

Town of Concord  
Department of Planning  
&  
Land Management  
141 Keyes Road  
Concord, MA 01742  
Tel: (978) 318-3290  
Fax: (978) 318-3291



# Site Plan Review Application

## Planning Department Use Only

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

Date Stamped Received

### 1 Location

1400	Lowell Road	1533	3F
No.	Street	Parcel	Map
Name	Address	Telephone No.	Fax No:
Owner(s): Steve McKeown	Middlesex, 1400 Lowell Road, Concord, MA	978-317-1019	
Applicant: Steven Ventresca Nitsch Engineering, 2 Center Plaza, Boston, MA 02108			
857-206-8714			

### 2 Zoning Information

Zoning District(s): Residence AA

Total Site Area (acres or s.f.): 289.85 acres Lot Frontage (ft.): 3,000 ft +

Present Use: Institutional Proposed Use: Institutional

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, explain: \_\_\_\_\_

Property identified in the Open Space Plan?  Yes  No Historic Resource Plan?  Yes  No

**3 Proposed Project**

Provide a brief narrative of the project description:

"Middlesex School is proposing to construct two modular housing residential buildings consisting of a total of four (4) units to house faculty and their family. The project will include the construction of two parking spaces per unit, a gravel driveway, fenced-in yards, walkways, and a stormwater management system"

Ground coverage by buildings and pavement:

Existing: \_\_\_\_\_ s.f. \_\_\_\_\_ % of site  
Additional Proposed: \_\_\_\_\_ s.f. \_\_\_\_\_ % of site  
Total Proposed: \_\_\_\_\_ s.f. \_\_\_\_\_ % of site

Gross floor area (GFA):

Existing: \_\_\_\_\_ s.f.  
Additional Proposed: \_\_\_\_\_ s.f.  
Total Proposed: \_\_\_\_\_ s.f.

Breakdown of proposed use(s) by GFA:

<u>Use</u>	<u>GFA (7'3" in height or greater)</u>
Residential	

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.:

The building is designed to house four (4) faculty members and their families. There will be a total of 12 new bedrooms created on campus.

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

The project will have no effect on public services in Concord. The building is being built to house existing faculty members that otherwise would live in Concord. The school has its own treatment plant to treat sanitary sewer waste generated by the new buildings. A slight increase in water demand (1,452 gpd) may result on campus from the construction of the new buildings.

**4 Supplemental Information**

Parking Space(s): Existing: 379 Additional Proposed: 8 Total Proposed: 387  
Loading Space(s): Existing: N/A Additional Proposed: N/A Total Proposed: N/A

How many vehicles are used for business and parked on site: N/A

Estimated traffic flow within the site: N/A A.M. Peak N/A P.M. Peak

Estimated traffic flow on streets adjacent to the site: N/A A.M. Peak N/A P.M. Peak

Proposed Water Supply: Yes If Town water, estimated demand (gals/day): N/A

Are water conservation measures proposed?  Yes  No

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

Proposed Sewage Disposal: Yes If Town sewer, estimated demand (gallons/day): N/A

Amount of grading (cubic yards): 0 cut 0 fill

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

If Yes, how may cubic yards and where is soil being relocated: \_\_\_\_\_

Project require the removal of any trees greater than 2" or major screening vegetation?  Yes  No

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

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

If Yes, explain how and what measures are taken to mitigate impacts: N/A

Has a permit been applied for under M.G.L.Chapter 131, Wetlands Protection Act?  Yes  No

**5 Applicant Notification**

The application shall be filled out completely and in accordance with the Planning Board Procedures for Site Plan Review and Site Plan Review Checklist so that there will be no ambiguity or uncertainty as to the applicant's intent in seeking approval of this application.

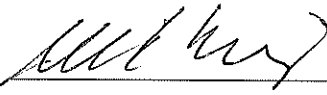
In the case of Site Plan Approval, the following points, based on Section 7.7.3.5 of the Concord Zoning Bylaw, shall be identified and factually supported on the plan and/or at the hearing and considered by the Planning Board:


- (a) Protection of adjoining premises against seriously detrimental uses by provision for surface water drainage, sound and sight buffers, and preservation of views, light and air;
- (b) Convenience and safety of vehicular and pedestrian movement within the site, the location of driveway openings in relation to traffic or to adjacent streets and, when necessary, compliance with other regulations for the handicapped, minors and the elderly;
- (c) Adequacy of the methods of disposal of refuse and other waste resulting from the uses permitted on the site;
- (d) Adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the premises;
- (e) Adequacy of the method of exterior lighting for convenience, safety and security within the site and for protection of neighboring properties, roadways and the night sky.
- (f) Relationship of structures and open spaces to the natural landscape, existing buildings, and other community assets in the area and compliance with other requirements of the Zoning Bylaw; and
- (g) Impact on the Town's resources including the effect on the Town's water supply and distribution system, sewage collection and treatment, fire protection, and streets; and may impose such appropriate conditions, limitations, and safeguards as will insure compliance with the terms of approval.

Applicant is advised to review the Concord Zoning Bylaw, Rules of the Planning Board, and the Concord Public Works Design Standards and Construction Specifications prior to filing an application and prior to appearing before the Board at a public hearing.

**6 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):  M. d'Esca Selwa Date: 12/16/21

Applicant:  Date: 12/16/2021

\_\_\_\_\_ Date: \_\_\_\_\_

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



## TOWN OF CONCORD PLANNING BOARD

141 KEYES ROAD, CONCORD, MASSACHUSETTS 01742  
TEL. (978) 318-3290 FAX (978) 318-3291

### Site Plan Review Application Checklist

(2 pages)

Amended Filing Reqmts:  
You will need to file  
3 copies of the  
application  
with all of the  
supporting  
documentation,  
2 set of the full size  
plans and  
2 sets of 11x17 of the  
plans and the legal  
notice form.  
You will also need to  
provide all of the  
documents  
and plans on a flash  
drive.

- ◆ Applicants must submit the following: [See Amended requirements from Town Planner](#)
  - ☒ Seventeen (17) copies of the completed application & supporting material
  - ☒ Ten (10) full-size copies of the site plan showing all requested information
  - ☒ Nine (9) copies of an 11" x 17" reduction of the site plan
  - ☒ Fourteen (14) copies of elevations and floor plans of any proposed structures, **5 full & 9 (11"x17")**
  - ☒ Four (4) copies of stormwater management reports, if applicable
  - ☒ Eighteen (18) copies of all supportive materials
  - ☒ One (1) copy of the Abutters List Request form stamped by the Assessor's Office
- ◆ Unless waived by the Planning Board, **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 Plan 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.