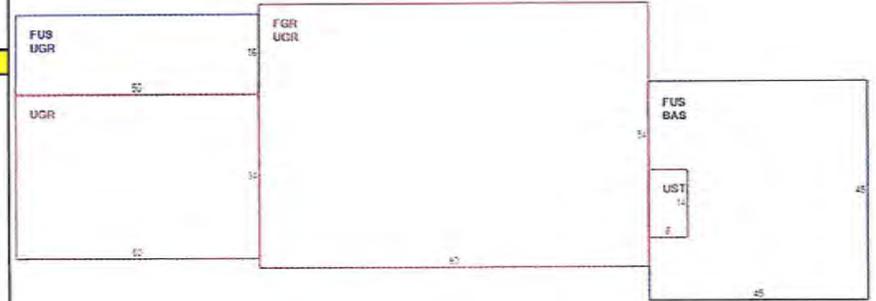
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Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
3	0380	GOLF CRSE	AA		0 SF	79.41	1.00000	E	1.00		1.000			0	79.41
Total Card Land Units					0.000	AC	Parcel Total Land Area: 198.7300					Total Land Value		2,669,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	95	Garage/Office			
Model	94	Commercial			
Grade	07				
Stories:	2				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	03	Concr-Finished			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-no Duc			
AC Type	06	Half Central			
Bldg Use	3800	GOLF CRSE			
Total Rooms					
Total Bedrms					
Total Baths					
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	14.00				
% Comn Wall					
1st Floor Use:	3800				
			MIXED USE		
			Code	Description	Percentage
			0380	GOLF CRSE	100
					0
					0
			COST / MARKET VALUATION		
			RCN		758,081
			Year Built		2012
			Effective Year Built		2012
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		7
			Functional Obsol		
			Economic Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		93
			RCNLD		705,000
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,025	2,025	2,025	81.17	164,359
FGR	Garage	0	4,320	1,728	32.47	140,253
FUS	Upper Story, Finished	2,825	2,825	2,825	81.17	229,291
UGR	Garage, Under	0	6,820	2,728	32.47	221,418
UST	Utility, Storage	0	112	34	24.64	2,760
Ttl Gross Liv / Lease Area		4,850	16,102	9,340	0.00	758,081



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												2019	0380	2,269,200	2018	0380	2,280,200	2017	0380	2,291,100	
													0380	514,900		0380	490,300		0380	467,000	
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Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
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B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
4	0380	GOLF CRSE			0 SF	0.00	1.00000		1.00		1.000			0	0.00
Total Card Land Units					0.000	AC	Parcel Total Land Area: 198.7300					Total Land Value		2,669,600	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CONCORD COUNTRY CLUB						Description	Code	Appraised	Assessed	214
246 OLD ROAD TO 9 ACRE COR		SUPPLEMENTAL DATA				COMMERC.	0380	2,436,900	2,436,900	
CONCORD MA 01742		Alt Prcl ID CONC GIS RES SOLA				COM LAND	0380	530,100	530,100	CONCORD, MA
GIS ID F_687559_2988074		Assoc Pid#				COMMERC.	0380	487,600	487,600	
						REC LAND	0805	2,139,500	534,875	VISION
						RECRTION	0805	900,000	900,000	
						Total		6,494,100	4,889,475	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CONCORD COUNTRY CLUB		9716 0175	01-01-1960	U	V		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2019	0380	2,269,200	2018	0380	2,280,200	2017	0380	2,291,100
									0380	514,900		0380	490,300		0380	467,000
									0380	487,600		0380	487,600		0380	487,600
									0805	519,675		0805	495,175		0805	471,775
								Total		4691375	Total		4653275	Total		4617475

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
20			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,407,600
Appraised Xf (B) Value (Bldg)	29,300
Appraised Ob (B) Value (Bldg)	1,387,600
Appraised Land Value (Bldg)	2,669,600
Special Land Value	0
Total Appraised Parcel Value	6,494,100
Valuation Method	C
Total Appraised Parcel Value	6,494,100

