

STAMSKI AND MCNARY, INC.

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PRINCIPALS

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June 29, 2021

Town of Concord
Planning Board
141 Keyes Road
Concord, MA 01742

Re: Concord Children's Center – 250 Old Bedford Road
Site Plan Review

Dear Members of the Board,

In response to various comments made in connection with the referenced site, we have revised the attached plan and offer the following responses:

Memo from Engineering Division, dated April 26, 2021

Engineering Division Comments – April 26, 2021

1. The exit driveway location has been shifted west as much possible, increasing the distance from the intersection at Virginia Road and Old Bedford Road to 94 feet.
2. An SU-30 turning analysis has been provided to show a garbage truck entering and exiting without conflict to any parked vehicle.
3. Locating the entrance driveway in the location of the existing utility pole was explored initially, however, due to the work, permits, and time required to move the pole, the applicant decided to explore alternative layouts to avoid having to relocate the existing utility pole. Angled parking was also initially explored and 45° angle did not provide a sufficient number of spaces; 60° did not leave sufficient room for a walkway, nor entrance landing; similarly, 75° did not leave sufficient room for a walkway. Additionally, all angled parking layouts would require the relocation of the existing utility pole. Perpendicular parking spaces provided the most efficient layout, allowed for sufficient room for a walkway and entrance landing and will not require the relocation of the utility pole.
4. The exit driveway was shifted enough to allow for an additional parallel parking space which allowed for the removal of the parking space closest to Virginia Road without decreasing the number of spaces in the parking lot. There is no longer a conflict when backing out of the first space closest to the entrance drive and Virginia Road. A turning analysis has been provided in the revised plan set.
5. The critical dimension of a 24-foot maneuvering isle has been provided for all spaces where a vehicle is allowed to be parked. The handicap accessible isle is not intended for vehicle parking and is intended as a safe means of exiting a handicap vehicle to provide any person sufficient room to exit the vehicle. Parking in the handicap accessible isle is strictly prohibited. A turning analysis has been provided to demonstrate a vehicle passing without conflict when there are vehicles in queue.

6. A label has been added to Sheet 5 of the plan set to indicate sloped granite curbing where curbing is proposed along the existing street edge to match existing streetscape.
7. A sidewalk easement for the existing sidewalk on the property has been provided and is shown on the revised plan.
8. The applicant is willing to work with the Town collaboratively to improve the existing cross walks at the intersection of Virginia Road and Old Bedford Road.
9. A label has been added to Sheet 3 of the plan set to state, "Maintain Gutter line at exit/entrance w/ minimum 3-inch rise".
10. A detail of the level spreader had been provided on the initial plans, however, additional details have been provided to indicate Pyramat HPTRM in lieu of crushed stone. The Level Spreader detail has been updated to indicate the proposed material. Level Spreader Sizing Calculations have been provided in the revised Stormwater Report and include the overland flow to the level spreader to ensure proper sizing.
11. The solid dots indicate cleanouts, labels have been provided on the revised plan.
12. An additional deep sump, hooded drain manhole (DMH-1) has been provided in between trench drain 1 and DMH-2 to provide addition TSS/oil removal.
13. An emergency overflow for storms in excess of the 100-year storm has been provided for infiltration bed 2 which discharges to the proposed level spreader.
14. All TR55 worksheets have been updated to include the runoff calculation for the 25-year storm.
15. The 2-year storm event time span for subcatchment P-2 has been expanded.
16. The TSS removal worksheets have been updated to provide the full treatment train for runoff.
17. A Right of Way (ROW) permit shall be obtained prior to performing work within the ROW of Virginia Road and Old Bedford Road.
18. Work inside the ROW will be done in accordance with Concord Public Works Design & Construction Standards & Details. The construction details within the plan set reflect the Town's standards.
19. A note has been added to the "Drainage System Operation and Maintenance Plan" on Sheet 8 of the plan set to state that inspection logs shall be submitted to the Engineering Division annually.
20. No response needed.

Memo from Concord Public Works Water/Sewer Division, dated April 29, 2021

1. No response needed.
2. A Request for a Title 5 Building Review will be submitted to the Concord Board of Health. An appeal will be made to the Public Works Commission to allow for a flow of 1,070 gpd.
3. Final plans will be submitted to Concord Public Works Water and Sewer for approval.

