

Town of Concord
 Zoning Board of Appeals
 141 Keyes Road
 Concord, MA 01742
 Tel: (978) 318-3295
www.concordma.gov Rev.
 Mar 2024



Zoning Board of Appeals Application

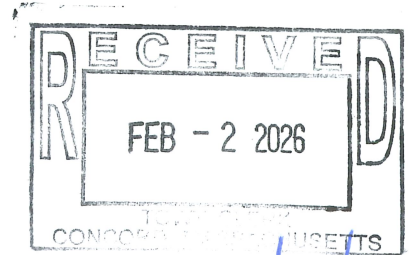
Special Permit with Site Plan Review

Town Use Only

Received by Clerk of the Board:

Town Clerk Stamped Received

RECEIVED
 FEB - 2 2026



Town of Concord
 Board of Appeals

Application Fee: _____

Hearing Date: 3/26/26

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:

Sections 4.5.13 & 11.6 - Special permit for auto service station in West Concord Business District.

Section 7.1.3(a) - Special permit to renovate a preexisting structure with nonconforming front yard setback (Section 6.2.6 allows a maximum front yard of 10 feet).

Section 11.8.6 - Site plan review where a special permit is required from the Board.

2 Property Information

Address: 166 Commonwealth Avenue

Parcel ID #: 9D-2184-2

Zoning District West Concord Business District

Total Land Area 0.48 AC (20,851 SF)

Present Use: Auto Service and Repair

Lot Frontage: 331.7'

Proposed Use: Auto Service Station and Country Store

Deed Book & Page #: 84441/258

Check all Applicable:

- | | |
|--|--|
| <input 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 checked="" 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: No variance relief is required or requested.

3 Proposed Project

Provide a brief narrative of the project description: The subject property contains an existing motor vehicle service station and fueling facility. The applicant proposes to redevelop the property as follows:

1. Demolish the existing structure and construct a new 2,162 SF country store;
2. Construct a new fueling facility, including removal and replacement of the existing fuel pumps, canopy, underground storage tanks and associated infrastructure; and
3. Reconfigure and improve existing site access, parking, and stormwater management systems.

<u>Ground Coverage by Buildings and Pavement</u>				<u>Gross Floor Area (GFA) (6'8" in height or greater)</u>	
Existing:	18,976 SF	=	91.0 % of Site	Existing:	3,750 SF
Additional Proposed:	(2,612 SF)	=	(12.5) % of Site	Additional Proposed:	(1,586 SF)
Total Proposed:	16,364SF	=	78.5 % of Site	Total Proposed:	2,162 SF

Breakdown of proposed use(s) by GFA

Use: Country Store	GFA: 2,162 SF
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...:

NA

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

NA

4 Supplemental Information

<u>Parking Spaces</u>		<u>Loading Spaces</u>	
Existing: None delineated Site is mostly paved	% of Site	Existing: 0	
Additional Proposed: 11	= 7.9 % of Site	Additional Proposed: 0	
Total Proposed: 11	= 7.9 % of Site	Total Proposed: 0	
How many vehicles are used for business and parked on site: 0			
<u>Estimated traffic flow within the Site</u>		<u>Estimated traffic flow on streets adjacent to the Site</u>	
A.M. Peak: 45 in, 45 out, 90 total		A.M. Peak: 120 total (+1 net new trip)	
P.M. Peak: 53 in, 53 out, 106 total		P.M. Peak: 516 (+2 net new trips)	
Proposed Water Supply: Town		If Town water, estimated demand (gals/day):	259 GPD
Are water conservation measures provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
If Yes, explain:			
Proposed Sewage Disposal: Town		If Town sewer, estimated demand (gals/day):	259 GPD
Amount of grading (cubic yards):	143.9 cut	102.4 fill	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes, explain:			
Is work located within? <input checked="" 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 subject property is bounded to the north by Nashoba Brook. The project will substantially reduce impervious lot coverage and dramatically improve stormwater management. New native plantings and landscaping will replace existing pavement in the northern portion of the property, adjacent to Nashoba Brook.			
Has a permit been applied for under M.G.L. Chapter 131 Wetlands Protection Act? <input checked="" type="checkbox"/> Yes <input 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 Country Store, LLC

Address: [REDACTED]

Phone: [REDACTED]

E-Mail: [REDACTED]

Signature:

Date:

Property Owner(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant(s) Name: Jonathan M. Silverstein, as attorney for the Owner/Applicant

Address: Blatman, Bobrowski, Haverty & Silverstein LLC [REDACTED]

Phone: [REDACTED]

E-Mail: [REDACTED]

Signature: *Jonathan Silverstein*

Date: January 27, 2026

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:

[Handwritten Signature]

Date: 2/2/26