NOTES									
PRO SHOP									

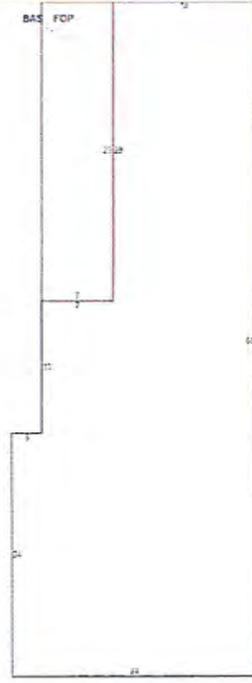
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpos/Result

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
5	0380	GOLF CRSE			SF	0.00	1.00000		1.00		1.000			0	0.00
Total Card Land Units					0.000	AC	Parcel Total Land Area: 198.7300					Total Land Value		2,669,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	17	Store			
Model	94	Commercial			
Grade	03				
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	02	Wood			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		153,174
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-no Duc	Year Built		1959
AC Type	04	Unit/AC	Effective Year Built		1987
Bldg Use	3800	GOLF CRSE	Depreciation Code		A
Total Rooms			Remodel Rating		
Total Bedrms			Year Remodeled		
Total Baths			Depreciation %		32
Heat/AC	00	NONE	Functional Obsol		
Frame Type	02	WOOD FRAME	Economic Obsol		
Baths/Plumbing	00	NONE	Trend Factor		1
Ceiling/Wall	06	CEIL & WALLS	Condition		
Rooms/Prtns	02	AVERAGE	Condition %		
Wall Height	8.00		Percent Good		68
% Comn Wall			RCNLD		104,200
1st Floor Use:			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

MIXED USE		
Code	Description	Percentage
0380	GOLF CRSE	100
		0
		0

COST / MARKET VALUATION		
RCN		153,174
Year Built		1959
Effective Year Built		1987
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		32
Functional Obsol		
Economic Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		68
RCNLD		104,200
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,255	1,255	1,255	118.19	148,328
FOP	Porch, Open	0	203	41	23.87	4,846
Ttl Gross Liv / Lease Area		1,255	1,458	1,296	0.00	153,174



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CONCORD COUNTRY CLUB						Description	Code	Appraised	Assessed	214
246 OLD ROAD TO 9 ACRE COR						COMMERC.	0380	2,436,900	2,436,900	
CONCORD MA 01742		SUPPLEMENTAL DATA				COM LAND	0380	530,100	530,100	CONCORD, MA
Alt Prcl ID CONC GIS RES SOLA						COMMERC.	0380	487,600	487,600	
GIS ID F_687559_2988074		Assoc Pid#				REC LAND	0805	2,139,500	534,875	VISION
						RECRTION	0805	900,000	900,000	
						Total		6,494,100	4,889,475	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CONCORD COUNTRY CLUB		9716 0175	01-01-1960	U	V		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2019	0380	2,269,200	2018	0380	2,280,200	2017	0380	2,291,100
									0380	514,900		0380	490,300		0380	467,000
									0380	487,600		0380	487,600		0380	487,600
									0805	519,675		0805	495,175		0805	471,775
								Total		4691375	Total		4653275	Total		4617475

