

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

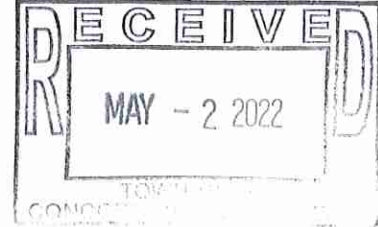
Received by Clerk of the Board:

RECEIVED

Town Clerk Stamped Received

MAR - 2 2022

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:

5.4.5 + 11-6 AND SIGN VARIANCE SECTION 3(C)(2)

The Thoreau Club seeks a special permit to run a 7 day tennis tournament

2 Property Information

Address: 275 Forest Ridge Road

Parcel ID #: 2970/1-5/

Zoning District: Limited Industrial Park 2

Total Land Area: 33.05

Present Use: Health and Tennis Club

Lot Frontage:

Proposed Use: Health and Tennis Club

Deed Book & Page #: 28057/0135

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: *4/27/22*

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: Keith Callahan

Address: 275 Forest Ridge Road, Concord, MA 01742

Phone: 978-831-1231

E-Mail: keith@thoreau.com

Signature: 

Date: April 20, 2022

Property Owner(s) Name:

Address:

Phone:

E-Mail:

Signature:

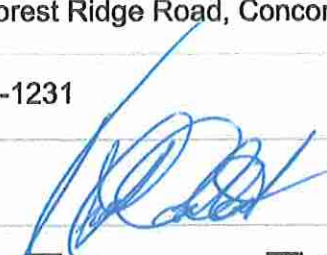
Date:

Applicant(s) Name: Keith Callahan

Address: 275 Forest Ridge Road, Concord, MA 01742

Phone: 978-831-1231

E-Mail: keith@thoreau.com

Signature: 

Date: April 20, 2022

Applicant is: Owner Tenant Agent/Attorney Purchaser

Applicant(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: Owner Tenant Agent/Attorney Purchaser

April 20, 2022

Mr. James Smith, Chair
Town of Concord Zoning Board of Appeals
141 Keyes Road, First Floor
Concord, MA 01742

Dear Chair Smith:

Please consider the following narrative with our application submission for a Special Permit to host a tennis tournament at The Thoreau Club, 275 Forest Ridge Road. The event will run from Monday, August 8th through Sunday, August 14th of this year. Each day of play starts at approximately 9 AM and is concluded by 7 PM. Subsequently no additional outdoor lighting is required. We anticipate one additional tent to be erected on site for the evening of the player party, for which selected guests will be invited. This will be conducted adjacent to our outdoor pools. We will also place temporary outdoor bathroom facilities adjacent to the tennis courts.

The events takes place largely outdoors on our tennis courts, although players and officiating staff have assigned spaces within the club when not on the courts.

Following are the salient points:

- Players will arrive just prior to the event and are all staying at local hotels. There will be approximately 90 players to start and will reduce each day to the finals on Sunday the 14th.
- During the most attended days at the end of the tournament (Friday the 12th, Saturday the 13th and Sunday the 14th, we anticipate up to 350 guests on site.
- All tournament play will be outdoors on our tennis courts. The air structures/bubbles will be down.
- Court umpires will announce points via a temporary speaker system. Linesman will be voice announced only. Volume will be kept to a minimum as this is all that is needed.
- Our members will continue to use the club as normal.
- Players and USTA Officials arrive and depart the club via shuttle daily from their hotel. Given that they are not local, they do not have private vehicles. They have no impact on parking.
- Given the time of the year, (August – our slowest season), our experience conducting two previous tournaments of identical size, coupled with the amount of total parking spaces available, we don't foresee any parking issues. We will make arrangements with Valley Sports for additional parking on the three busiest days at the end of the tournament. We will not allow parking on Forest Ridge Road. For the last three days of the tournament, Friday, Saturday, and Sunday, we will have parking attendants in place to guide guests

who may not be familiar with The Thoreau Club parking lots. Transportation will be provided to transport attendees from Valley Sports to The Thoreau Club.

- For Friday, Saturday and Sunday, as we have done in the past, we will retain an officer from the Town of Concord Police Department to manage any anticipated traffic issues at the foot of Forest Ridge Road.
- There will be a few vendor tents around the tennis courts for water, food & beverages etc. If needed, these vendors will submit permit applications from the Board of Health. We have not yet selected these vendors. The size of their tents are typically limited to 8 feet by 8 feet pop up tents and as such, they do not require permitting.
- We will be placing portable bleachers adjacent to parking lot and Tennis Court 1. We recognize these bleachers will require a permit.
- We anticipate adding one large tent within our outdoor pool area for a Player Party held on one evening during the event. We will pull a permit for this tent once it is in place.
- We anticipate up to 3 food vendors for the event. Meals will be served mid-day of each day of the event to the players and support staff. A VIP Tent area will be designated for the final two days of the event. Participating food vendors will be expected to submit for their own permits for both days, as well as any alcoholic beverage provider. We will work directly and closely with any vendors that require permits to ensure they are compliant.

In addition to the event, we would also like to place a temporary banner, starting July 25th, through the end of tournament on August 14th, (3 weeks in total), at the foot of Forest Ridge Road. This will be to promote the tournament to local residents, and to also aid attendees in locating The Thoreau Club. The proposed banner would be 3 feet tall by 7 feet wide.

