

Town of Concord  
Department of Planning  
and Land Management

141 Keyes Road  
Concord, MA 01742  
Tel: (978) 318-3290  
Fax: (978) 318-3291



# Preliminary Subdivision Plan Application Form B

Received by Town Clerk:

Town Use Only

Date Stamped Received by Planning Board

Application Number: \_\_\_\_\_

## 1 Location

146B, 1450, PORTION OF 1440 MAIN STREET;  
PORTION OF 102 HIGHLAND STREET

2407, 2408, PORTIONS  
OF 2409 AND 2423 10D

No. Street Parcel Map

Name Address Telephone No.

Owner(s): FAYE ERHARD HAYES

P.O. BOX 1262, CONCORD, MA 01742

Applicant: SYMES DEVELOPMENT & PERMITTING, LLC ATTN: JEFF RHUDA, MANAGER (978) 815-0129

50 DODGE STREET, BEVERLY, MA 01915

## 2 Zoning Information

Zoning District: RESIDENCE C

Total Site Area (acres or sq.ft.): 8.935 ACRES Lot Frontage: 667.43'

Present Use: RESIDENTIAL Proposed Use: RESIDENTIAL

Property located in a Historic District?  Yes  No Wetlands Conservancy District?  Yes  No

Flood Plain Conservancy District?  Yes  No Groundwater Conservancy District?  Yes  No

Is any zoning relief being requested?  Yes  No

If Yes, please explain: \_\_\_\_\_

Is the property identified in the Open Space Plan?  Yes  No Historic Resource Plan?  Yes  No

Does the property contain any former or abandoned railroad right-of-way?  Yes  No

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**Proposed Project**

Provide a brief narrative of the project description: Existing 1440 & 1450 dwellings to be razed.  
Twenty two (22) residential lots; six (6) lots with frontage on Main Street & Highland Street  
and sixteen (16) lots with frontage along proposed cul-de-sac streets originating from the  
northerly side of Main Street between Center Village Drive and Highland Street.

Total area to be subdivided (acres or s.f.): 8.935 acres Total area of all lots: 7.445 acres  
Total Area of Roads: 1.489 acres

Will the project require the removal of soils from the site?  Yes  No

If Yes, how many cubic yards and where is soil being relocated: 60,000 +/- cubic yards

Manner of relocation of soil to be determined during earth removal special permit process.

In a general manner, describe the proposed system of drainage.

Series of catch basin and manhole system will collect street runoff and direct it to an offline  
sediment forebay for pretreatment. A diversion manhole will direct remaining volume of runoff to  
an underground infiltration system located beneath each culdesac island. Roof drywells on lots.

Does the project affect: Important wildlife habitats and/or outstanding botanical features?  Yes  No

A scenic site?  Yes  No Historic sites or buildings listed in the Town Survey?  Yes  No

Historic sites/buildings eligible or listed on the Federal/State Historic Register?  Yes  No

Is the proposed work located within  25 ft. or  100 ft. of a wetland and/or  200 ft. of a stream or river?

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**Owner Certification**

The undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statements made in this application

Owner(s): Faye Hayes  
(Signature)

Date: 3/4/20

J. Ruck as duly authorized

Date: 3/4/20

Applicant: J. Ruck, Manager  
(Signature)

Date: 3/4/20

\*\* The signature of the property owner(s) is required for the application to be accepted.