

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

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:

10, 11.6, 11.8

2 Property Information

Address: **406 Old Marlboro Road**

Parcel ID #: **2732**

Zoning District **Residence B**

Total Land Area **43,560 s.f.**

Present Use: **Residential - (1) two-family dwelling**

Lot Frontage: **112.06 ft**

Proposed Use: **(1) two-family & (3) single-family**

Deed Book & Page #: **80551 / 355**

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 |
| <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:

N/A

3 Proposed Project

Provide a brief narrative of the project description:

See attached: Assabet River Homes - Project Narrative
Prepared By: Concord Housing Development Corporation

<u>Ground Coverage by Buildings and Pavement</u>		<u>Gross Floor Area (GFA) (6'8" in height or greater)</u>	
Existing:	= 5 % of Site	Existing:	1,200 +/- s.f.
Additional Proposed:	= 44 % of Site	Additional Proposed:	6,300 +/- s.f.
Total Proposed:	= 49 % of Site	Total Proposed:	7,500 +/- s.f.

Breakdown of proposed use(s) by GFA

Use: Residential	GFA: 100%
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...:

The Facility will consist of four residential buildings to be served by town water and a private on-site septic system designed for a maximum of (14) fourteen-bedrooms.
The existing two-family dwelling - a maximum of four-bedrooms;
Two proposed single-family dwellings - a maximum of three-bedrooms each.
One proposed single-family dwelling - a maximum of four bedrooms.

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

Schools, police, fire, waste disposal and recreational facilities will realize an increase demand on public services associated with three (3) additional single-family dwellings consisting of (1) affordable four-bedroom dwelling and (2) affordable three-bedroom dwellings. Sewer is private and the driveway is private. Town water - Title 5 design flow increase of 1,100 gallons per day (10 bedrooms x 110 gpd/bdrm).

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 Housing Development Corpoartion

Address: 141 Keyes Road Concord, MA 01742

Phone: 978-287-1092

E-Mail: LIZ@RITZOHOUSING.ORG

Signature: W.F. Fu, President

Date: 9/13/23

Property Owner(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant(s) Name: Concord Housing Development Corporation

Address: 141 Keyes Road Concord, MA 01742

Phone: 978-287-1092

E-Mail: LIZ@RITZOHOUSING.ORG

Signature: →

Date:

Applicant is: Owner Tenant Agent/Attorney Purchaser**Applicant(s) Name:**

Address:

Phone:

E-Mail:

Signature: W.F. Fu, President

Date: 9/14/23

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: