



BLACK BIRCH
CONCORD

March 20, 2024

By Electronic Mail

Town of Concord
Zoning Board of Appeals
c/o Elizabeth Hughes, Town Planner
22 Monument Square
Concord, MA 01742
ehughes@concordma.gov

Re: Post Site Visit request on the Proposed 40B Project – The Residences at Thoreau, Concord, MA MH ID No. 1206

With respect to the Proposed 40B Application above, based on the site visit on March 20, 2024, the Black Birch Association has the following requests of the Project developers:

1. Due to the significant proposed amount of change to the site and grading, we would request the Developer submit a 'Cut and Fill' analysis to highlight the expected amount of additional fill that would need to be added, removed and moved on the site.
2. There remains significant safety concerns with the Developers proposed new driveway, emerging at the single lane rotary so that three streets will merge in a 150 foot area. This looks to be an unacceptable traffic impact and safety hazard for both pedestrians and vehicle traffic due to the limited space and sightlines – especially from vehicles exiting from the Thoreau Club. We would respectfully request that the Developers consider moving the property line to allow the driveway to follow the existing dirt road or parking lot east of the proposed driveway. This would have the benefit of limiting the traffic entering directly into a small rotary that was not designed for the level of additional direct entry traffic, as well as significantly reduce the need to partially fill the existing kettle hole that the proposed driveway will traverse.

Sincerely,

The Black Birch Association Trustees