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					
Total			0.00					

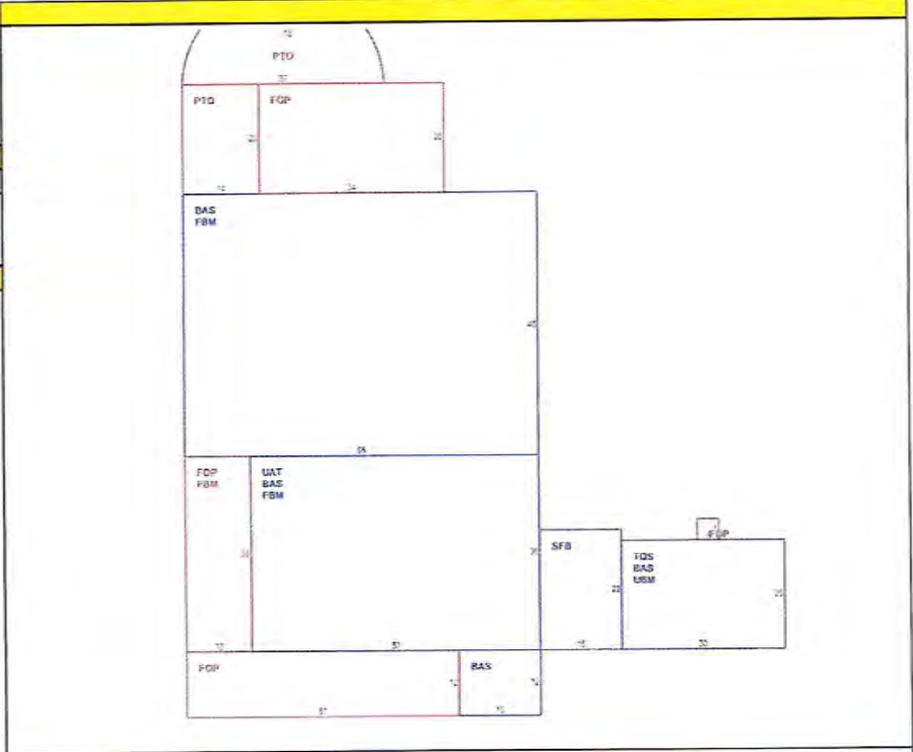
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
20			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			2,407,600
Appraised Xf (B) Value (Bldg)			29,300
Appraised Ob (B) Value (Bldg)			1,387,600
Appraised Land Value (Bldg)			2,669,600
Special Land Value			0
Total Appraised Parcel Value			6,494,100
Valuation Method			C
Total Appraised Parcel Value			6,494,100

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
6	0380	GOLF CRSE			43,560 SF	12.17	1.00000	E	1.00		1.000		0	12.17	530,100
Total Card Land Units					1.000 AC	Parcel Total Land Area: 198.7300					Total Land Value				2,669,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	77	Clubs/Lodges			
Model	94	Commercial			
Grade	04				
Stories:	2				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	0380	GOLF CRSE			
Total Rooms					
Total Bedrms	00				
Total Baths	4				
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Conn Wall					
1st Floor Use:					
			Code	Description	Percentage
			0380	GOLF CRSE	100
					0
					0
COST / MARKET VALUATION					
			RCN		1,136,674
			Year Built		1947
			Effective Year Built		1989
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		30
			Functional Obsol		
			Economic Obsol		1
			Trend Factor		
			Condition		
			Condition %		
			Percent Good		70
			RCNLD		795,700
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SHD2	SHED W/ LIGH	L	180	35.00	1997	E	100		0.00	6,300
SPL3	POOL-ING GU	L	3,264	42.93	1990	E	100		0.00	140,100
LT1	LIGHTS-IN W/P	L	45	2174.00	2012	A	50		0.00	48,900
TEN2	TENNIS CT CO	L	8	33071.00	1990	VG	85		0.00	224,900
SPR1	SPRINKLERS-	B	12,650	2.91	1988		70		0.00	25,800
FPL3	2 STORY CHIM	B	1	3788.00	1988		70		0.00	2,700
FPO	EXTRA FPL OP	B	1	1212.00	1988		70		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	5,808	5,808	5,808	124.09	720,721
FBM	Basement, Finished	0	5,460	1,911	43.43	237,138
FOP	Porch, Open	0	1,728	346	24.85	42,935
PTO	Patio	0	799	40	6.21	4,964
SFB	Base, Semi-Finished	264	330	264	99.27	32,760
TQS	Fin 1/4 story	450	600	450	93.07	55,841
UAT	Attic, Unfinished	0	1,908	191	12.42	23,701
UBM	Basement, Unfinished	0	600	150	31.02	18,614
Ttl Gross Liv / Lease Area		6,522	17,233	9,160	0.00	1,136,674



Mc 7.50 -

NOV 18-60 AM 10:29 096RE***7.50

I, JOSEPHINE GARLISI, of Waltham, Middlesex County, Massachusetts, EXECUTRIX under the Will of MARIA LOMBARDO, late of Concord, Middlesex County, Massachusetts, (Middlesex Probate No. 362753), by power conferred by virtue of a license from the Middlesex Probate Court, dated October 28, 1960, and every other power, for SIXTEEN THOUSAND FIVE HUNDRED (\$16,500.00) Dollars paid, grant to CONCORD COUNTRY CLUB, a corporation organized and existing under the laws of the Commonwealth of Massachusetts with a principle place of business in Concord, Middlesex County, Massachusetts.

