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PRINCIPALS

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March 21, 2022

Concord Planning Board
141 Keyes Road
Concord, MA 01742

Re: Sunnyside Lane

Dear Members of the Board,

At the request of Elizabeth Hughes in an email dated March 21, 2022, the List of Waivers submitted for the Sunnyside Lane Definitive Subdivision Plan has been revised to include a waiver request for Section 6.19 Street Lighting in Concord's Subdivision Rules and Regulations. The revised List of Waivers is attached hereto.

Respectfully,
Stamski and McNary, Inc.



Molly Obendorf, P.E.



George Dimakarakos, P.E.

Sunnyside Lane Definitive Subdivision Plan - Stamski and McNary, Inc.- Plan Date: January 5, 2022

Sunnyside Lane
Concord, MA

In reference to the Town of Concord Subdivision Rules and Regulations dated June 2007, here is a list of waivers that are needed in order to make Roadway Improvements at the existing roadway of Sunnyside Lane

1. Referring to §6.8, Street Design Standards and §6.8.1 Table 1A, the pre-existing layout of Sunnyside Lane does not comply with these current standards:
 - a. A minimum required width of R.O.W. is 50 feet. An unnamed Street R.O.W., now known as Sunnyside Lane, was established per plan dated March, 1929 with a 40-foot R.O.W. and therefore a waiver is requested.
2. Referring to §6.8, Street Design Standards and §6.8.1 Table 1A the following waivers are requested:
 - a. The minimum pavement width in Residence C is 26'. In order to minimize impervious area impact, a pavement width of 18' has been proposed. Shoulders are proposed on either side of the roadway providing a total width of 22'+. Concord Fire Department has okay'd the 18' pavement width for this project. A waiver is requested.
 - b. The minimum curb radius at intersection is 30'. The proposed curb radius at the intersection of Sunnyside Lane and Law Brook Road is 20'. There is a mature street tree that would need to be removed if the full 30' curb radii was proposed. A turning analysis for Concord's Ladder truck has been provided to show that a curb radius of 20' is sufficient for emergency vehicles. A waiver is requested.
3. Sunnyside Lane already has an established R.O.W. and the existing gravel road does not feature a cul-de-sac, or turnaround. To keep the roadway within the R.O.W. as much as possible, a turnaround is proposed in lieu of a cul-de-sac. The turnaround does not meet the subdivision standards as required under §6.8.1 Table 1A. However, the turnaround is designed to accommodate the current firetruck standards. A waiver is requested.
4. Referring to §6.9 Curbing, as a minimum, a continuous, low profile, modified Cape Cod berm shall be provided as an integral part of all new streets. In order to provide LID practices at the request of the town, no curbing was proposed, instead a swale adjacent to the roadway is proposed to direct runoff to the proposed area drain and ultimately to the stormwater management system. A waiver is requested.
5. Referring to §6.10 Sidewalks, all local streets are required to have a sidewalk along one side of the street. There is currently no sidewalk along Sunnyside Lane, and the vehicular and pedestrian traffic volumes are not as such to warrant the need for a sidewalk. A waiver is requested.

6. Referring to §6.17.1 Trees and Other Plantings, Location: Street Trees shall be planted within the street right-of-way, between the area designated for sidewalks and the sideline of the street pavement and shall be spaced at intervals of approximately fifty (50) feet on center, but no closer than thirty-five (35) feet. Due to the proposed drainage swale and an already established neighborhood and existing entities, street trees will not be able to be planted within the R.O.W. The 25 trees 50 feet on center that would otherwise be required within the R.O.W. will be planted on the adjacent lots that are part of the subdivision. A waiver is requested.

7. Referring to §6.19 Street Lighting, there is currently no street lighting existing along Sunnyside Lane nor is any street lighting proposed, therefore a waiver is requested.

The applicant and Planning Board Reserve the right to modify the contents of this Definitive List of Waivers as a result of discussion at public meetings.