



BLACK BIRCH
CONCORD

March 5, 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: Additional Comments on the Proposed 40B Project – The Residences at Thoreau, Concord, MA MH ID No. 1206

With respect to the Proposed 40B Application of Thoreau Residences, LLC for the construction of 216 units of rental housing on approximately 13.08 acres of land located at 275 Forest Ridge Road in the Town of Concord (the “Project”), this letter serves to provide additional comments to the Project based on the February 29th ZBA hearing and presentation by the Project developers.

Additional Comments & Concerns with respect to the Site Plan

1. The 13 acre site consists of approximately 11 acres +/- of impervious coverage, including the buildings, roads, parking areas and other elements. This is insufficient and can be remedied by moving the proposed property line creating more open space, lessen the impact on the designated drainage easement, and relocating the roadway to a safer, less costly and disruptive cut and cover, fill and compaction roadway as shown. The adjacent lower level parking area is only used by the club during special events and there exists an additional, seldom used parking area south of the second roundabout. Refer to the attached drawings #1, 2, 5, 6, and 8.
2. The developer's drawings show that the new roadway will emerge at the single lane roundabout so that three streets will merge in a 150 to foot area. This is an unacceptable traffic impact and safety hazard. Pedestrians walking around and attempting to cross the four streets: Sweet Birch lane, Forest Ridge(2), Residences at Thoreau road, Black Birch lane and on to Forest Ridge Road (main), encounter hazardous crossings, looking both directions and simultaneously looking back over their shoulder for oncoming vehicles. Small sidewalk

sections between streets become an anxious pedestrian refuge. This is a particularly hazardous issue for the many seniors living in the neighboring communities and the clients from Mass Arc on a daily walk through the community. If the forest ridge road/roundabout were a public way, the Town would not accept such an unsafe road condition. As in comment 1 above, moving the property line to allow for the road to intersect in a safer location outside the roundabout would be a significant improvement. Refer to attached drawing #8.

3. The steep slope along the Black Birch (BB) conservation easement area will be impacted, soil disrupted and potential for falling trees as the angle of repose will cause erosion on the BB conservation easement property. The roadway can be relocated to alleviate this issue. Refer to the attached drawings #3, 4, 5, and 11.
4. The 10 foot chain link fence mounted on a retaining wall of varying height, along the B.B. conservation easement property at the proposed roadway is of great concern and unacceptable. The developer would have to excavate along the conservation property to properly construct the fence and retaining wall. This can easily be corrected by a less costly and disruptive relocated roadway. Refer to the attached drawings 5 and 11.
5. The location off the trash compactor building is unacceptable. The location near the Project entrance and close to the Black Birch residents will be noisy and disruptive. This is not a good location, and a better location can be found, preferably to the rear of the development, a typical location for this type of facility. Refer to attached drawing #5.
6. The waste water handling and leaching field have yet to be designed. There is great concern as to if the limited open space area will be suitable to handle 216 units as designed. The Town water supply may be adversely affected by such a large system in such a small area. Refer to the attached drawings #9 and 10.
7. Winter snow storm deicing appears to be problematic. The steep roadway will require frequent and heavy deicing and snow removal to provide safe winter travel. The frequent and heavy deicing will adversely affect the ground water. The snow handling/storage as shown is impractical. There is not enough room at the retaining wall and 10 foot chain link fence to push and store snow without damage and impacting the BB conservation easement property. The same problem exists at the entrance side, as well. There is little room for storage and runoff at the sidewalk and fence adjacent to the new reduced drainage easement area. Refer to attached drawing #7.

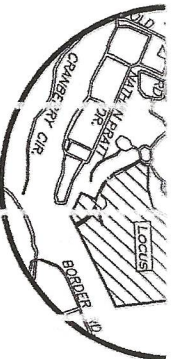
8. The general excavation of the site and soil compaction at the roadway will be disruptive and cause seismic vibration to the nearby homes. This could be addressed by a reduced building area and a relocated and less impactful roadway. Refer to attached drawing #8.

