



February 24, 2021

Concord Natural Resource Commission
141 Keyes Road
Concord, MA 01742

**Re: Variance Request
NOI Submittal
367 Cambridge Turnpike**

Dear Chairman Nardi, Commissioners and Staff:

On behalf of the Applicant, Todd Kokoszka, Oxbow Associates, Inc. (OA) requests a variance to the Concord 50-Foot No Build Zone Policy, referenced in the Notice of Intent submittal for the subject property. The relief sought pertains to the proposed enclosure of a 3-season porch and removal and extension of a deck between the 50-foot No-Build Buffer Zone and 25-foot Buffer.

After exploring a variety of alternatives considering, site constraints, OA believes the work is *de minimis* in nature since no work is proposed closer than existing structures (46.2 ft) or impervious surfaces (37.7ft), and all work is on existing structures excepting a small, triangular portion of deck extension (47.3ft minimum offset), which is further from the resource area than existing structures at their most proximate point(s).

Upon completion of the work the removal of a section of deck will also reduce the total footprint within the 50-foot NBZ by 2 square feet with the deck extension; a small but net-positive change. In addition, erosion control measures will prevent any impacts to the adjacent resource area during the improvements to the home.

Sincerely,

A handwritten signature in black ink that reads "Kyle Cormier". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Kyle Cormier
Environmental Scientist I