



Project: CONC-0020

September 25, 2020

Ms. Elizabeth Hughes
Town Planner
Concord Planning Division
141 Keyes Road
Concord, MA 01742

Re: Center & Main – Response to Town Planner Report
Symes Development & Permitting, LLC
Definitive Subdivision Plan #2436
1440-1450 Main Street
Definitive Plan Set dated: July 14, 2020

Dear Ms. Hughes,

The purpose of this letter, is to provide written responses to the Planning Board, regarding the concerns identified within the Town Planner Report dated September 8, 2020 for the referenced Definitive Subdivision Plan.

In addition, to this letter, we hereby submit the following referenced correspondence.

Letter prepared by: **Latham Law Office LLC**; dated September 24, 2020 to Symes.

Lots E and F; Unsuitable Land – Earth Removal; Affordable Land Set-Aside.

Letter prepared by: **Vanasse & Associates, Inc.**; dated September 21, 2020 to Town Planner.

Supplemental Access Assessment – Vehicle Trip-Generation Calculations

Letter prepared by: **Patriot Excavating Corporation**; dated September 24, 2020 to Symes.

Trucking Plan; Routing Maps



DEPARTMENT OF PLANNING & LAND MANAGEMENT

TOWN PLANNER - REPORT DATE SEPTEMBER 8, 2020

I. Proposed Project

II. Zoning Bylaw Lot Requirements

1. Agreed
2. Agreed
3. Agreed
4. Agreed
5. Building envelopes will be added to Sheet 6 in addition to each future Proposed Plot Plan. The Proposed Plot Plan will also include Building Height calculations confirming compliance with the Building Height. Plan set (Sheets 1, 2 & 5) currently provides a Legend - Zoning District: RC, which states setback requirements.
6. See Comment 5. above.
7. See Comment 5 above.
8. Agreed
9. Applicant has stated that each dwelling will comply with Maximum Height. Sufficient information to make a Height determination will become available at a later date following approval of the definitive plan. The maximum height determination is an obligation of the Building Commissioner, prior to issuance of a building permit for each individual lot.

III. Subdivision Rules and Regulations

On May 6, 2020, the Planning Board issued a Preliminary Plan Decision with the following conditions for submission of the Definitive Subdivision Plan:

1. Earth Removal Special Permit will be submitted with copies provided to the Planning Board.
2. The plan includes, a road cross-section with curbing requirements on Sheet 4. Four (4) Hydrant locations are provided on Sheets 3-6. The cul-de-sac turning radius is provided on the Fire Truck Vehicle Turning Path Plan. Provisions for on-street parking and vehicle access appear to be already considered within the regulations. Section 6.8.1 requires a Min. Pavement Width of twenty-six (26) feet in Residence C, as opposed to a lesser Min. Pavement Width of twenty-two (22) feet within Residential Districts AA, A & B.

3. Stormwater BMPs for roadway will consist of deep sump hooded catch basins, sediment forebays and underground infiltration systems. Roof drywells will also be provided on a majority of the lots where feasible. The Stormwater Report submitted for review, provides calculations to illustrate no increase in stormwater rate or runoff volume for up to and including the 100-year storm event. Water quality calculations are also included.
4. Stormwater Report has been provided.
5. The drainage pipe layout has been clarified to indicate that stormwater directed to the sediment forebay does not flow into the subsurface infiltration system.
6. The acronym “DVMH” for Diversion Manhole has been omitted from the plan set.
7. The infiltration systems under each center island have been designed in compliance with the Storm Drainage regulations (Section 6.13) and the Drainage Standards (Section 2.2.4.E.). Above ground, off-line sediment forebays (first flush) have been provided in lieu of a subsurface isolator row, in an effort to alleviate maintenance concerns from town. A Long-Term Operation and Maintenance Manual will be provided under separate cover.
8. The Design Speed is 25 MPH per regulation 6.8.1 Table 1A.
9. The sidewalk extends around Road A cul-de-sac to the last driveway curb cut (Lot 5).
10. Agreed
11. Responses to the Engineering Division Memorandum have been provided for review.
12. Responses to the Water & Sewer Division Memorandum have been provided for review.
13. A water main loop has been provided from Main street over to highland Street.
14. Agreed
15. Proposed Street Names for consideration:
 - Road A: Fowler Lane; Hayden Lane; Hogan Lane
 - Road B: Hayes Circle; Carter Circle; Sullivan Circle
16. Four (4) hydrants have been provided all within 400-feet of each other.
17. Agreed

