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September 18, 2022

Ms. Elizabeth Hughes, Town Planner  
Concord Planning Division  
141 Keyes Road  
Concord, MA 01741

Subject: PRD Application 48Y Fitchburg Turnpike

Dear Ms. Hughes:

*This letter is a follow-up to our Planning Board hearing on Tuesday September 13, 2022.*

This proposed PRD is located on land that has been mined by the Town of Sudbury for decades. Our plans include extensive restoration that will take place within the limits of work. Approximately 297,456 square feet of the PRD (43%) will be restored through grading and revegetation. This is a significant undertaking that will help ecologically with trees, shrubs, wildflowers providing habitat for birds, animals and pollinators, but will also address stormwater erosion. We have worked with Concord Natural Resources to coordinate the plant materials for the PRD.


The applicant will commit to install one Electric Vehicle charging station in each garage per the request of the Planning Board.

To address the diversity of homes within the PRD, we have committed to reduce the number of bedrooms from four to three in one of the duplexes. Attached is a drawing showing the three bedroom layout.

Also included with this letter is a copy of the updated landscape plan. This plan has been updated per the Concord Natural Resources Commission's direction.

Thank you and we look forward to our next meeting on September 27, 2022.

Sincerely,



Christopher Claussen

Quarry North Road LLC  
Managing Member