



July 17, 2020

Elizabeth Hughes, Town Planner
135 Keyes Road
Concord, MA 01742

Re: 35 Forest Ridge Road
“Minute Man Arc”
Site Plan Review

Dear Ms. Hughes

Meisner Brem Corporation revised the Site Plan for the Minute Man Arc re-development project based on comments received from the Planning Division, Public Works, and members of the Planning Board. These revisions are labeled as “Revision 1” and are intended to address all of the comments received.

For ease of review, we have provided our responses using the organizational structure within each letter received:

Concord Public Works – Water/Sewer Memo

1. The sport court is to be surrounded with a chain link fence which is easily removed and replaced. Please see the Landscape Plans and included spec sheet for the fencing.
2. A condition of approval for a draft agreement regarding the water easement is acceptable.

Concord Public Works – Engineering Memo

1. The existing landscape islands have historically been a hinderance to client pedestrian transportation and snow plow operations however, based on comments received the islands have been reconfigured to allow for more area. This is an important requirement for Minuteman Arc to improve their operations at this facility as part of this supplemental site improvement project.
2. Post-development parking east of the building is corrected to indicate 16 spaces by separating the “banks” of parking into a “7” and “9” space indicator. See sheet 5.
3. The sidewalk is extended from the front door of the main building to the east, across an ancillary row of parking via a striped walk and then southerly to the greenhouse then around the parking lot to the sports court for purposes of keeping the pedestrian movement off the primary vehicular access points while still maintaining the intent of a

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pathway to points A, B, and C. The 9 foot striped walkway is re-located accordingly, and two accessible ramps are now shown on either end. The curbing in these two locations is shown to be removed. See sheets 4 and 5.

4. Total suspended solids calculations are included with this submittal. It should be noted this project is entirely outside any Resource Areas or their Buffer Zones, and thus the State Standards do not apply. Therefore, there is no TSS removal requirement. Further, since the end BMP is an infiltration basin designed for 100% infiltration, there is no outfall other than the basin overtopping in storm larger than a 100-year storm.

5. Rational method calculations for the 25-year storm are included with this submittal. These calculations show that the existing and proposed pipes have sufficient capacity up to and including the 25-year storm.

6. We request that a condition of approval be added which requires verification of the existing system's integrity prior to the start of construction.

7. We request that a condition of approval be added which requires verification of the leaching catch basin's integrity prior to the start of construction. The rim of this structure was exposed recently and seemed to be in good working condition. Please see included photo.

8. An Operation and Maintenance (O&M) Report is included with this submittal. The O&M Report covers the construction and post-construction phases.

Planning Department Report – Zoning Bylaw Review

a) Please see responses to Engineering comments, above. Additional screening is proposed along the west side of the sport court. Please see the Landscape Plans.

b) Please see responses to Engineering comments #1 and #3, above. A shade tree is added to the Landscape Plans for the island closest to the entrance.

d) Additional parking is added to the plan for a total of 94 spaces. The number of spaces east of the building is corrected on the plans. See sheet 5.

e) No change is proposed to the lighting and the facility is adequately lit. The sports court will not be lit.

g) The applicant will accept such a condition regarding the water easement. Please see responses to Water Division on the previous page of this letter.

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We look forward to discussing these items are the Planning Board's upcoming hearing. Thank you for your fair consideration.

Very truly yours,

MEISNER BREM CORPORATION

A handwritten signature in blue ink that reads "Jeffrey A. Brem". The signature is written in a cursive style with a horizontal line underneath it.

Jeffrey A. Brem, PE

Cc: Client

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