18. The isolated vegetated wetland is jurisdictional under the Army Corps of Engineers and was assigned a File Number: NAE-2020-00193 earlier in the year (January 17, 2020). This was in response to the submittal of a Self-Verification Form (SVNF) for the General Permits for Massachusetts (GPs for MA) associated with the cluster. Additional correspondence with the ACOE Project Manager, will be conducted by the Applicant in association with the final design plans for the conventional subdivision. Similar to water main and septic systems (17. & 19.), a condition of approval prior to site work is appropriate.
19. Agreed
20. Town water service connections will be provided.
21. Agreed
22. Agreed
23. Agreed
24. Agreed
25. Applicant will continue to work with CMLP.
26. Applicant will respond to CMLP Memorandum upon receipt.

IV. Section 5.4 Site Evaluation

5.4.2 A Narrative Statement

(a) The Engineering Memorandum has been received and design engineer has provided responses (see Section V.B.).

(b) In response to comments relating to wildlife within the site, our Professional Wetland Scientist, has provided the following additional information, at the request of the Applicant.

The property is not mapped as Estimated Habitats of Rare Wildlife or Priority Habitats of Rare Species by the Division of Fisheries & Wildlife Natural Heritage and Endangered Species Program (NHESP) according to the current NHESP Atlas. In addition, the property does not contain any certified or potential vernal pools according to the NHESP. On April 16, 2019, Greg J. Hochmuth, PWS, RS, CWS from Williams & Sparages LLC conducted a detailed investigation on the property to evaluate the isolated vegetated wetland (IVW) to determine if it may be functioning as a vernal pool. The IVW did not meet the certification criteria that is detailed in the Division of Fisheries & Wildlife NHESP Guidelines for the

Certification of Vernal Pool Habitat, dated March 2009. The IVW is very shallow and underlain with well drained sandy soils. It does not appear that the IVW hold water long enough to support vernal pool species. In most area the IVW was less than knee deep. In addition to the IVW investigation, the Professional Wetland Scientist walked the remainder of the property and no unique wildlife habitat components were noted.

- (c) The Engineering Memorandum has been received and the design engineer has provided responses (see Section V.B.).
- (d) The Engineering Memorandum has been received and the design engineer has provided responses (see Section V.B.).
- (e) See Comment III.18. above.
- (f) Vanesse & Associates Inc. has prepared a traffic response letter dated September 21, 2020.
- (g) No additional information has been requested or provided.
- (h) The Applicant is awaiting additional guidance from the Finance Division.
- (i) Vanesse & Associates Inc. has prepared a traffic response letter dated September 21, 2020.
- (j) No additional information has been requested or provided.
- (k) No additional information has been requested or provided.

Subdivision Rules & Regulations Section 6 Design Standards

6.2.1 Protection of Natural Features: Per Section 4.2(a) of the Tree Preservation Bylaw, the requirements of the Tree Bylaw shall not apply to the subdivision of land under the Town of Concord Rules and Regulations.

6.2.2 Unsuitable Land:

See Latham Law Offices LLC letter dated September 24, 2020 to the Applicant.

See Patriot Excavating Corporation; Trucking Plan dated September 24, 2020.

Section 6.20 Reservation of Land for Public Purposes

No additional information has been requested or provided.

Section 6.21 Reservation of Land for Housing Purposes

- See Latham Law Offices LLC letter dated September 24, 2020 to the Applicant.

V. Town Department Comments

A. Fire Department

The Assistant Fire Chief, in Memorandum dated July 30, 2020, appears to simply be rephrasing applicable sections within the Subdivision Rules and Regulations, in a manner which provides more clarity to the Planning Board and parties of interest attending the meetings.

6.8.1 - Table 1A; Minimum Design Standards for Local Streets; (Design Speed 25 MPH).

Max. Grade (Res. AA = 8%; Res. A&B = 8%; Res. C = 7% & Non-Res. = 7%).