I have met with representatives from the Fire Department and reviewed requirements for our emergency action plan. Keep in mind that we have a doctor onsite who specializes in emergency medicine during all hours of the tournament as required by our Agreement with the Woman's Tennis Association.

Please let me know if there is any additional information you need from me at this time.

Thank you for your consideration.

Best regards



Keith Callahan
General Manager/COO
The Thoreau Club

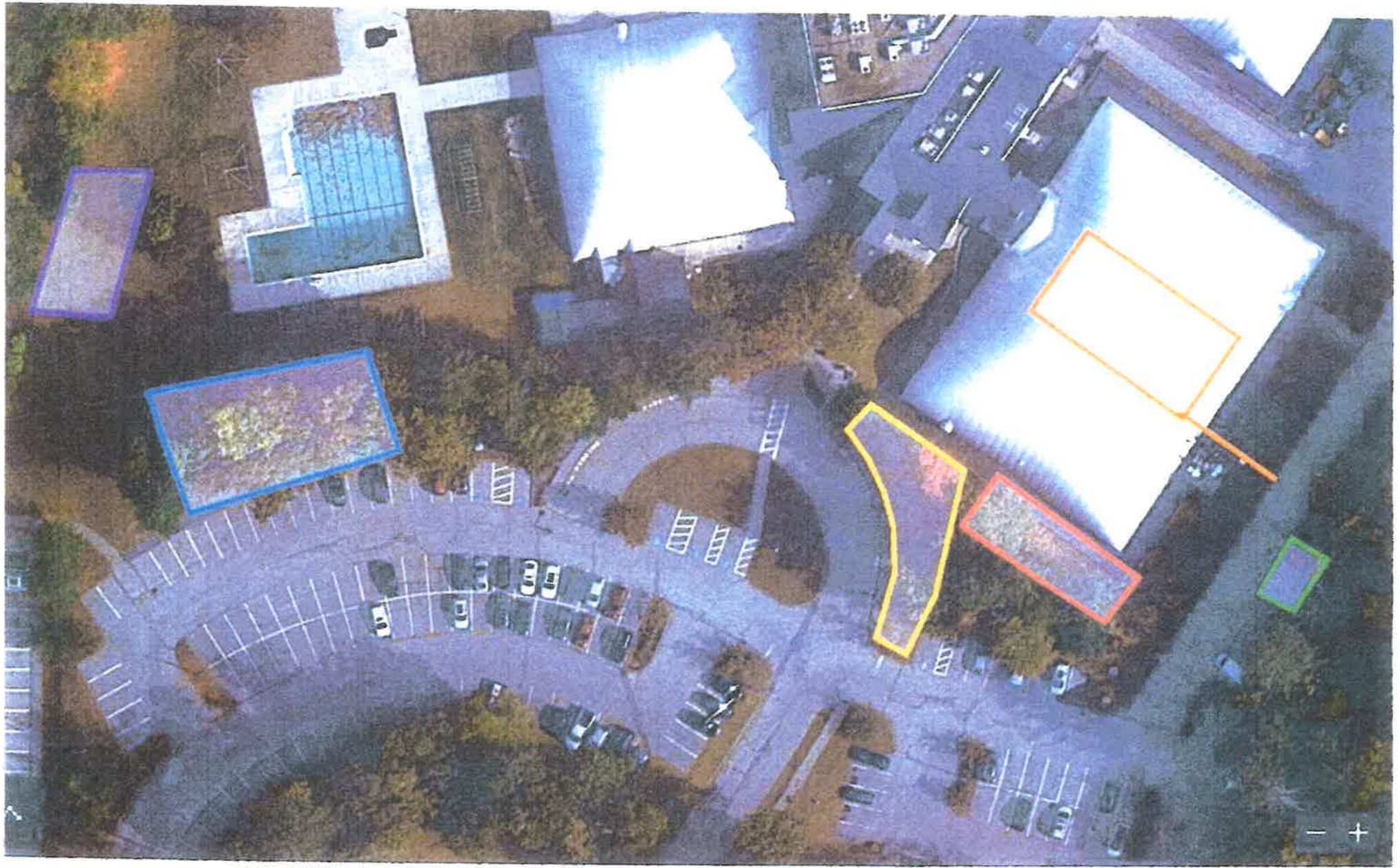
Direct: 978-831-1231

Cell: 603-401-0862

Email: keith@thoreau.com

Key to Overview of Layout for Tennis Tournament At The Thoreau Club

Purple Box adjacent to outdoor pool	Proposed location of Food and Beverage Tent for Players Party
Blue Box adjacent to parking lot	Fitness Tent to be used for VIP's during semifinals and finals
Yellow Box adjacent to Club entry	Location for 3 to 4, 8-foot by 8-foot vendor tents
Red Box adjacent to tennis bubble	Location of bleachers
Orange Box overlaying tennis bubble	Court 2, used for VIP seating
Green Box at edge of service drive	Location of temporary rest rooms

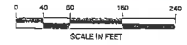


Thoreau Club Facilities

Thoreau Club / Camp Thoreau

July 1, 2016

Revised June 26, 2019



Thoreau Club Parking Spaces

Parking Lot A:	113 spaces
Parking Lot B:	64
Parking Lot C:	84
Parking Lot D:	52
Staff @ maintenance:	3
Staff @ camp:	3
Total Parking:	219 spaces

