

Town of Concord
Zoning Board of Appeals

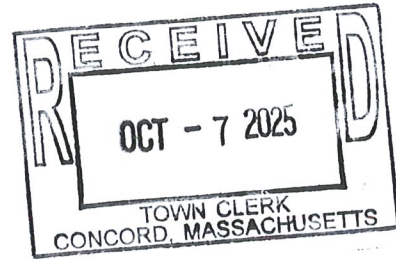
141 Keyes Road
Concord, MA 01742
Tel: (978) 318-3290
www.concordma.gov
Rev. Sep 2025



Approval Not Required
under the Subdivision Control Law
Form A

Town Use Only

Received by Town Clerk:



Received by Planning Board:

RECEIVED

OCT - 7 2025

Town of Concord
Board of Appeals

Application Number: _____

1 Property Location

275 Forest Ridge Road 2970-1-5 12B
No. Street Parcel Map

2a Property Owner(s)

The undersigned hereby certifies that they have read and examined this application and that the proposed project is accurately represented in the statements made in this application and on the plan(s).

Please note that the original signature(s) of the property owner(s) is required.

Property Owner Name: THOREAU REAL ESTATE LLC

Address: 275 Forest Ridge Road, Concord, MA 01742

Phone: 978-618-1409

E-Mail: JGOUGH@pinebrookgroup.com

Signature:  Date: 10/6/25

Property Owner Name:

Address: _____

Phone: _____ E-Mail: _____

Signature: _____ Date: _____

Property Owner Name:

Address: _____

Phone: _____ E-Mail: _____

Signature: _____ Date: _____

Property Owner Name:

Address: _____

Phone: _____ E-Mail: _____

Signature: _____ Date: _____

2b Applicant(s)

Applicant Name: (if different from owner)

Address: same as above _____

Phone: _____ E-Mail: _____

Signature: _____ Date: _____

Applicant is: Owner Tenant Agent/Attorney Purchaser

Applicant Name: (if different from owner)

Address: _____

Phone: _____ E-Mail: _____

Signature: _____ Date: _____

Applicant is: Owner Tenant Agent/Attorney Purchaser

3 Zoning Information

Zoning District(s): Limited Industrial Park #2 Total Site Area (acres or sq. ft.): 33.05 acres

Lot area for each parcel (sq. ft.):
Lot A: 13.09 acres
Lot B: 19.96 acres

Lot frontage for each parcel (ft.):
Lot A: 50.01 ft
Lot B: 72.49 ft

Wetlands Conservancy District? Yes No Flood Plan Conservancy District? Yes No

Area within Conservancy District for each parcel (sq. ft.):

Upland area for each parcel (sq. ft.):

Reasons for Determination

The undersigned Applicant wishes to record the accompanying plan and requests a determination and endorsement by the Board that approval by it under the Subdivision Control Law is not required. The Applicant believes that approval is not required for the following reasons (check each box of applicable paragraph(s) and fill in any blanks in such paragraph(s)):

1. The accompanying plan is not a "subdivision" because the plan does not show a division of land.

2. The division of the land shown on the accompanying plan is not a "subdivision" because every lot shown on the plan has at least 50 feet of frontage as required by the Board of Appeals Comprehensive Permit recorded with the Middlesex South Registry of Deeds in Book 84021, Page 451; and every lot shown on the plan has such frontage on:

a. a public way or way which the Town Clerk certifies is maintained and used as a public way, namely:

_____ (name of street)

or

b. a way shown on a plan previously approved and endorsed in accordance with the Subdivision Control Law namely:

Forest Ridge Road (name of way)

or

c. a private way in existence on February 28, 1938, the date when the Subdivision Control Law became effective in the Town of Concord, which has sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting the way and for the installation of municipal services to serve the lot(s) and the building(s) erected or to be erected thereon, namely:

_____ (name of private way)

3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance which changes the size and/or shape of the lot(s) in such a manner that frontage is not affected.

4. The division of the tract of land shown on the accompanying plan is not a "subdivision" because two or more buildings were standing on the land prior to February 28, 1938, the date when the Subdivision Control Law went into effect in the Town of Concord, and one of such buildings remains standing on each of the lots as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: (attach documentation and list items included in that documentatio

4 Reasons for Determination (continued)

5. Other reasons or comments: (See M.G.L., Chapter 41, Section 81-L)

The owner's title to the land is derived under deed from Todd A. Pulis and Camp Thoreau Incorporated,
dated May 2, 2022, and recoded in the Middlesex South Registry of Deeds,
Book 80075, Page 249, or registered in Middlesex South Land Registry as Document
No. _____, and noted on certificate of title No. _____, in Registration Book _____,
Page _____.

5 Determination of Frontage

The application shall be filled out completely and in accordance with the Planning Board Procedures for Approval under Subdivision Control Law Not Required, the ANR Checklist, and Concord Subdivision Rules and Regulations so that there will be no ambiguity or uncertainty as to the applicant's intent in seeking approval of this application. Applicant is advised to consult with the Town Planner prior to filing an application and prior to appearing before the Board at a public hearing.


In the case of Approval not Required, the following points, based on Section 3.3 of the Concord Subdivision Rules and Regulations, shall be identified and factually supported on the plan and/or at the hearing and considered by the Planning Board:

1. In determining whether each and every lot shown on the plan has adequate frontage, the Board will determine first, whether the lot directly abuts a public or private way and second, whether the lot has direct, practical access from the abutting way.
2. In determining whether an existing private way is adequate, the Board shall consider the following:
 - a. Is the right of way at least forty (40) feet wide and a reasonable horizontal alignment?
 - b. Does the existing horizontal and vertical alignment of the traveled way provide safe visibility?
 - c. Is the traveled way constructed at least eighteen (18) feet wide, with at least eight (8) inches depth of gravel, and adequate provisions for drainage?
 - d. If the road could ever service more than five (5) dwellings, is it bituminous surfaced or have provisions been made for such surfacing without cost to the Town?
 - e. Have provisions been made for public utilities without cost to the Town?

6 Certification

The undersigned hereby certifies that they have read and examined this application and that the proposed project is accurately represented in the statements made in this application and on the plans(s).

Property owners(s):

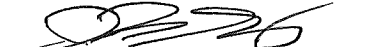
Name: THOREAU REAL ESTATE LLC Signature:  Date: 10/6/25

Name: _____ Signature: _____ Date: _____

Name: _____ Signature: _____ Date: _____

Name: _____ Signature: _____ Date: _____

Applicant(s):

Name: THOREAU REAL ESTATE LLC Signature:  Date: 10/6/25

Name: _____ Signature: _____ Date: _____

7 Planning Board Determination

Plan shows a subdivision and requires approval under the Subdivision Control Law for the following reasons:

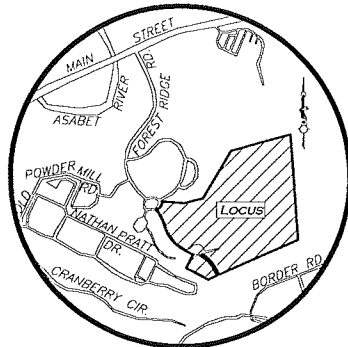
Signed: _____
For the Concord Planning Board

Date: _____

Plan does not require approval under the Subdivision Control Law.

Signed: _____
For the Concord Planning Board

Date: _____



LOCUS MAP
(NOT TO SCALE)

ZONING TABLE - LIMITED INDUSTRIAL PARK #2

ITEM	REQUIRED
LOT AREA (MIN)	5 ACRES
LOT FRONTAGE (MIN)	50' (1)
FRONT YARD SETBACK (MIN)	100' (2)
SIDE YARD SETBACK (MIN)	20' (3)
REAR YARD SETBACK (MIN)	20' (3)
CORNER CLEARANCE	10'
MAXIMUM HEIGHT	40' (4)
LOT COVERAGE (MAX)	35% (5)
FLOOR AREA RATIO (MAX)	6,000 S.F./ACRE (6)