Sincerely,

The Black Birch Association Trustees

Cc:

Katharine Miller – Planning & Programs Specialist Massachusetts Housing Financing Agency
Kerry Lafleur, Town of Concord Town Manager
Megan Zammuto, Deputy Town Manager/Dir. Planning & Land Development
Linda Escobedo, Select Board Liaison
Shannon McAndrews. Executive Assistant to the Select Board



LOCUS MAP
(NOT TO SCALE)

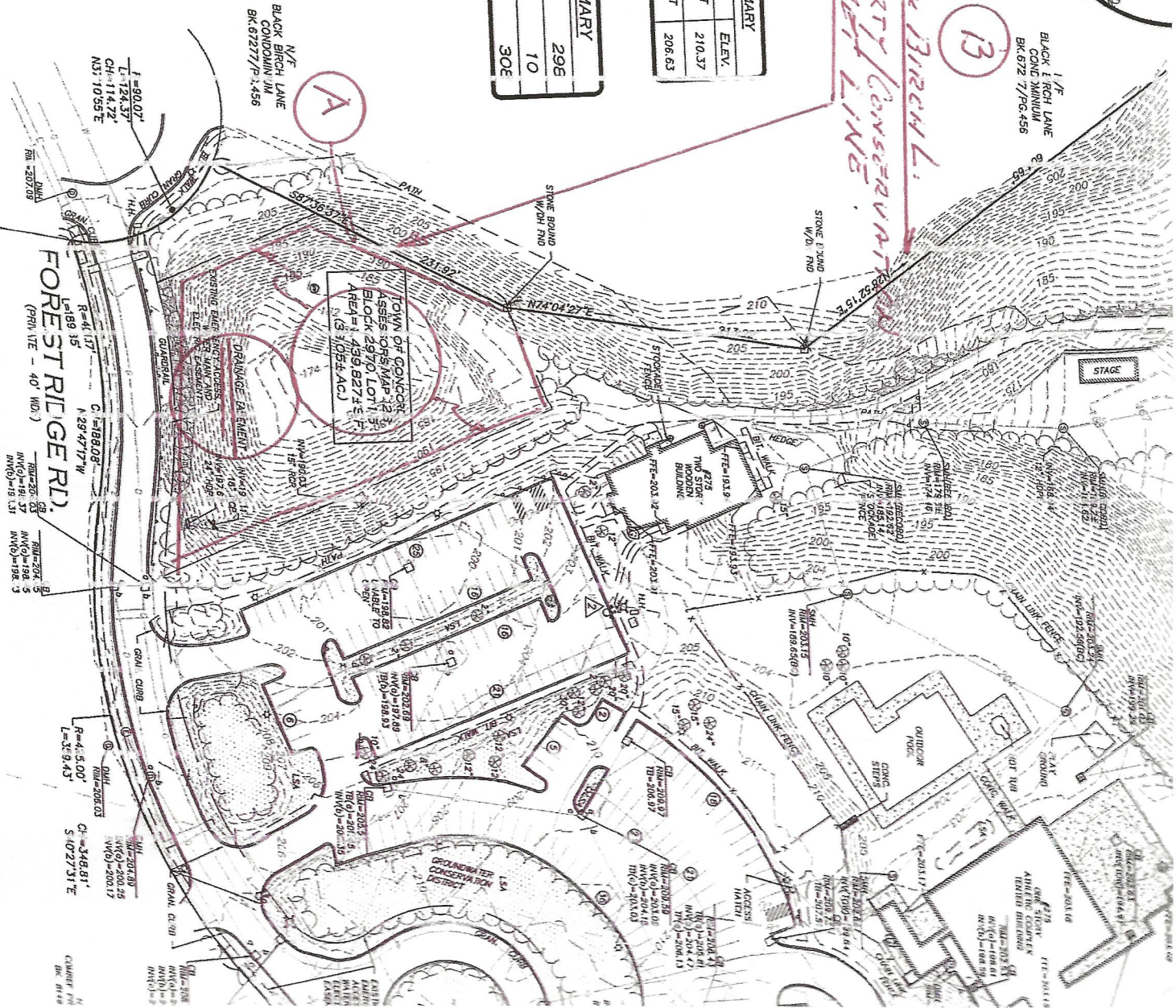
A **B**

1/2 BLACK E RICH LANE
CONC MINIMUM
BK. 672 7/PG. 456

*Black Birch L.
Biodiversity Conservation
Easement Line*

BENCH MARK SUMMARY		
BM #	DESCRIPTION	ELEV.
▲	X-CUT ON HORR. VI FLANGE BOLT	210.37
▲	X-CUT ON HORR. VI FLANGE BOLT	206.63

PARKING SUMMARY	
STANDARD STALLS	296
HANDICAPPED STALLS	10
TOTAL STA. LS.	306



1 = 90.07'
L = 124.37'
CH = 114.72'
NS = 105.57'

FOREST RIDGE RD.
R = 41.17' C = 188.08'
L = 189.15' N = 29.4777° W
C = 188.08'
L = 31.943'

R = 4.500' C = 348.81'
L = 31.943' S = 102.731° E

2

#3

(B)
STEEP SLOPE
PREVENT
DISTURBANCE OF BB PROP?