A certain parcel of land situated Easterly of Old Marlboro Road in the southerly part of Concord, Middlesex County, Massachusetts, and being shown as Lot marked "Lot 3, Estate of Maria Lombardo, 13.31 acres, more or less to be conveyed to Concord Country Club", as shown on "Plan of Land in Concord, Mass." by A.C. Peters, Surveyor, Concord, Mass. dated July 20, 1960 to be recorded with Middlesex South District Registry of Deeds, bounded and described as follows:

EASTERLY by land of Concord Country Club, as shown on said plan, one thousand twenty-one (1,021) feet, more or less;

SOUTHWESTERLY by land of Concord Country Club, as shown on said plan, four hundred sixty-six and 62/100 (466.62) feet;

NORTHWESTERLY by land of Concord Country Club, as shown on said plan, seventy-six and 56/100 (76.56) feet;

SOUTHERLY by land now or formerly of Saunders, as shown on said plan by two courses measuring respectively ninety-two and 40/100 (92.40) feet and fifty-three and 23/100 (53.23) feet;

SOUTHWESTERLY by land now or formerly of Saunders, as shown on said plan, by three courses measuring respectively forty-three and 52/100 (43.52) feet; eighty-nine and 83/100 (89.83) feet and one hundred twenty-four and 80/100 (124.80) feet to Nut Meadow Brook;

NORTHERLY, WESTERLY and NORTHWESTERLY by Nut Meadow Brook, as shown on said plan, by ten courses totaling one thousand eight hundred forty-five and 49/100 (1,845.49) feet, more or less and measuring respectively one thousand ninety (1,090) feet, more or less; seventy-five and 83/100 (75.83) feet; one hundred one and 53/100 (101.53) feet; one hundred ninety-six and 60/100 (196.60) feet; forty-seven and 61/100 (47.61) feet; thirty-five and 22/100 (35.22) feet; eighty-three and 55/100 (83.55) feet; ninety-eight (98) feet; forty-eight and 62/100 (48.62) feet and sixty-eight and 53/100 (68.53) feet.

Being a portion of the premises conveyed by Charles Lombardo to A. May Orr to the use of Charles Lombardo and Maria Lombardo, husband and wife, as tenants by the entirety, which deed is dated April 10, 1936 and is duly recorded with said Deeds in Book 6019, Page 183.

Witness my hand and seal this eighteenth day of November, 1960.

Josephine Garlisi
Executrix

SEE PLAN IN RECORDED BOOK PAGE

1758

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

November 18, 1960

Then personally appeared the above named Josephine Garlisi, Executrix, and acknowledged the foregoing instrument to be her free act and deed, before me,

Felix E. Cincotta
Felix E. Cincotta, Notary Public

My commission expires
October 21, 1961.



Cut and Fill Calculations

Cut/Fill Report

Generated: 2020-01-31 11:27:33
By user: Paul.Kirchner
Drawing: Z:\4600-4699\4621B\CAD DRAWINGS\2020\Z:\4600-4699\4621B\CAD DRAWINGS\2020\4621B.POND3.WPP.B.CUTFILL.dwg

Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
CUTFILL	full	1.000	1.000	157776.35	55378.06	5319.73	50058.33<Cut>