Less than 7% Max. Grade will be provided (Road A = 6.8%; Road B = 4.6%).

6.8.9 Intersections:

Intersections shall be designed with a flat grade (not greater than two (2) percent) for a distance of at least sixty (60) feet from the intersection street.

Not greater than two percent will be provided: (Road A = 1.93%; Road B = 1.83%).

6.14.2 Fire Hydrants:

Fire hydrants shall be required for all subdivisions. Hydrants shall be located not more than four hundred (400) feet apart, and shall be approved for location by the Fire Chief.

Four (4) Fire hydrant locations are currently provided on the plan each within 400 ft.

Hydrant #1 - near intersection with Main Street (Road A - STA 0+10).

Hydrant #2 – prior to intersection with Road B (Road A - STA 2+25).

Hydrant #3 – within turnaround of Road A near (STA 6+25).

Hydrant #4 - within turnaround of Road B near (STA 3+50).



B. CPW Engineering Division

ENGINEERING DIVISION – MEMORANDUM DATED SEPTEMBER 15, 2020

1. 50' -WIDE dimension label will be added to Sheet 2.
2. Add to Legend: RC – Residence C, WCB – Wetlands Conservancy District.
3. A vertical bar scale will be added to profile sheets.
4. Labels will be added and lines extended within the profile sheets, to indicate left sideline, centerline and right sideline of right-of-way.
5. Design Speed is 25 MPH (6.8.1 Table 1A – Minimum Design Standards for Local Streets).
6. Benchmarks are provided in lower left corner on Sheets 5 & 6.
7. Labels will be added to profiles to designate curb type and locations.
8. Street lighting will be provided if required following consultation with CMLP.
9. Electrical conduit will be moved back and street trees moved forward to provide separation.
10. The side entry driveways shown for Lot E & Lot F, are provided in order to properly size the stormwater system. Regulations require us to incorporate all upgradient areas into our watershed calculations which include (Lot E, Lot F & a portion abutting Center Village). Driveways could also come off Main Street should they be constructed prior to roadway.
11. Vanesse & Associates Inc. has prepared a traffic response letter dated September 21, 2020.
12. A Legend will be added to Site Evaluation Plan; A majority of the information requested is more accurately provided in clarity within the Definitive Plan Set and Watershed Maps. The existing lawn area labels are limited to along Main Street, with remainder of site woodland.
13. A Long-term Operation & Maintenance Plan will be provided under separate cover.
14. The Stormwater Pollution Prevention Plan is provided as Sheets 11 & 12. The filing of the NPDES will occur a minimum of fourteen days prior to the start of construction.
15. Rain Garden details will be provided with the sewer connection plan for each ANR Lot at time of building permit for review and approval.
16. The increases indicated are to the limit of work line located within the interior of the site and does not represent an increase in runoff at the boundary. Peak flows at the boundaries will be no higher following development than before development.

17. We agree to a condition of approval for review of roof drywells, at time of building permit, since the dwelling style, septic design and roof pitches are not yet available for each lot.
18. Roof drywell elevations, with soil testing information, will be included with the septic design for complete review of each lot at time of building permit.
19. Subcatchment P3 has been accounted for in the plan set and stormwater sizing, but was unintentionally disconnected within diagram prior to submittal during adjustment of the Routing Diagram presentation. The Report and Tables will be updated accordingly.
20. The design of the Underground Infiltration System, under each cul-de-sac island, has been adjusted from the preliminary to be offline and in compliance with the Public Works Drainage Standards; Section 2.2.4. Structural Best Management Practices as follows:
 - E. *Leaching Basins/Drywells/Underground Infiltration Systems:*
 1. Will be used in areas with highly permeable soils.
 2. Has been designed as an offline system.
 3. Safe overflow has been provided.
 4. Discharge of the overflow has been incorporated into the design.
 5. System locations meet minimum building, property line and Title V setbacks.
21. We will discuss with the Town engineer, the preferred method of pipe conveyance. The Report does include calculations (See report Section 2.4 – Sediment Forebay Sizing) that show the first 1-inch of flow will enter the forebay.
22. The Routing Diagram will be updated to connect P10 and P11 to each infiltration system.
23. Storm Sewer Design Table will be expanded to include pipe velocities.
24. Inlet grate capacity calculations will be provided.
25. The Groundwater Mounding Analysis was performed full up to the 100-year storm.
26. Double grate orientations will be updated.
27. ok
28. Volume provided was calculated in its natural state. Additional information will be provided.
29. We are providing a portion of the documentation that will be filed with the ZBA for the earth removal permit. There will be a total of 2,168 trailers of soil, 24 trailers of timber and 6