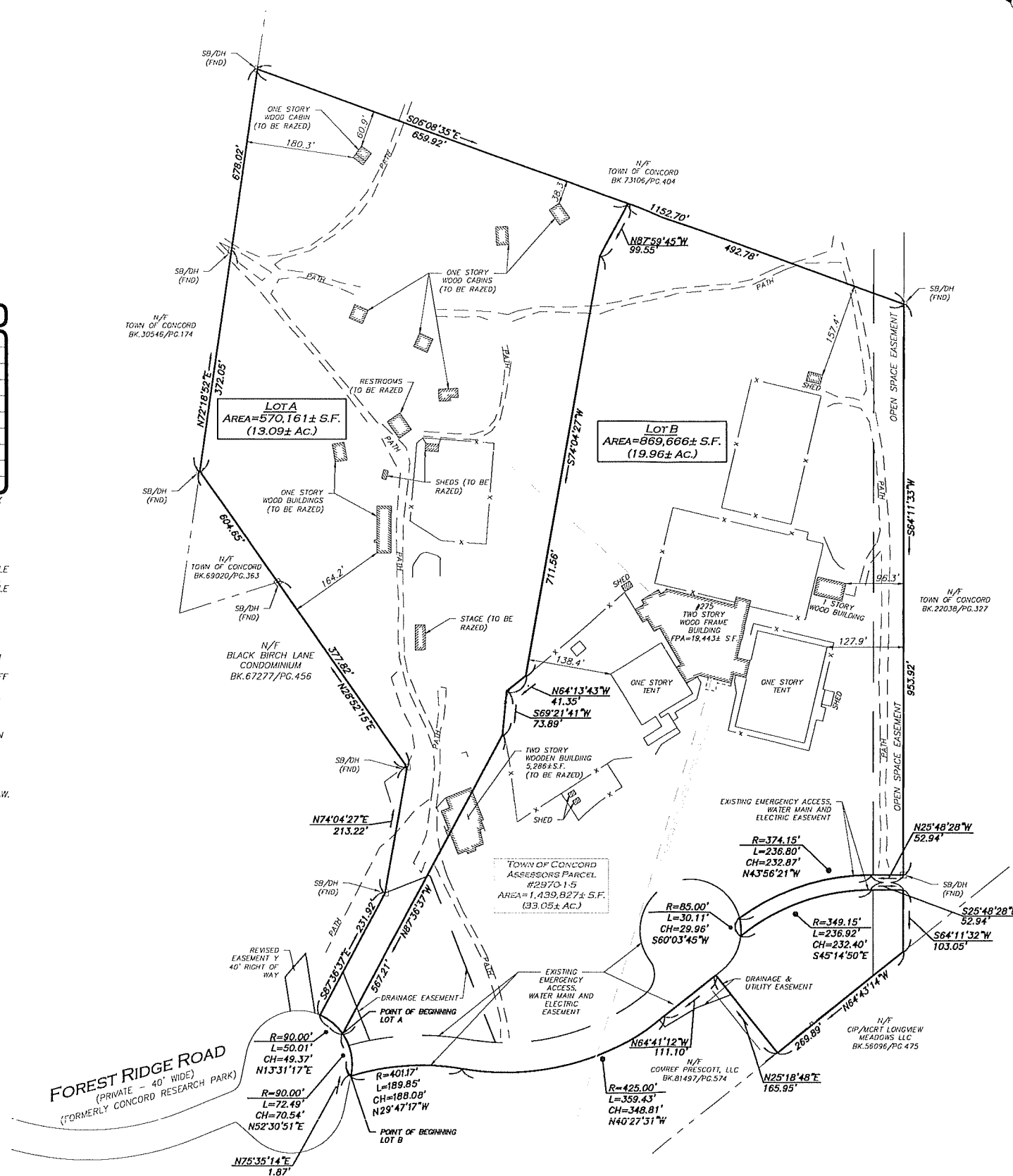
SEE COMPREHENSIVE PERMIT RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS (SOUTHERN DISTRICT) IN BOOK 84021, PAGE 451 GRANTING THE FOLLOWING WAIVERS:

