
**CONCORD PUBLIC WORKS
ENGINEERING DIVISION**

**Tel: 978 - 318 - 3210
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**133 Keyes Road
Concord, MA 01742**



DATE: 1/31/2023

MEMORANDUM

TO: Elizabeth Hughes, Town Planner
COPY: Alan Cathcart, Director of Public Works
VIA: Steve Dookran, P.E., Town Engineer
FROM: Justin Richardson, P.E., Assistant Town Engineer
SUBJECT: WH Walden LLC at 59 Walden Street: ZBA Special Permit, Site Plan Approval Application

CPW Engineering Division was requested to review the Zoning Board of Appeals, Special Permit with Site Plan Review Application, dated December 23, 2022 and supplemental plans and reports prepared by Harrington Associates, LLC and Chess Engineering dated December 18, 2022 and November 4, 2021 respectively. Engineering offers the following:

Engineering Division Comments

1. Please provide a Long Term Operation and Maintenance Plan with Inspection Logs for all existing and proposed drainage elements. Inspection Logs shall be submitted to the Engineering Division Annually.
2. Please provide details of all proposed drainage structures.
3. Has the condition of the existing Roof Drywell been assessed? If so, what is their condition and are any of them being replaced?
4. No stormwater calculations were included in with this application. There appears to be a reduction in impervious area, but Engineering is unable to confirm if there is a reduction in peak runoff and volume from the site.
5. Is the Existing Concrete Swale at the northwesterly corner of the property part of an easement to the Town?
6. The Applicant checked in the application that the parcel is within the Flood Plain Conservancy District, but no flood plain calculations are included. Please provide those calculations if necessary.
7. The narrative explains the parking use for the proposed development, but what is the worst case scenario, for example, having maximum staff and visitors showing up at the same time? If there is not enough site parking will public parking spaces be needed? Why is a parking map included on the plans if there is no mention of using public spaces?
8. What is the vehicle trip generation to the site? When is the peak hourly demand?



9. Because of the concern that on-street parking may be utilized, a post construction review of the traffic and parking after 6 months of issuing occupancy should be performed and reported to the Town.
10. It appears that the existing driveway aprons are damaged and will deteriorate further with the proposed construction activities and may not meet ADA standards. Would the applicant be willing to incorporate improvements to these aprons as part of this project?
11. A Right of Way (ROW) and/or Driveway permit is required for the work being performed in the Walden St right of way. All work shall comply with CONCORD PUBLIC WORKS DESIGN & CONSTRUCTION STANDARDS & DETAILS
12. The Engineering Divisions reserves the right to comment on future submittals related to any new or previously submitted information provided to the Town for review.