

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:

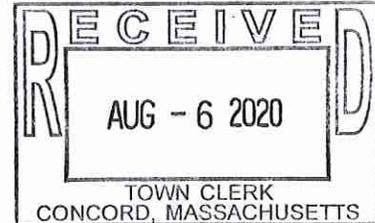
Town Clerk Stamped Received



RECEIVED

AUG - 6 2020

Town of Concord  
 Board of Appeals



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:

Special Permit Renewal for Emerson Hospital's continued use of a mobile, modular PET Scan trailer unit, in accordance with Zoning Bylaws Sections 5.4.1.3 and 11.6

## 2 Property Information

Address: 54 Baker Ave Ext.	Parcel ID #: 3796
Zoning District: IP-A	Total Land Area: 4.2 Acres
Present Use: Business Use - Medical Center	Lot Frontage: 162 ft
Proposed Use: Business Use - Medical Center	Deed Book & Page #: 74046 pg: 494

Check all Applicable:

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

Date: 7/16/2020

**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:** MOB 2 - 54 Baker Avenue LLC

Address: c/o AEW Capital Management, L.P. World Trade Center East, 2 Seaport Ln, Boston MA 02210

Phone: 617-261-9527

E-Mail: mark.morrison@aew.com

Signature: 

Date: 7/9/2020

**Property Owner(s) Name:**

Address:

Phone:

E-Mail:

Signature:

Date:

**Applicant(s) Name:** Emerson Hospital - Rober Drake, Senior Director of Facilities and Real Estate

Address: 133 Old Road to Nine Acre Corner, Concord MA 01742

Phone: 978.287.3421

E-Mail: rdrake@emersonhosp.org

Signature: 

Date: 7/14/20

Applicant is:  Owner  Tenant  Agent/Attorney  Purchaser**Applicant(s) Name:**

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is:  Owner  Tenant  Agent/Attorney  Purchaser



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133 Old Road to Nine Acre Corner  
Concord, MA 01742  
(978) 369-1400  
emersonhospital.org

## Special Permit Renewal Application

June 30, 2020

### Project Narrative

Emerson Hospital is requesting to continue to operate its temporary, mobile PET Scan trailer docked at 54 Baker Ave. Ext., Concord MA. Emerson Hospital has been operating the mobile PET Scanner since 2006 on a special permit which has expired. The pad for the trailer, dock connecting to the building, all utility connections and facility parking continue to remain in place and are unchanged from the original installation in 2006. The mobile PET Scanner brings additional radiographic imaging services to the community and the trailer, when docked, is connected and an accessory use to an existing Emerson Hospital medical office practice. Emerson Hospital is asking to renew the special permit in accordance with the zoning bylaw for Temporary Accessory Use 5.4.1.3.