1. WAIVER FROM SIGN BY-LAW SECTION 8.
2. WAIVER FROM CONCORD ZONING BYLAW, SECTION 1.3.2 DEFINITIONS.
3. WAIVER FROM CONCORD ZONING BYLAW, SECTION 4 TABLE I-PRINCIPAL USE REGULATIONS, SECTION 11.7 VARIANCE.
4. WAIVER FROM CONCORD ZONING BYLAW, SECTION 5 TABLE II-ACCESSORY USE REGULATIONS.
5. WAIVER FROM CONCORD ZONING BYLAW, SECTION 6 (DIMENSIONAL REGULATIONS) AND TABLE III DIMENSIONAL REGULATIONS.
6. WAIVER FROM CONCORD ZONING BYLAW, SECTION 7.5 EARTH REMOVAL AND FILL.
7. WAIVER FROM CONCORD ZONING BYLAW, SECTION 7.6.4.1 GROUNDWATER CONSERVANCY DISTRICT PERMITTED USES.
8. WAIVER FROM CONCORD ZONING BYLAW, SECTION 7.7 OFF STREET PARKING, LOADING, AND DESIGN STANDARDS INCLUDING SECTION 7.7.2.B RESERVED PARKING SPACES, AND TABLE IV, MINIMUM PARKING.
9. WAIVER FROM CONCORD ZONING BYLAW, SECTION 11.8 SITE PLAN REVIEW.
10. WAIVER FROM CONCORD PROHIBITION ON THE EXPANSION OF FOSSIL FUEL INFRASTRUCTURE BYLAW.
11. WAIVER FROM CONCORD PUBLIC WORKS (THE "CPW") DESIGN & CONSTRUCTION STANDARDS & DETAILS.
12. WAIVER FROM CONCORD SUBDIVISION RULES & REGULATIONS SECTION 3.4.
13. WAIVER FROM THE CONCORD CONSTRUCTION NOISE BYLAW.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

ENDORSED BY THE ZONING BOARD OF APPEALS PURSUANT TO COMPREHENSIVE PERMIT RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS (SOUTHERN DISTRICT) IN BOOK 84021, PAGE 451.

DATE: _____



LEGEND

STONE BOUND	□
EASEMENT LINE	---
PROPERTY LINE	---
ABUTTERS LINE	---
BUILDING	▭
CHAIN LINK FENCE	x
STOCKADE FENCE	□
EDGE OF PATH	---
STONE BOUND W/DRILL HOLE	SB/DH
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

LOCUS REFERENCES

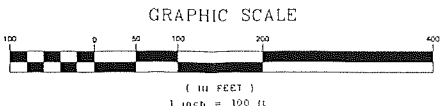
- TOWN OF CONCORD ASSESSORS PARCEL #2970-1-5
- RECORD OWNER: THOREAU REAL ESTATE, LLC
- DEED BOOK 80075, PAGE 248
- PLAN 646 OF 2017

PLAN REFERENCES

- PLAN 1027 OF 1997
- PLAN 646 OF 2017
- PLAN 82 OF 2000
- PLAN 98 OF 1983
- PLAN 2071 OF 1956

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
3. THE PROPERTY ABUTS, WITHOUT GAPS, GORES, STRIPS, OR OVERLAYS, FOREST RIDGE ROAD, A PRIVATE WAY IN THE TOWN OF CONCORD.
4. THE PROPERTY HAS INDIRECT ACCESS TO MAIN STREET, A PUBLIC RIGHT OF WAY IN THE TOWN OF CONCORD, VIA RIGHTS IN FOREST RIDGE ROAD AS STATED IN BOOK 20781, PAGE 96.
5. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ASSESSORS PARCEL #2010 1 5, COMPRISING OF 33.05 ± AC., INTO LOT A (13.09 ± AC.) AND LOT B (19.96 ± AC.) AS SHOWN HEREON.



N:\PROJECTS\1670-24\SURVEY\DRAWINGS\CURRENT\5-1670-24-AJR.DWG

FOR REGISTRY USE ONLY

WE HEREBY CERTIFY THAT:
THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN SEPTEMBER 20, 2023 AND MAY 28, 2024.
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.
OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF CONCORD ASSESSOR'S INFORMATION.
THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.
ALLEN & MAJOR ASSOCIATES, INC.

ISSUED FOR REVIEW
OCTOBER 2, 2025

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
WP EAST ACQUISITIONS, LLC
91 HARTWELL AVENUE
LEXINGTON, MA 02421

PROJECT:
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO. 1670-24 DATE: 10/02/25

SCALE: 1" = 100' DWG. NAME: 5-1670-24-AJR

DRAFTED BY: KMB/CTP/COB CHECKED BY: AJR



ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCIAL WAY
WOBURN, MA 01801-8501
TEL: (781) 985-6889
FAX: (781) 985-8986

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DRAWING TITLE: SHEET NO.

APPROVAL NOT REQUIRED 1

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