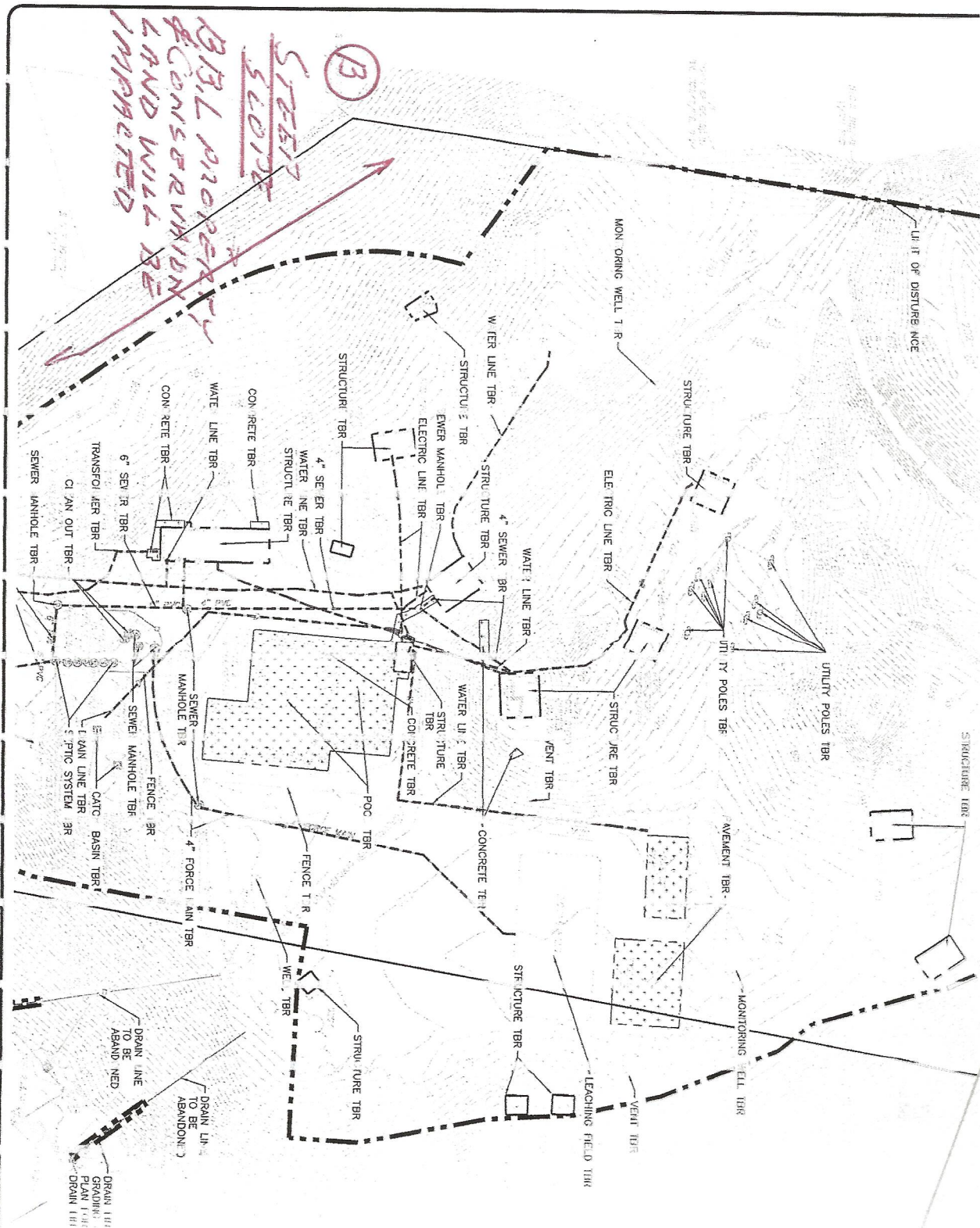
FOREST RIDGE RD.
(PANEL - 40 MC)



