

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

Flood Plain Conservancy District

Town Use Only

Received by Clerk of the Board:

Town Clerk Stamped Received

Application Fee: \$200

Hearing Date: _____

1 Application Information

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

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

District - Sections 7.2.6.1 & 11.6. The purpose of the project is to fill the flood plain area on site. The filled area will be replaced with a compensatory storage volume.

2 Property Information

Address: ⁴⁹ Pond Street	Parcel ID #: 9D - 2092 -2
Zoning District: C	Total Land Area: 10,957 S.F.
Present Use: Single Family (under Construction)	Lot Frontage: 212.3 feet
Proposed Use: Residential Development	Deed Book & Page #: Book 78203, Page 58

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 checked="" 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 Matta*

Date: 10/27/21

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: *Awmw LLC*

Address: *233 Independence Rd*

Phone: *978 618 5940*

E-Mail: *mark.hughes@benhelfbuildingcorp.com*

Signature: *Mark Hughes*

Date: *10/21/21*

Property Owner(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant(s) Name: *Ben Helf Building Corp*

Address: *same*

Phone: *same*

E-Mail: *same*

Signature: *Mark Hughes*

Date: *10/21/21*

Applicant is: Owner Tenant Agent/Attorney Purchaser

Applicant(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: Owner Tenant Agent/Attorney Purchaser

49 Pond Street
Flood Plain Narrative

A single family house is currently being constructed at the project site at 49 Pond Street. A small area on site is currently flood plain. The proposed work consists of filling that portion of flood plain to cover the front of the foundation. The Bordering Land Subject to Flooding (BLSF) is at elevation 123.8. The 10,957 square foot lot is in Residence C.

A small portion of the lot is located below the 100-year flood Elevation of 123.80', which is associated with nearby open water bodies. Bordering Vegetated Wetlands (BVW) exist beyond the north lot boundary and the entire lot is outside of the 100 foot buffer zone. The proposed work will require modest filling of the flood plain to accommodate cover over the front of the foundation and have a flatter front yard. Compensatory storage for displaced flood storage will be provided through minor changes in elevation of the surface grade.

Zoning Bylaw Section 7.2 Flood Plain Conservancy District
(Special Permit Required)

The 100-year floodplain (elev.=123.80) associated with nearby open water bodies was determined from the FEMA Flood Profile and Floodway Data, Warner's Pond, Table 9 from FEMA and was located onsite through field survey by the surveyor of record.

The proposed work within the flood plain consists of modest filling of the flood plain on site which is an allowable use in the underlying zoning district (Zoning Bylaw Section 7.2.5.1). The proposed work will result in a fill volume of **3 cubic feet**.

To provide compensatory flood volume storage, cuts in the existing surface grade are proposed, which will provide **5 cubic feet of compensatory storage**.

49 Pond Street
History of Flooding

We have reviewed the history of flooding in Concord by the Federal Emergency Management Agency Flood Insurance Study in the town of Concord, Massachusetts dated July 7, 2016. The study indicates that the main flood season is spring, when melting snows combine with spring rain. Records for the area indicate that flooding can occur in any month when the variance in monthly precipitation increases more than ten inches, when the total precipitation for a single storm exceeds four inches in 36 hours, or when conditions prior to a storm are conducive to flooding.

Large magnitude floods have occurred in the town since 1927 causing damage to buildings and highways. Records of flood stages on the Assabet River are kept at the U.S.G.S. gauging station No. 01097000 in Maynard.

The largest flood occurring in the Concord River watershed was the result of hurricane Diane on August 17, 1955. Damage to the area was relatively minor due to the lack of development within the floodplain. The storm of 1979 caused more damage than any previous storm, partly due to intensity and existing conditions but also due to increased development in floodplain and wetland areas.

The subject property is within the flood plain of the Assabet River per the Flood Insurance Study dated July 7, 2016. The Assabet River has been gaged in Maynard at the U.S.G.S. gaging station (No. 01097000) since 1941. The flood of record for the Assabet River was the flood of 1955.

The closest waterbody to the site is Warner's Pond which is fed by Nashoba Brook and drains to the Assabet River.