



**Project: CONC-0020**

**December 3, 2020**

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

Re: Center & Main – **Response #4 to Engineering Division Comments dated 12/2/2020**  
Symes Development & Permitting, LLC  
Definitive Subdivision Plan #2436  
1440-1450 Main Street

Dear Ms. Hughes,

Enclosed, please find for your consideration and use in updating the Planner's Report, our written acceptance of the new comments that "have been addressed" and suggested DRAFT "Conditions of Approval", to resolve the new comments that offer recommendations as follows:

**ENGINEERING DIVISION – UPDATED MEMORANDUM DATED DECEMBER 2, 2020,**

Numbered responses correspond to each new comment offered by the Engineering Division in bold and underlined text with (12/2/2020) after each new comment:

- 7. **Comment has been addressed.**
- 10. **Comment has been addressed.**
- 12. **Comment has been addressed.**

13. **Condition of Approval.** – The Concord Public Works Commission shall also review and approve the Chamber Systems in the Right of Way in concurrence with proposed water main to serve the subdivision. A revised Long-Term Operation and Maintenance Plan shall also be submitted and approved by the Engineering Division to include information regarding cleaning of the chambers. Assurance that large snow removal equipment with the addition of the snow load would still be supported by the chamber system, shall also be provided.
17. Comment has been addressed.
19. Comment has been addressed.
20. **Condition of Approval still applies.**
21. **Condition of Approval.** - The Applicant shall submit revised materials of the pipe conveyance to and from each sediment forebay to CPW-Engineering for review and confirmation of compliance at least two weeks prior to the submittal to the Public Works Commission.
22. Comment has been addressed.
30. No further comments.
33. Comment has been addressed.

Engineering Division comments on 10/8/2020:

1. **Condition of Approval.** – The Applicant shall provide additional assuredness, stating that the slope, associated with the lot grading, along the westerly boundary is outside the zone of influence of the existing housing unit foundations.

Engineering Division comments on 11/9/2020:

1. Comment has been addressed.
2. Comment has been addressed.
3. **Condition of Approval.** – Prior to the start of construction, the Applicant shall remove the designated trees within the line of sight triangle, so that construction vehicles will have the appropriate sight line when exiting the site.



**Engineering Division comments on 12/2/2020:**

1. **Condition of Approval.** – Prior to issuance of the Building Permit for Lot 7, Lot 10 or Lot 11, the Applicant shall identify, on the Plot Plan, the proposed site grading and location of the bioretention areas to be provided along the limit of work line. Plan with supporting details to be submitted to the CPW-Engineering for review and confirmation of compliance, shall be based upon actual dwelling footprint to be constructed.
2. **Condition of Approval.** – The Applicant shall provide a long-term operation and maintenance plan for the stormwater controls on each lot. Such LTO&M Plan shall be specific to each applicable lot, and shall include language stating that the homeowner is responsible for maintenance and not the town.
3. **Condition of Approval.** – The Applicant shall submit revised materials to CPW Engineering for review and confirmation of the additional safeguards requested for each sediment forebay.
4. **Condition of Approval.** – The Engineering Divisions shall have the right to comment on future submittals related to any new or previously submitted information provided to the Town.

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 #4 to Engineering 12.2.2020.docx*