Letter from Town of Concord Fire Department, dated April 5, 2021

No issues or concerns were raised by the Fire Department.

Letter from Concord Police Department, dated April 6, 2021

See attached letter from Pat Nelson, Executive Director of Concord Children's Center, which speaks to the concern related to the operation of the drop off and pick up plan. Additionally, visual plans have been provided and are attached hereto to better represent the parking lot operations for each critical time of the school day.

Memo from Kate Hanley, Director of Sustainability, dated April 23, 2021

Please see attached memo from D.W. Arthur Associates Architecture, Inc. in response to the Director of Sustainability's Memo.

Town Planner's Report, dated May 3, 2021

III. Zoning Bylaw Review

Zoning Bylaw Section 4.3.2 Child care Facility

No response needed.

Section 7.7.2.1 Required Parking Spaces – Child Care Facility

Parking relief from the required 33 spaces to 20 spaces has been requested.

Section 11.8.7 Site Plan Review for religious uses, education uses and child care facilities

- 11.8.7.1 (a) No response needed.
(b) The issues and concerns raised in the Engineering Division Memo dated April 26, 2021 have been addressed.
(c) The issues and concerns raised in the Memo from the Police Department dated April 6, 2021 and in the Engineering Division Memo dated April 26, 2021 have been addressed.
(d) The Lighting Photometrics Plan has been revised and is attached hereto. The light level for the three fixtures in the front porch has been decreased.
(e) The issues and concerns raised in the Engineering Division Memo dated April 26, 2021 have been addressed.
(f) A Request for a Title 5 Building Review shall be submitted. The applicant shall work with the Public Health Director to make sure the kitchen is in compliance with the required regulations. A turning analysis has been provided to ensure there is no conflict between the location of the dumpster and the two closest parking spaces.
(g) No response needed.
(h) Please see attached memo from D.W. Arthur Associates Architecture, Inc. in response to the Director of Sustainability's Memo.
- 11.8.7.3 A time extension has been granted by the applicant to July 30, 2021 for the Planning Board to file its Site plan Review decision with the Town Clerk.

If you have any questions regarding this matter, please feel free to call.

Respectfully,
Stamski and McNary, Inc,



Molly Obendorf, P.E.



George Dimakarakos, P.E.



To: The Concord Planning Board, and the Concord Police
From: Pat Nelson, Executive Director
RE: Parking and drop off/pickup

June 29, 2021

I am writing to express the full intent of Concord Children's Center to address the concerns and suggestions regarding parking and drop off/pick up operations at the proposed CCC 250 Old Bedford Road project.

In The Concord Police Department memo dated April 6, 2021 Inspector Holsinger noted *"The traffic study shows the parking and drop-off area to be adequate if all pick-up and drop-off operations are closely followed. There is still concern that on certain occasions there could be overflow traffic that would back up onto Virginia Road. On page 3 of the TEC Engineering Peer Review Document, TEC recommends CCC "should commit to a formalized pick-up and drop off plan in coordination with the town to ensure the relative trip generation and parking thresholds are maintained by the site."*

Concord Children's Center would like to assure the Planning Board of our willingness to commit to a formalized drop/off and pick up plan and would be more than happy to coordinate with the appropriate Town Department (s).

Family schedules for arriving and departing are aligned with their child's school schedule and their tuition payments. This schedule will be carefully monitored and if there are any issues regarding late or early arrivals which interfere with the smooth operation of drop off and pick-up, they will be addressed. We have the same capability with the scheduling of staff. Given the nature of scheduling and billing, and the relationships we have with our families and staff, assuring such a plan is closely followed is very feasible.

Based on schedules, families will have a specific drop off time at the school. Parents arriving in the morning will park in the lot and bring their children into the school. Parents will not need to use the queue for morning drop offs given the staggered family and teacher schedules. Between 12:30 and 3:00 PM, families picking up children will pick up at the building entrance to the school. During that time teachers will bring children to the designated pick-up area outside of the school. Parents will park or queue to receive their children.