AIR
SUPPORT
DOMI

DRAIN LINE TBR. SET
GRADING & DRAINAGE
PLAN FOR PROPOSED
DRAIN LINE

#4



DIG SAFE

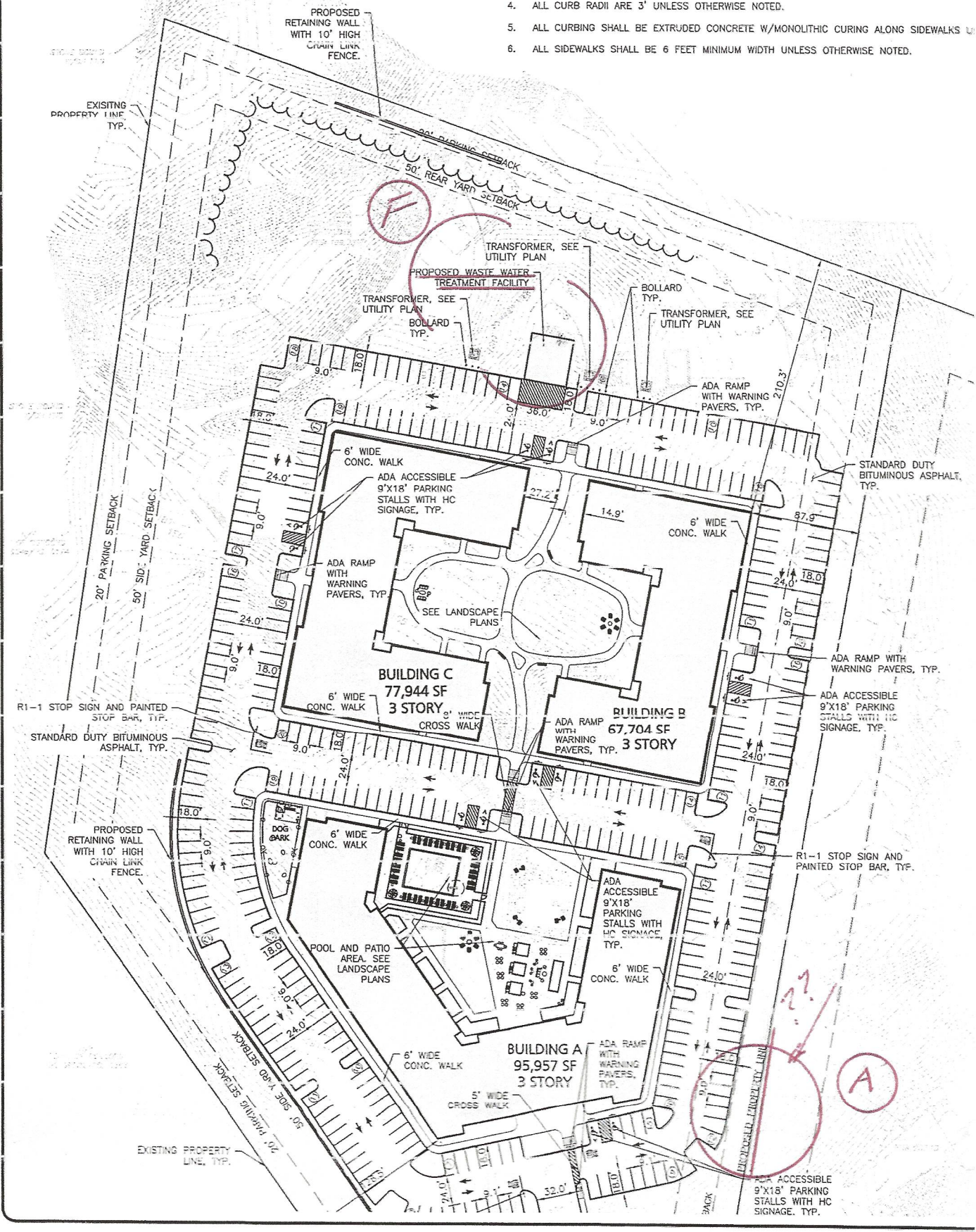


BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

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3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CD UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES DIGSAFE: 1-888-344-7233
4. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
5. ALL CURBING SHALL BE EXTRUDED CONCRETE W/MONOLITHIC CURING ALONG SIDEWALKS
6. ALL SIDEWALKS SHALL BE 6 FEET MINIMUM WIDTH UNLESS OTHERWISE NOTED.