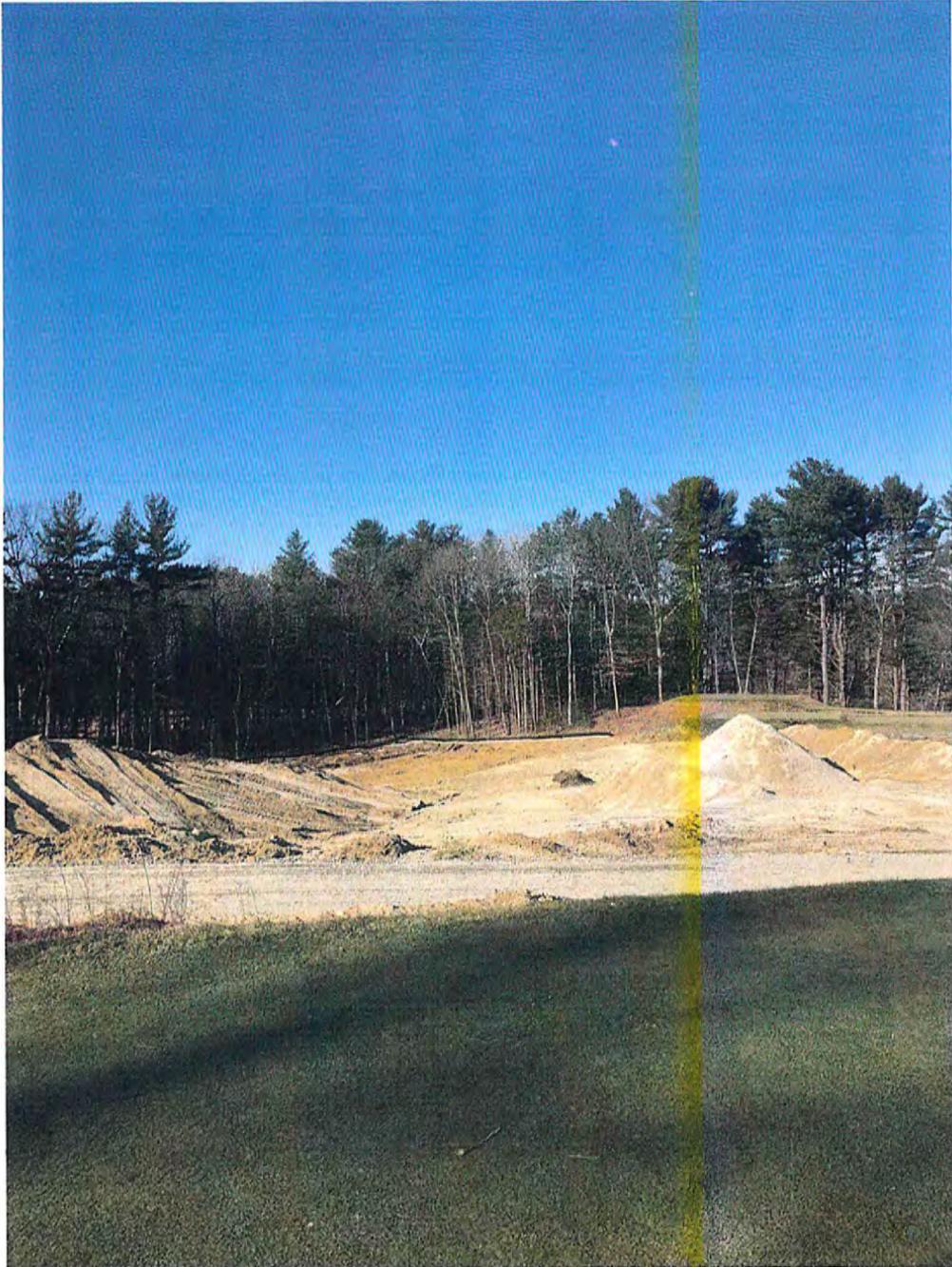
Totals				
	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	157776.35	55378.06	5319.73	50058.33<Cut>

* Value adjusted by cut or fill factor other than 1.0

Photographs of Site



Pond Area from Low Point near Proposed Outlet



Pond Area from Adjacent Tee Box (High Point)

Soil Testing



Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

A. Facility Information

Owner Name CONCORD COUNTRY CLUB
 Street Address 246 OLD ROAD TO NINE ACRE CORNER Map/Lot # 11E, 3079
 City CONCORD State MA Zip Code 01742