For pick-ups after 3 PM parents will be able to park and enter the school to pick up their children

We are also aware of the concerns some Philip Farm, Meriam Road, and Kenny Lane neighbors have regarding parking on their streets. We will communicate with our families the importance of not parking on these streets and can reinforce this message through our communication channels if necessary. With the approved parking and drop off areas, our community's compliance with drop off and pick up operations and supported by communication regarding the parking limits in the neighborhood, I am confident the neighbors of 250 Old Bedford will share the positive experience of our neighbors at 1300 Main Street.

D. W. ARTHUR ASSOCIATES ARCHITECTURE, INC.

760 MAIN STREET • 3rd FLOOR • WALTHAM, MASSACHUSETTS 02451 • TEL: 617-426-2200 • WWW.DWARTHUR.COM

Project: Concord Children's Center, 250 Old Bedford Road Concord MA

Re: Focus on Sustainability

The Design Team in conjunction with the Builder and Owner are committed to providing a functional and welcoming environment for staff and children at the new Concord Children's Center.

The building envelope will meet, and wherever possible, exceed the Building Codes (IECC) energy (and local stretch code) requirements regarding minimum thermal performances, utilizing closed cell spray-in insulation (R-6.5/in) wherever possible.

Based on a climate Zone 5A (prescriptive R values based on IECC table C402.1.4):

- Walls (5 ½" wood studs w/ closed cell insulation) = R20 minimum required, anticipated design of 4" insulation= R26
- Roof – 6 1/2" Insulated sip panes with additional spray-on insulation = R 23 continuous insulation (CI) (30 CI required) w/ added 2.5" closed cell, anticipated R value of 39
- Below Grade walls = R 7.5, prescriptive. Anticipated 2" Rigid Insulation =R10
- Slab on Grade = R 5 full extent of slab & R 15 for 36" at the exterior perimeter of slab.
- All windows and doors will be double glazed (U45-value) with low solar heat gain (SHG) based on orientation as outlined in C402.4.

The Mechanical systems (Heating and Cooling) will re-use existing systems as much as is feasible and all new systems will meet energy consumptions requirements. The Team is currently working to obtain cost estimates for this project and are looking to provide all-electric systems, including electrical water heaters and electrical boiler for the entire HVAC systems, should the budget permit.

Should the budget allow the team will also be investigating the possible inclusion of onsite renewable energy such as solar power.

The Team will work with the Director of Sustainability the potential energy efficiencies improvements to the existing structure.

All interior electrical lighting will be dimmable LED (typically set to 80%) and have enhanced lighting controls so that lights are automatically turned off when not being occupied. Lighting at the perimeter will also conform to the Daylight-Responsive Control requirements of the 780 CMR building code (C405.2.5).

All site lighting will be dark-sky compliant LED fixtures that minimize light spill beyond areas needed for safety and egress.

The driveway reconfiguration to meet town staff concerns, required adding an additional pole-mounted light along the street side of the parking/driveway area. Pole height/mounting height was lowered from 15' to 12' to reduce visual impact of the lights from off-property.

We have also reduced the downlights on the porch from 3 to 2 in response to the PB comment about overly intense light levels.

All plumbing fixtures will be certified for low water consumption.

The appliances will all be Energy Star rated.

The interior finishes will also focus on sourcing materials that are environmentally friendly, and have a high recycled content utilizing such certifying agencies as the Healthier Hospitals Initiative (HHI), Green Score and LEED.

The interior finishes and interior partitions will also focus on acoustic performance to ensure a healthy and nurturing environment.

The Childcare Operator will be using recycling as an educational tool.

The overall site design and building location provide the greatest possible offset to wetland resource areas and provide excellent natural lighting opportunities and views to adjacent conservation/agricultural lands. Stormwater falling on paved areas of the site will be re-charged via below-grade infiltration chambers, minimizing run-off.

Efforts have been made to save healthy existing trees where possible given site design demands, and newly planted trees will outnumber those removed for construction. Plantings throughout the site look to support children's program objectives, while maximizing the diversity of native species, pollinator habitat, and removing large areas of mown lawn and invasive species. Proposed plantings will be locally adapted and will require minimal maintenance and watering following establishment. As far as possible, existing hardscape materials will be re-purposed in the new design.

Dedicated garden beds offer the opportunity for small scale vegetable production as part of the educational program.

Sincerely

Adam Collier

cc:

File