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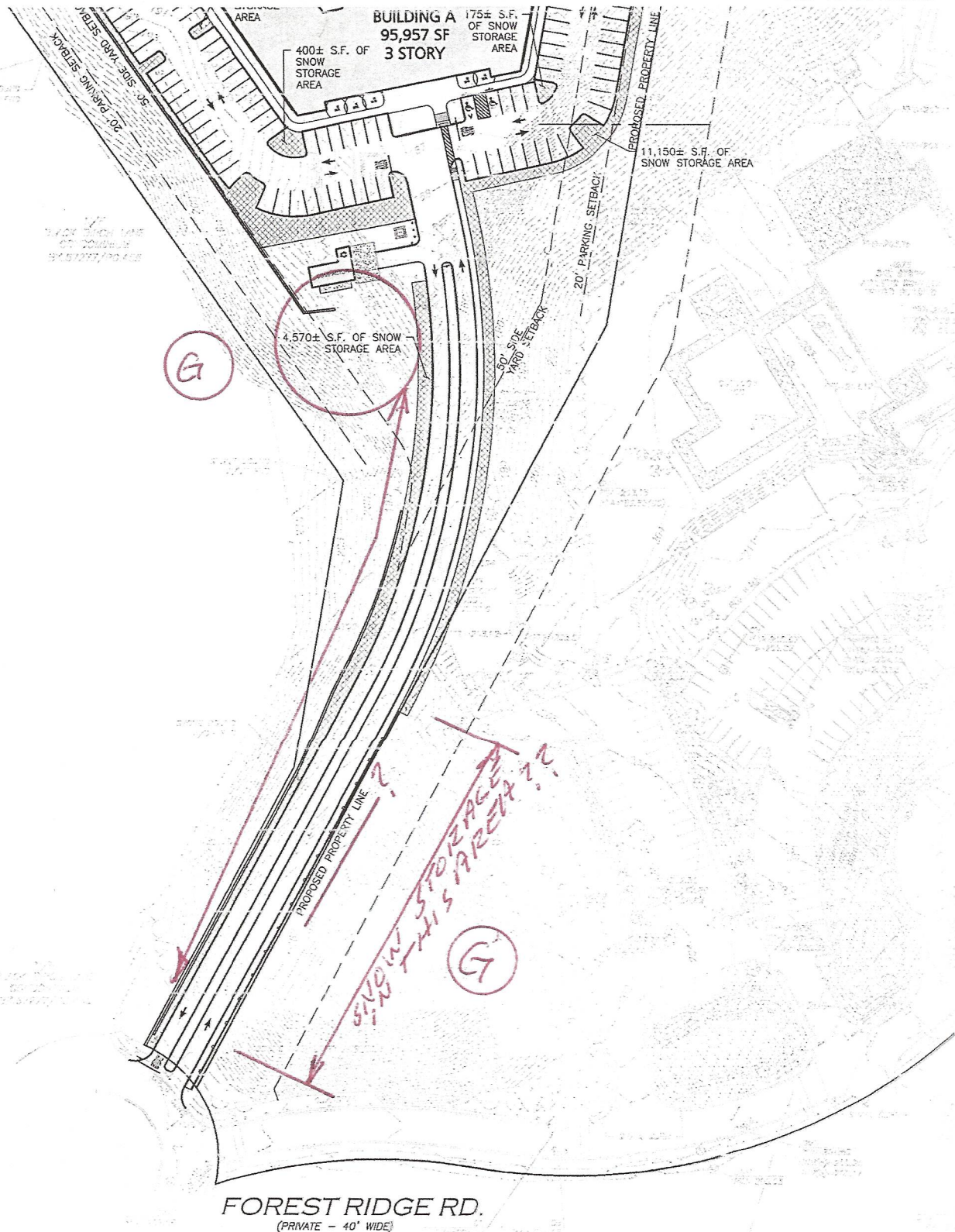
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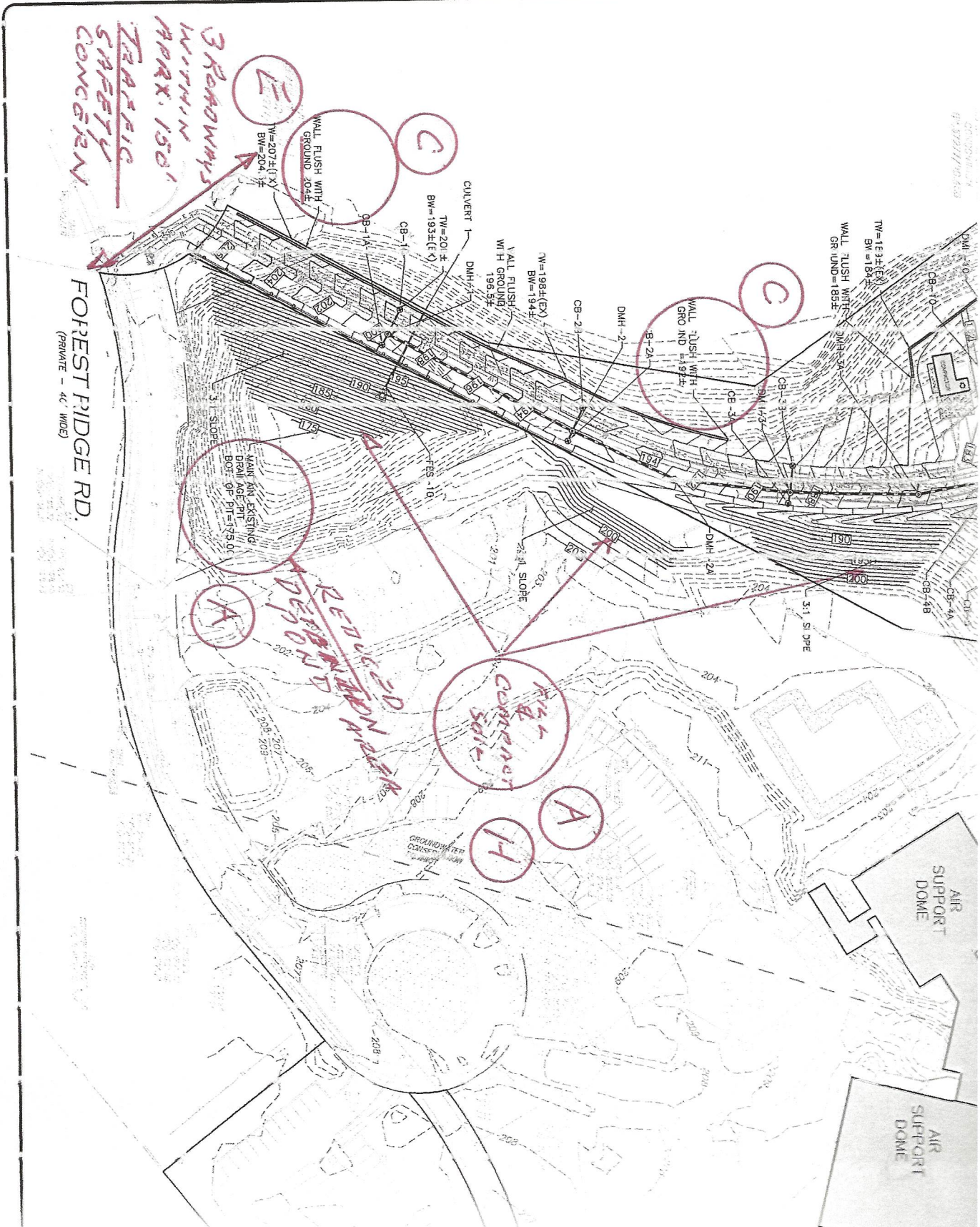
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3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT. OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH SHOWN ON THE PLANS.
DIGSAFE: 1-888-344-7233
4. SNOW SHALL NOT BE PLOWED TOWARDS ANY AREA PROTECTED BY THE MASSACHUSETTS WETLANDS PROTECTION ACT. ADDITIONALLY, IT IS PROHIBITED PONDS.
5. SNOW SHALL BE STOCKPILED ON SITE IN LOCATIONS SHOWN UNTIL THE ACCUMULATED SNOW BECOMES A HAZARD TO THE DAILY OPERATIONS. RESPONSIBILITY OF THE SNOW REMOVAL CONTRACTOR TO PROPERLY DISPOSE OF TRANSPORTED SNOW ACCORDING TO MASSDEP DISPOSAL GUIDELINES.



