

Town of Concord
 Zoning Board of Appeals
 141 Keyes Road
 Concord, MA 01742
 Tel: (978) 318-3295
www.concordma.gov
 Rev. May 2022



Zoning Board of Appeals Application

Special Permit with Site Plan Review

Town Use Only

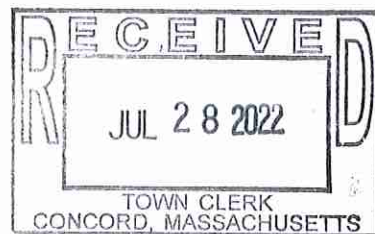
Received by Clerk of the Board:

Town Clerk Stamped Received

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JUL 28 2022

Town of Concord
 Board of Appeals



Application Fee: _____

Hearing Date: _____

1 Application Information

This Application is for: Special Permit Site Plan Review Wireless Communications Facilities
 Variance Planned Residential Development Comprehensive Permit

Sections of the Zoning Bylaw Applicable to Application:

6.2.11 Height
 11.6 Special Permit
 11.8.7 Site Plan review for educational uses

2 Property Information

Address: 176 Main Street

Parcel ID #: 1706

Zoning District Residence B

Total Land Area 24.99 acres

Present Use: Secondary School

Lot Frontage: 1,149 lf

Proposed Use: Secondary School

Deed Book & Page #: Book 21384, Page 541

Check all Applicable:

- | | |
|----------------------------------------------------------------------|----------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Historic District | <input type="checkbox"/> White Pond Advisory Area |
| <input checked="" type="checkbox"/> Wetlands Conservancy District | <input type="checkbox"/> Wireless Overlay District |
| <input checked="" type="checkbox"/> Flood Plain Conservancy District | <input checked="" type="checkbox"/> 100' Wetland Buffer Zone |
| <input type="checkbox"/> Groundwater Conservancy District | <input checked="" 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:

Relief from the 35 foot height limit for non regularly occupied theater catwalk and mechanical spaces as well as non occupied gable roof forms.

3 Proposed Project

Provide a brief narrative of the project description:

[See narrative attached](#)

<u>Ground Coverage by Buildings and Pavement</u>		<u>Gross Floor Area (GFA) (6'8" in height or greater)</u>	
Existing:	See diagrams = % of Site	Existing:	See GFA table attached
Additional Proposed:	= % of Site	Additional Proposed:	
Total Proposed:	= % of Site	Total Proposed:	

Breakdown of proposed use(s) by GFA

Use:	See GFA table attached	GFA:	
Use:		GFA:	
Use:		GFA:	
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...:

[See narrative attached](#)

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

[The project will not have a significant impact to the Town's public services. The project will connect to existing infrastructure on site for connection to the municipal sewer and water services. The project does not represent an increase in the School's student or staff and is not expected to result in additional water or sewer usage nor an increase in fire or police services. The School expects to review the campus water and sewer usage with DPW prior to the start of construction. The solid waste and recycling will continue to be serviced by the School's vendor.](#)

4 Supplemental Information			
<u>Parking Spaces</u>		<u>Loading Spaces</u>	
Existing:	<u>See narrative attached</u> % of Site	Existing:	<u>See narrative attached</u>
Additional Proposed:	= % of Site	Additional Proposed:	
Total Proposed:	= % of Site	Total Proposed:	
How many vehicles are used for business and parked on site:		<u>See narrative attached</u>	
<u>Estimated traffic flow within the Site</u>		<u>Estimated traffic flow on streets adjacent to the Site</u>	
A.M. Peak:	<u>See narrative attached</u>	A.M. Peak:	<u>See narrative attached</u>
P.M. Peak:		P.M. Peak:	
Proposed Water Supply:	<u>See narrative above</u>	If Town water, estimated demand (gals/day):	<u>See narrative above</u>
Are water conservation measures provided? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes, explain: The project will utilize ultra-high efficiency, low flow plumbing fixtures as a primary means to conserve water. In addition to reduced flow fixtures, permanent water meters will be installed at the connections to the irrigation and domestic hot water systems to track water consumption and identify additional water savings.			
Proposed Sewage Disposal:	<u>See narrative above</u>	If Town sewer, estimated demand (gals/day):	<u>See narrative above</u>
Amount of grading (cubic yards):	+/-3,000	cut +/-3,000	fill +/-3,000
Will the project require the removal of soils from the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes, how many cubic yards and where is soil being relocated:			
Does Project require the removal of any trees greater than 2' or major screening vegetation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes, explain: Perimeter screening and vegetated buffers will remain but some trees in the interior of the site will be removed. The project includes a landscape plan to replace trees and enhance buffers.			
Is work located within? <input type="checkbox"/> 25' or <input checked="" type="checkbox"/> 100' of a wetland <u>and/or</u> <input checked="" type="checkbox"/> 200' of a river or stream			
If Yes, explain how and what measures are taken to mitigate impacts: The project proposes to transform an existing athletic field, which is almost complete within the Riverfront Area, into a pollinator meadow. The project will require a Notice of Intent filing with the Natural Resources Commission. This filing has not yet occurred but we expect this filing to be made shortly and it will be reviewed concurrently with the Planning and Zoning Board reviews.			
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: Concord Academy

Address: 166 Main Street, Concord MA

Phone: 978-402-2267

E-Mail:

Signature:

Date:

Property Owner(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant(s) Name: Don Kingman

Address: 166 Main Street, Concord MA

Phone: 978-402-2267

E-Mail: don_kingman@concordacademy.org

Signature:

Date: 7/25/22

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 15 days before the application filing 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: 7/22/22