

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:

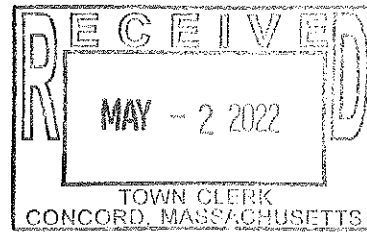
Town Clerk Stamped Received

RECEIVED

MAY - 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:

5.3.4 Stabling horses in a residential district.
 Request to keep equine (mini pony) on property < 5 acres. To
 be housed on property.

2 Property Information

Address: 28 Cambridge Tpke

Parcel ID #: 0241

Zoning District: A

Total Land Area: 3.61 acres

Present Use: R

Lot Frontage:

Proposed Use: R

Deed Book & Page #: 0001/0001

Check all Applicable:

- | | |
|---|--|
| <input checked="" 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: _____

Date: _____

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: Margaret E. Bancroft

Address: 44 Foundry St. Medfield, MA. 02052

Phone: (508) 380-1224

E-Mail: baybancroft@verizon.net

Signature: Please See owner Signature on letter on recommendation

Date:

Property Owner(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant(s) Name: Lyn Wilson

Address: 28 Cambridge Tpke. Concord, MA. 01742

Phone: 978-835-0139

E-Mail: bryeelwilson123@aol.com

Signature: 

Date: 5-1-22

Applicant is: Owner Tenant Agent/Attorney Purchaser

Applicant(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: Owner Tenant Agent/Attorney Purchaser

**RALPH WALDO EMERSON MEMORIAL ASSOCIATION
28 CAMBRIDGE TURNPIKE, CONCORD MA 01742**

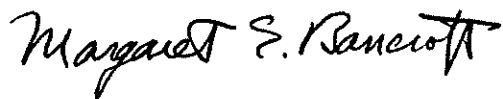
April 25, 2022

Memorandum to the Concord MA Board of Health, Building Commission,
and Historic District Commission:

This is to state that Lyn and Bryce Wilson are full-time live-in caretakers at the Ralph Waldo Emerson Memorial House at 28 Cambridge Turnpike in Concord, MA; and that we, the owners of the property, authorize them on our behalf to apply to the Town for the necessary permits to enable them to house 5-6 hens and one rooster, and a mini-pony, next to the garden in the meadow east of the Emerson House, just beyond the historic barn. (Historically, during the 19th and early 20th century, chickens and horses were an everyday presence at the Emerson House.)

Thank you for your consideration of their applications.

Very truly yours,



Margaret E. Bancroft
President, R. W. Emerson Memorial Association
44 Foundry Street, Medfield, MA 02052
Email: baybancroft@verizon.net

Overview of our application to keep equine on our property

28 Cambridge Turnpike
Concord, MA 01742

May 2022

Building Division and Zoning Enforcement
Town of Concord
141 Keyes Road
Concord, MA 01742

Background

As a third-generation family of Concord, MA, we have deep roots to the community, and share the pride and appreciation of our town's natural history. We are current residents of the Ralph Waldo Emerson Museum & Family Home, acting as caretakers for the museum. This beautiful historic property has always had a barn structure focal point, which was recently renovated to its former beauty. In its hay day, this property was home to a working farm with livestock and equine alike. We are requesting to restore the equine element and bring back to the property some more of its original charm.

With the property being home to chickens and one mini pony, we will be tastefully recreating the character this farm once had. Both visitors and town members alike will be able to fully appreciate this properties history, by being able to enjoy a true agricultural experience. Our hope is for future generations to embrace this property by seeing all it has to offer without sacrificing

The proposed equine paddock will be located in the meadow east of the Emerson house and historic barn, and designed to match the esthetic of the property. Proper care and maintenance of the mini pony and grounds will be upheld at all times.

We hope this small addition to our family adds to the overall historic and agricultural environment of the Ralph Waldo Emerson Museum. We are deeply invested in preserving our town's character and continuing on the rich traditions of Ralph Waldo Emerson's estate.

Respectfully Submitted,

Lyn Wilson
28 Cambridge Turnpike
Concord, MA 01742
Cell Phone: (978) 835-3593



Paddock and fencing layout
Wilson
28 Cambridge Turnpike
Concord, MA.01742