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8

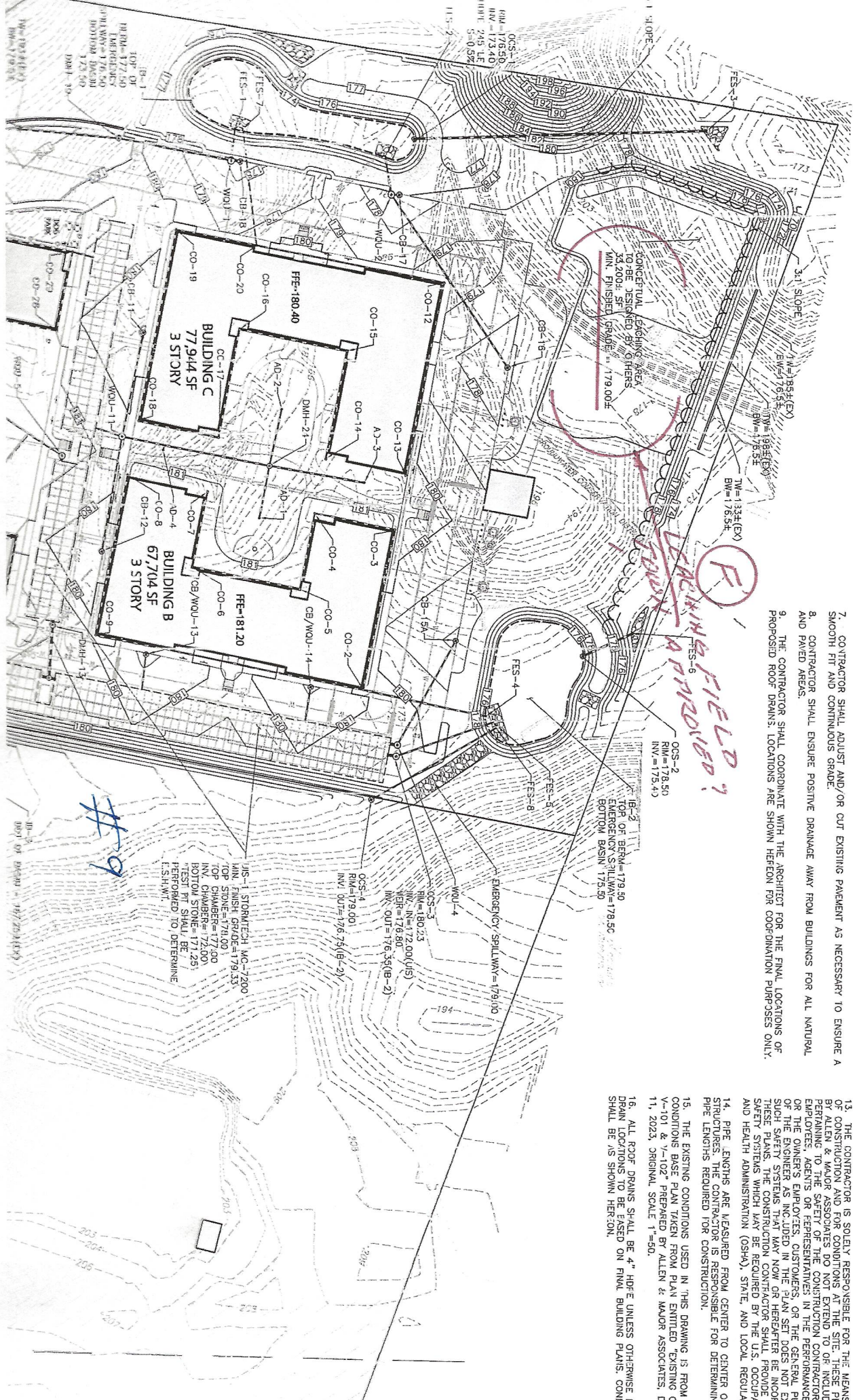


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IF YOU DIG
1-800-SAFE
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NOTES:

