

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

Special Permit with Site Plan Review

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 Site Plan Review Wireless Communications Facilities
 (Modification of) (Modification of)
 Variance Planned Residential Development Comprehensive Permit

Sections of the Zoning Bylaw Applicable to Application: **Table 1, 7.7.2.1, 7.7.2.4, 7.7.2.6, 7.7.2.12, 7.7.3.4, 11.6, 11.8, and 4.2.3 (including subparts 4.2.3.3, and 4.2.3.4)**

2 Property Information

Address: **13B Commonwealth Avenue and 50 Beharrell Street, West Concord**

Parcel ID #: **2184-1-2 and 2185**

Zoning District **WC Ind. & WC Village**

Total Land Area **32,150 SFT**

Present Use: **Parking Lot and Lawn**

Lot Frontage: **192.4 FT on Commonwealth Ave**

Proposed Use: **Combined Business/ Residence**

Deed Book & Page #: **62885 pg. 110 & 63520 p.44**

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 |
| <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, Special permit with Board of Appeals**

for increase of maximum building height requirement to 40 ft. per Section 4.2.3.4, relief from parking ratios of 2 spaces per every residential unit to allow for 1.5 spaces for every residential unit per section 7.7.2.12, which is consistent with the relief granted in the original Brookside Square approval. Applicant is also seeking relief from open space requirements per sections 4.2.3.3 & 4.2.3.4.

3 Proposed Project

Provide a brief narrative of the project description:

See attached project narrative.

*** the following information is provided for 13B commonwealth Ave. No changes proposed for 50 Beharrell.**

<u>Ground Coverage by Buildings and Pavement for 13B</u>		<u>Gross Floor Area (GFA) (6' 8" in height or greater)</u>	
Previously Approved		Previously Approved	
Existing:		Existing:	for 13B
23,142 SFT	= 72 % of Site	6,750 SFT	
Additional Proposed: 2,091 SFT	= 6 % of Site	Additional Proposed: 12,807 SFT	
Total Proposed: 25,233 SFT	= 78 % of Site	Total Proposed: 19,557 SFT	

Breakdown of proposed use(s) by GFA for 13B

Use: **Commercial/ Retail/ Institutional/ Business Uses per Tab. 1** GFA: 5,250 SFT

Use: **Residential** GFA: 13,062 SFT

Use: **Ground floor resi entrance lobby, mail boxes, stairwell, elevator, hallway** GFA: 1,245 SF

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...:

8 Residential Units, (6 two bed/ two baths, and 2 three bed/ two baths).

Commercial/ Retail/ Business space is being built on spec, so specific end-users unknown at this time. Number of

employees, users to be determined by future tenant use. Applicant will abide by parking ratios applied to Business, Retail, Commercial tenants that are contemplated in the Bylaws Use table for WCV district, or seek relief for a particular use, like a restaurant, at a later date.

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

Please see fiscal impact analysis of original application and original Planning Board Recommendation to the Board of Appeals for a Special Permit and Site Plan Approval dated May 9,2013.

Applicant purchased 1,000 gpd of water and sewer. Will need to increase by approx. 1,500 gpd to 2,500 gpd.

4 Supplemental Information	
<u>Parking Spaces</u>	<u>Loading Spaces</u>
Existing: 27 = % of Site	Existing: 0
Additional Proposed: 6 = % of Site	Additional Proposed: 0
Total Proposed: 33 = % of Site	Total Proposed: 0
How many vehicles are used for business and parked on site: Business Parking : 21 Residential: 1.5 per unit= 12	
<u>Estimated traffic flow within the Site</u>	<u>Estimated traffic flow on streets adjacent to the Site</u>
A.M. Peak: Please refer to original submission, attached	A.M. Peak: Please refer to original submission, attached
P.M. Peak: Please refer to original submission, attached	P.M. Peak: please refer to original submission, attached
Proposed Water Supply: Town	If Town water, estimated demand (gals/day): 2,500 gpd
Are water conservation measures provided?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, explain: Low flow toilets, aerator faucets, and shower heads, water conserving dishwashers and clothes washers.	
Proposed Sewage Disposal: Town	If Town sewer, estimated demand (gals/day): 2,500 gpd
Amount of grading (cubic yards):	cut 500 cy fill 0 cy
Will the project require the removal of soils from the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, how many cubic yards and where is soil being relocated: 250 cy to a contractor's yard for reuse.	
Does Project require the removal of any trees greater than 2' or major screening vegetation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, explain:	
Is work located within? <input type="checkbox"/> 25' or <input type="checkbox"/> 100' of a wetland <u>and/or</u> <input type="checkbox"/> 200' of a river or stream	
If Yes, explain how and what measures are taken to mitigate impacts: Not applicable	
Has a permit been applied for under M.G.L. Chapter 131 Wetlands Protection Act? <input type="checkbox"/> Yes <input checked="" 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: 13B Commonwealth Avenue LLC

Address: c/o Patrick Cleary 809B Boston Post Road, Weston, MA

Phone: 617-678-8512

E-Mail: pcleary@fxinvestmentsus.com

Signature:

Date:

Property Owner(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant(s) Name: 13B Commonwealth Avenue LLC

Address: c/o Patrick Cleary 809B Boston Post Road, Weston, MA

Phone: 617-678-8512

E-Mail: pcleary@fxinvestmentsus.com

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:

Information to be submitted with each 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.
- All plans must be prepared by a MA. Registered Professional Engineer and/or Reg. Landscape Architect and Reg. Land Surveyor for property line determinations.
- The Plans must contain at least the following information:
 - Title information and Project name and address
 - Developer and/or designer's name & contact information, including email address
 - Date of plan and all revisions
 - Scale, North arrow, and other reference points
 - Locus plan at 1,000' scale showing property in relation to the Town, including zoning districts
 - Locus map at one inch equals four hundred feet (1" = 400')
 - Names of abutters and relation of site to abutting properties
 - Existing and proposed topography at two (2) foot intervals
 - Existing and proposed roadways, driveways, loading and parking areas, walkways and sidewalks
 - Existing and proposed curbing type, location and details
 - Existing and proposed easements and right of ways
 - Existing and proposed street and site lighting and details
 - Existing and proposed drainage measures and drainage computations stamped and signed by a P.E.
 - Provisions for water and electric services and sewage disposal, including location of connections to street service where applicable
 - Setbacks, buffer areas, areas not to be disturbed by construction, and no cut/no build areas
 - Method and location of refuse storage and disposal
 - Location of fire hydrants and/or fire alarm boxes, as required
 - Location of all structures on site, including outside dimensions of ground floor of buildings
 - Location, type, size and age of any underground storage tanks
- In addition, the site plan should show the following landscaping details, preferably on a separate sheet:
 - Location and spacing of existing and proposed plant material
 - Numbers, sizes and types of plant materials
 - Notation of plants to be removed
 - Proposed treatment of all ground surfaces (paving, gravel, grading, turf, etc.)
- For new construction, a description of erosion and sedimentation control measures, including location and specifications of temporary and permanent measures and a schedule of operations indicating the starting and completion dates for each phase of construction shall accompany the plan.
- 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](#).

*** SEE APPLICATION PROCEDURES FOR HOW MANY COPIES TO PROVIDE ***