

James G. Ward

Direct Line: 617-439-2818

Fax: 617-310-9818

E-mail: jward@nutter.com

May 6, 2024
123405-2

Via E-Mail and Overnight Mail

Theo Kindermans
Chair, Concord Zoning Board of Appeals
141 Keyes Road, 1st Floor
Concord, MA 01742

Re: Petition for Comprehensive Permit Pursuant to G.L. c. 40B, The Residences at Thoreau, 275 Forest Ridge Road, Concord, MA (Parcel ID # 2970-1-5) submitted by Thoreau Residences LLC.

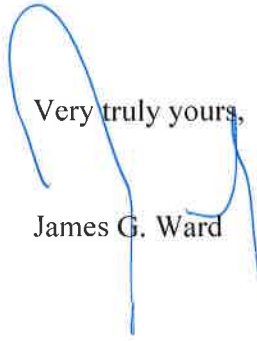
Dear Chair Kindermans:

On February 29, 2024, Thoreau Residences LLC (the “Applicant”) appeared before the Concord Zoning Board of Appeals (the “Board”) for its first hearing under G.L. c. 40B to present The Residences at Thoreau at 275 Forest Ridge Road in Concord (the “Project”). Since that first hearing, the Applicant requested that the Board continue its April 4, 2024 hearing without discussion until May 16, 2024 to allow for the Applicant to appropriately respond to the feedback received at the first hearing. The Applicant also agreed, by letter dated March 14, 2024, to extend the 180-day time period under 760 CMR 56.05(3) for the Board’s review of the Project by 30 days until August 15, 2024. Since the continuation of the hearing, the Applicant attended a working session on April 11, 2024 with members of the Board, town officials and the town’s peer review consultants to discuss potential changes to the project in response to comments at the first hearing (the “Working Session”). The Applicant continues to diligently analyze the options discussed in the Working Session. In addition, the Applicant is also continuing to work with Wood Partners, an experienced developer of multifamily housing, to join as a partner in the Project. To allow for appropriate time to diligently pursue project changes discussed in the Working Session, we propose the following: (i) that the Board continue the hearing without discussion at the May 16, 2024 hearing of the Board; (ii) that the Applicant agrees to extend the 180-day time period under 760 CMR 56.05(3) for the Board’s review of the Project by 60 days from August 15, 2024 to October 14, 2024; and (iii) that the peer review consultants (with the exception of the traffic consultant, who should continue its work) pause their review of the Project as the Project plans may be updated as a result of the Project team’s response to the feedback from the first hearing.

Attached as exhibit A to this letter, please find the Comprehensive Permit Time Extension Form signed by the Applicant. An original of this form will also be filed with the Town Clerk of Concord.



Should you have any questions, please contact me.

Very truly yours,

James G. Ward

cc: Elizabeth Hughes, Town Planner
Thoreau Residences LLC

Exhibit A

Comprehensive Permit Time Extension Form

[see attached]

6643117.1



Comprehensive Permit Time Extension Form

TO: Town of Concord Zoning Board of Appeals

APPLICANT: Thoreau Residences LLC

PROPERTY ADDRESS: 275 Forest Ridge Road

APPLICATION: Residences at Thoreau Comprehensive Permit

The Applicant grants an extension to the 180-day time period to October 14, 2024 for the Zoning Board of Appeals to close the public hearing on the above application.

Applicant Signature

Malachy Burke

Print Name

Manager

Title

DATE: 5/6/24