UND LANE

# EXHIBIT Position of Beals and Thomas

Layout, Materials +

Planting Plan dated 9/1/06

Rev. 11/16/06

3.5' WIDE CONC. SWALE

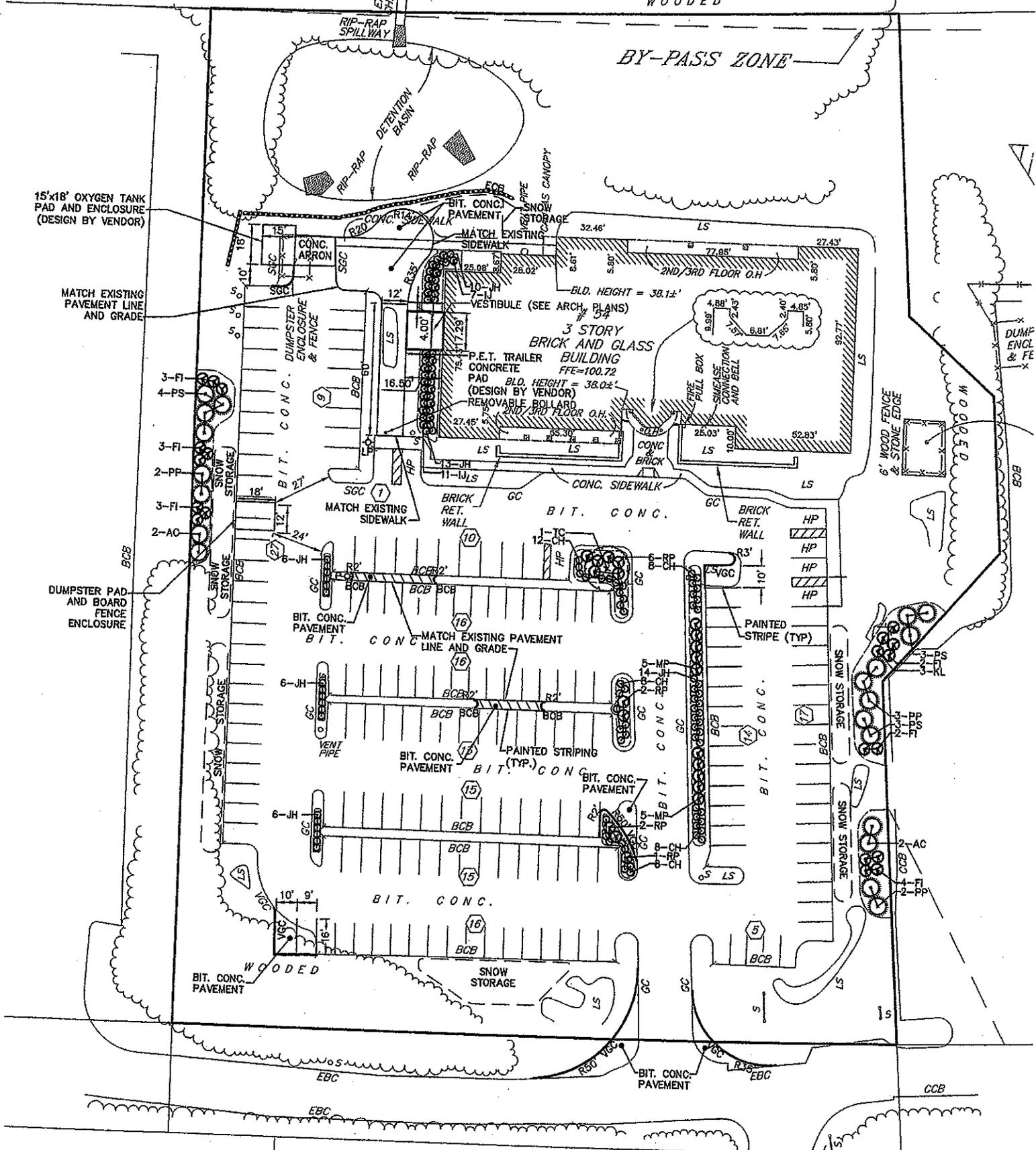
WOODED

BY-PASS ZONE

15'x18' OXYGEN TANK PAD AND ENCLOSURE (DESIGN BY VENDOR)

MATCH EXISTING PAVEMENT LINE AND GRADE

DUMPSTER PAD AND BOARD FENCE ENCLOSURE



WOODED BAKER AVENUE EXPANSION WOODED

VENT PIPE

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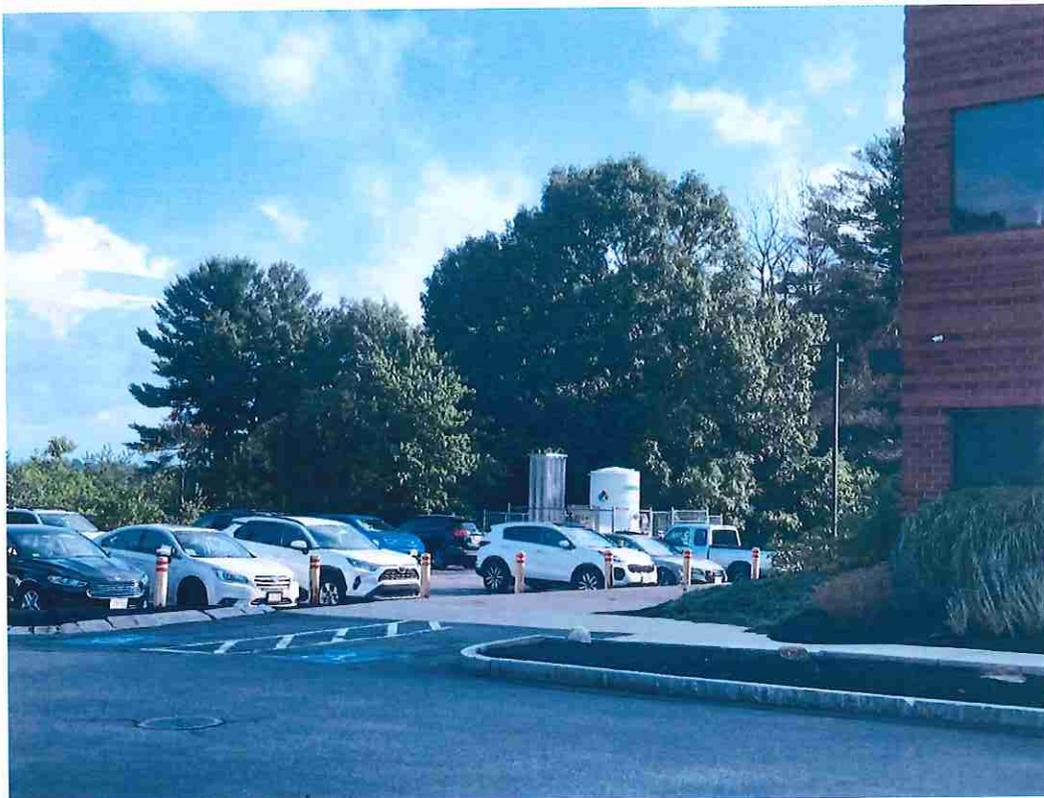
54 Baker Ave. Ext. –  
Approach to driveway