trailers of chips for a total offsite trailer trucking of 2,196. Patriot Excavating Corp stated they will haul 50 to 65 trailers a day and total trucking days would be 38. We also enclosed route maps to the likely destinations, the Acton location is 4.1 miles away and the Concord location is 1.7 miles away. Although Patriot expects a majority of the export to go to the 1.7 mile site, we will assume half to each site or an average of 2.9 miles one way. This will result in approximately 348 trucking miles per day (2.9 miles x 2 x 60 trailers) on a state route. One of the primary purposes of Massachusetts state routes and highways is for commerce transportation, prohibition of trucking on a state route requires a truck exclusion permit from MASS D.O.T.

30. The areas of cut (25'-30') mentioned occur along only one-hundred feet of roadway (STA 1+50 to 2+50). This represents only thirteen percent (13%) of the entire length of Road A at 768 linear feet. Soil test Pit, (TP 17-20), conducted near STA 2+00, observed coarse sand to a depth of twelve-feet, (soil info - Sheet 10). This area can either be terraced to obtain greater depths of soil testing information or soil borings can be conducted, if deemed necessary prior to start of construction.

Regardless of additional test pit data, the construction of the roadway within all areas of the right of way is still required to be completed in accordance with the regulations as follows:

Section 6.6 Construction Materials and Materials

6.6.1 *Clearing and Grubbing:* Right of way shall be cleared and grubbed.

6.6.2 *Earth Excavation:* If mucky soils, ledge or clay is encountered then Applicant is required to remove entirely and replace with sand and gravel.

6.6.3 *Ledge Excavation:* If encountered, Applicant is required to remove all boulders or ledge to a required depth below final pavement grade.

6.6.4 *Retaining walls:* Will not be necessary since right-of-way layout is located away from abutting property lines.

6.6.5 *Materials:* Public Works will be conducting inspections to confirm that specifications and standards have been followed.

31. Status of easements will follow typical town guidelines.

32. ok

33. Temporary settling basins will be relocated to outside of the forebay areas. Additional detail will be added to the SWPPP relative to protection of infiltration systems during construction.

34. ok.

C. CPW Water/Sewer Division

1. Common water main: Definitive Plan approval is a requirement prior to Public Works review.
 - a. Each lot will be served by a town water and not a private well. Each service connection from the main to the exterior line of the street right of way will be constructed for each lot. In regards to Lot A1, 14 & 15; connections will be from water main within Highland Street, Road B at (STA 2+00) and Road A at (STA 2+10) respectively
2. Sewer eligibility: Comment is so noted, Final details for each sewer connection will be provided with building permit application, for ANR lots (Lot D1, Lot E & Lot F).
3. Wastewater capacity: Comment is so noted, a Title 5 Building review (Form S) will be prepared for ANR lots (Lot D1, Lot E & Lot F) with associates sewer improvement fee.

D. Concord Municipal Light Plant

The CMLP Engineer has requested additional time to review the Plan and application material for compliance with CMLP standard requirements and the Subdivision Rules and Regulations.

E. Building Inspections Division

Agreed.

F. Health Division

Agreed.

G. Natural Resources Division

Army Corp of Engineers File Number: NAE-2020-00193 (See comment III.18. above).

H. Planning Division

Runoff from Lot E and Lot F have ben included within the Stormwater Report watersheds.

See letter from Latham Law Office, LLC.



Thank you for your attention to this matter, please do not hesitate to contact our office with any questions prior to the next public hearing.

Respectfully,

For WILLIAMS & SPARAGES, LLC

Richard J. Harrington, P.E.

Cc Symes Development & Permitting, LLC

Latham Law Offices, LLC

Response to Town Planner Report - 9.25.2020.docx