

Goals provide during meeting on June 27, 2018 between:
Former White Pond Associates
Chris Whelan, Former Concord Town Manager
Kate Hodges, Deputy Town Manager

WHITE POND ASSOCIATES' GOALS

Goal #1 Construct a new Access Path from the Upper Parking Lot to the Beach – Design criteria to be based on the following:

- a. Usable by families with strollers (i.e. no stairs)
- b. Maximum grade equal to 12% (Walden Pond based upon Town records at 12.5%)
- c. Maximum length of 12% Path before break in grade equal to 133 feet (Walden based on Town records at 230 feet)
- d. New 18 foot wide Overlook Area (grade equal to 5±% along edge of Path)
- e. Width of Path from Upper Parking Lot to Rest Rooms equal to 8 feet (Walden Pond at 12 feet) thereafter 5 foot wide Walkway and 4 foot wide Ramps
- f. Maximum side slope (cut or fill) equal to 3 to 1
- g. Beach access

Goal #2 Construct a new First Aid/Rest Room (FARR) Building, Terrace and Stairs to Beach at 76 Plainfield Road – Design criteria to be based on the following:

- a. Men's and Women's Rest Rooms with same layout and dimensions as Town's Visitor Center
 - Handicapped accessible
 - Two (2) fixtures in men's and in women's plus sink
 - Baby changing station
- b. 11'x12' First Aid/Office area in same building
- c. 7'-3" x 11' Storage/Utility Room in same building
- d. Other conditions:
 - Slab on grade
 - Gross floor area equal to approximately 550± square feet (Milldam Information and Rest Room Facility has a gross floor area equal to approximately 720 square feet).
 - Observation Terrace on all four sides (decking to match granite pavers at Walden Pond)
 - Code-compliant stairs to Beach
 - Code-compliant accessible walk to HP parking and accessible walk/ramps to Beach
 - Rest Rooms and First Aid/Office areas to be air-conditioned.

Goal #3 Other Site/Facility Amenities – Other Site/Facility amenities to be incorporated into the plans and specifications shall include:

- a. Three (3) foot wide granite block Sitting/Retaining Wall (each block 3 foot wide, 3 foot deep and 8 to 12± feet long – top of wall at elevation 149.5' and finish grade at bottom of wall on pond side at elevation 148.0')
- b. Roofed Staff Pavilion with existing storage box
- c. New Drop Off Area below HP parking with gate and boulders to secure access
- d. Three (3) new code-compliant HP Parking Spaces with access aisles and one (1) new adjacent Staff Parking Space.
- e. New Access from County Road to Upper Parking Lot with gate and boulders to secure access
- f. Four (4) new Staff Parking Spaces off the Access Driveway to the Upper Parking Lot.
- g. New septic system (absorption field) adjacent to upper parking lot (305± feet from pond)
- h. New underground utilities (electric, cable and water)
- i. New drainage for Access Path
- j. New drainage for HP Parking Area
- k. New bike rack
- l. New drinking fountain
- m. New dumpster location off Upper Parking Lot
- n. Widen Upper Parking Lot by four (4) feet or obtain relief from the Board of Appeals under Section 7.7.3.12 of the Zoning Bylaw.

NOTE: Existing width of Upper Parking Lot is 111± feet and a minimum of 116 feet is required (18-2 landscaped + 24 + 18 + 18 +24 + 18 – 2 landscaped equals 116 feet required).

- o. Selective removal of existing trees
- p. New landscaping and erosion control measures including loaming and planting over existing concrete stairs from Upper Parking Lot to Pond