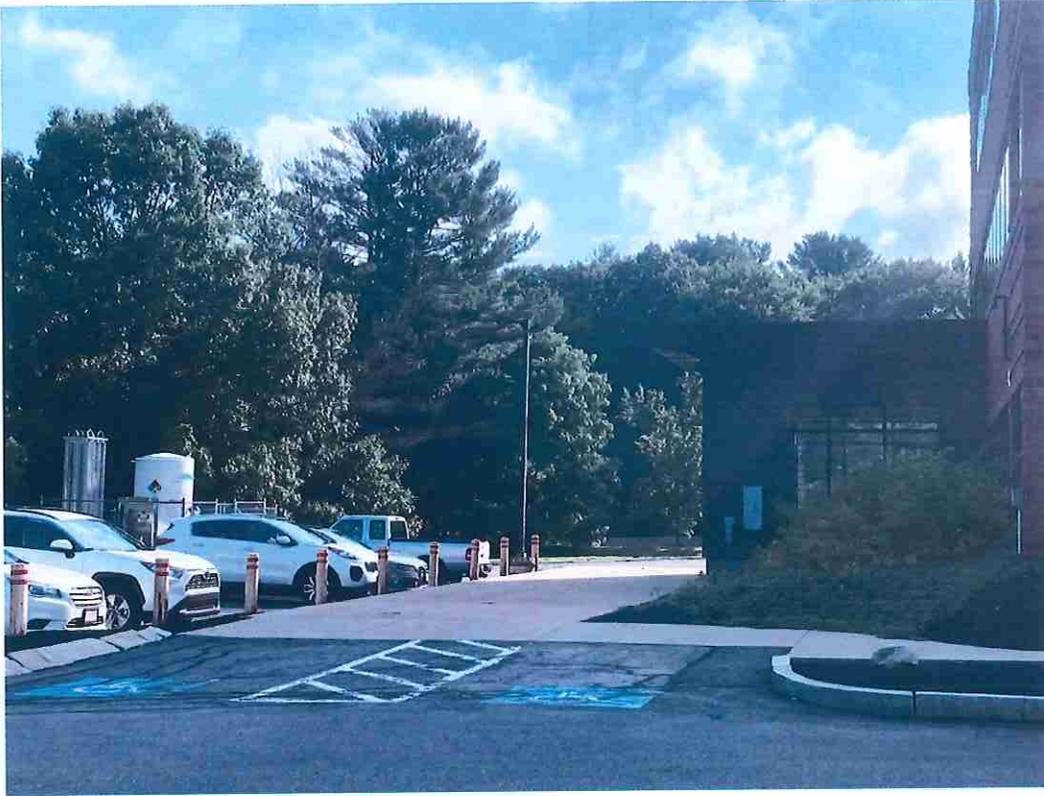
54 Baker Ave. Ext. –  
Driveway



54 Baker Ave. Ext. –  
Approach to pad



54 Baker Ave. Ext. –  
Front corner of pad



54 Baker Ave. Ext. –  
Pad access



54 Baker Ave. Ext. –  
Front of pad



54 Baker Ave. Ext. –  
Front of pad/dock



54 Baker Ave. Ext. –  
Front left of pad/dock



54 Baker Ave. Ext. –  
Side of pad/dock



54 Baker Ave. Ext. –  
Rear of pad/dock



54 Baker Ave. Ext. –  
Front of building & pad



54 Baker Ave. Ext. –  
Across lot toward pad

# Emerson Hospital PET Scan Unit – 54 Baker Ave. Concord



PET Unit Pad, in use, and building landscaping



North corner of building/PET unit showing turnaround and landscaping



PET access via breaks in parking lot



Parking lot island landscaping according to plans