B. Site Information

- (Check one) New Construction Upgrade Repair
- Soil Survey Available? Yes No If yes: WEB SOIL SURVEY Source 255 C Soil Map Unit
 Soil Name WINDSOR LOAMY SAND Soil Limitations _____
 Soil Parent material SANDY GLACIOFLUVIAL DEPOSITS Landform _____
 Surficial Geological Report Available? Yes No If yes: OLIVER Year Published/Source SAND & GRAVEL, FINE GRAINED DEPOSIT Map Unit
- Description of Geologic Map Unit: _____
- Flood Rate Insurance Map Within a regulatory floodway? Yes No
- Within a velocity zone? Yes No
- Within a Mapped Wetland Area? Yes No If yes, MassGIS Wetland Data Layer: _____ Wetland Type _____
- Current Water Resource Conditions (USGS): 1/29/2020 Month/Day/Year Range: Above Normal Normal Below Normal
- Other references reviewed: _____



Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: TP-20-1 1/30/2020 8:45 AM 30° clear _____
Hole # Date Time Weather Latitude

1. Land Use GOLF COURSE NONE, SITE HAS BEEN CLEARED NONE _____
(e.g., woodland, agricultural field, vacant lot, etc.) Vegetation Surface Stones (e.g., cobbles, stones, boulders, etc.) Longitude:

Description of Location: SW CORNER OF PROPERTY 0-10
Slope (%)

2. Soil Parent Material: SG _____ BS
Landform Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from: Open Water Body > 100 feet Drainage Way > 50 feet Wetlands > 100 feet
 Property Line > 10 feet Drinking Water Well _____ feet Other _____ feet

4. Unsuitable Materials Present: Yes No If Yes: Disturbed Soil Fill Material Weathered/Fractured Rock Bedrock

5. Groundwater Observed: Yes No If yes: _____ Depth Weeping from Pit _____ Depth Standing Water in Hole

Soil Log

Depth (in)	Soil Horizon /Layer	Soil Texture (USDA)	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
				Depth	Color	Percent	Gravel	Cobbles & Stones			
16"	B _w	FINE SAND	10YR 5/6	—	—	—	—	—	SG	L	
102"	C	FINE SAND	10YR 5/3	46	high/low	2	—	—	SG	L	

Additional Notes:



Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

D. Determination of High Groundwater Elevation

1. Method Used:

- Depth observed standing water in observation hole
- Depth weeping from side of observation hole
- Depth to soil redoximorphic features (mottles)
- Depth to adjusted seasonal high groundwater (S_h) (USGS methodology)

Obs. Hole # _____

Obs. Hole # _____

_____ inches

Index Well Number _____

Reading Date _____

SEE LOGS

$$S_h = S_c - [S_r \times (OW_c - OW_{max}) / OW_r]$$

Obs. Hole/Well# _____

S_c _____

S_r _____

OW_c _____

OW_{max} _____

OW_r _____

S_h _____

2. Estimated Depth to High Groundwater: _____ inches

E. Depth of Pervious Material

1. Depth of Naturally Occurring Pervious Material

SEE LOGS

a. Does at least four feet of naturally occurring pervious material exist in all areas observed throughout the area proposed for the soil absorption system?

- Yes No

b. If yes, at what depth was it observed (exclude A and O Horizons)?

Upper boundary: _____

Lower boundary: _____

inches

inches

c. If no, at what depth was impervious material observed?

Upper boundary: _____

Lower boundary: _____

inches

inches



Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

F. Certification

I certify that I am currently approved by the Department of Environmental Protection pursuant to 310 CMR 15.017 to conduct soil evaluations and that the above analysis has been performed by me consistent with the required training, expertise and experience described in 310 CMR 15.017. I further certify that the results of my soil evaluation, as indicated in the attached Soil Evaluation Form, are accurate and in accordance with 310 CMR 15.100 through 15.107.


Signature of Soil Evaluator

1/30/2020
Date

PAUL KIRCHNER, SE14237
Typed or Printed Name of Soil Evaluator / License #

7/1/2021
Expiration Date of License

Name of Approving Authority Witness

Approving Authority

Note: In accordance with 310 CMR 15.018(2) this form must be submitted to the approving authority within 60 days of the date of field testing, and to the designer and the property owner with Percolation Test Form 12.

Field Diagrams: Use this area for field diagrams:



Attachment A
Irrigation Pond Plan
by Stamski and McNary, Inc.