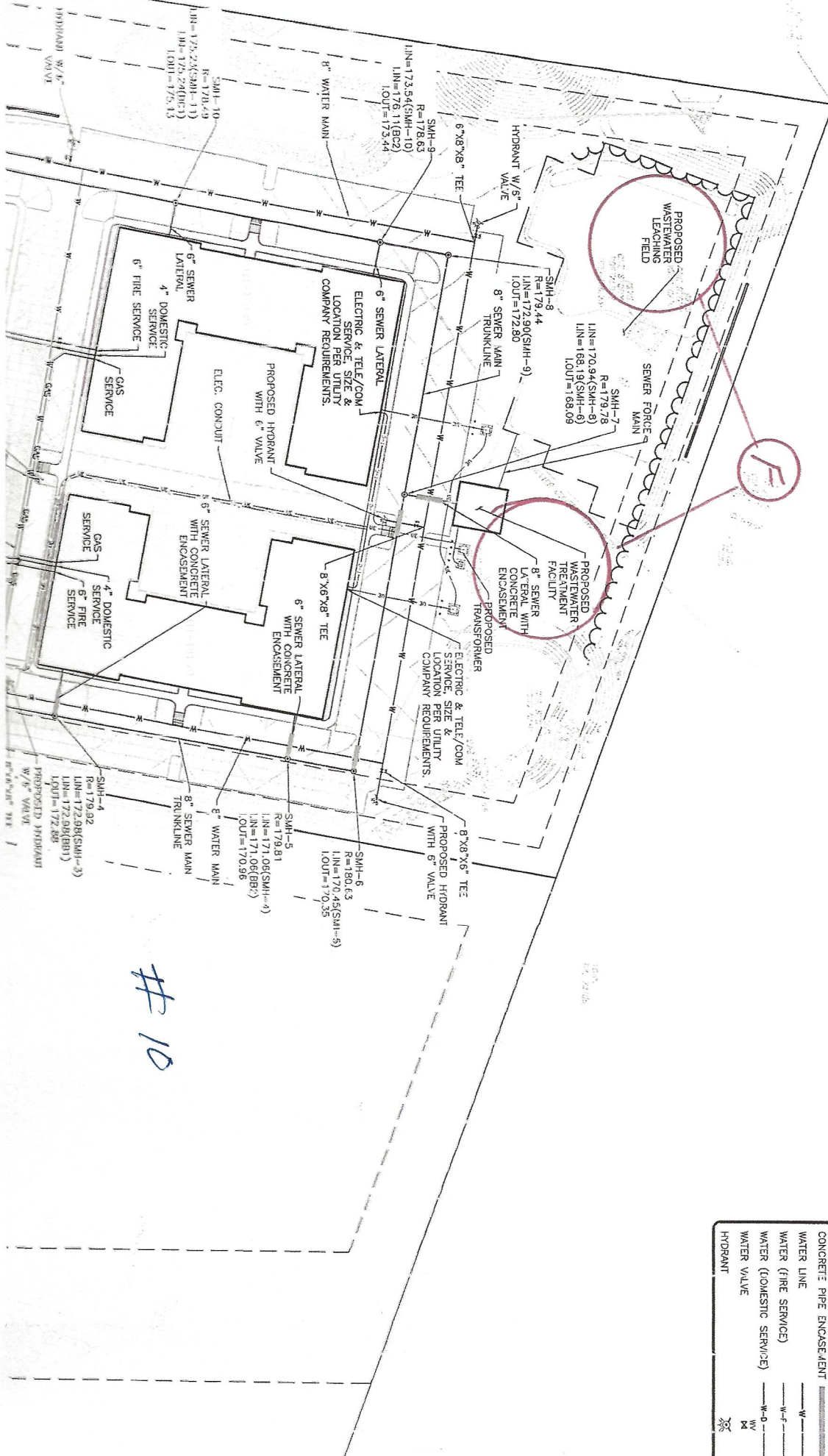
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF CHELSEA/STON AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES. DISSAFE: 1-800-344-7233
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITY CONNECTIONS SHOULD BE COORDINATED WITH THE MEP PRIOR TO CONSTRUCTION.
5. EXISTING DRAINAGE STRUCTURES TO REMAIN ARE TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
7. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
8. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
9. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT FOR THE FINAL LOCATIONS OF PROPOSED ROOF DRAINS. LOCATIONS ARE SHOWN HEREON FOR COORDINATION PURPOSES ONLY.
10. WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER DIMENSIONS. THE CONTRACTOR SHALL USE OF THESE DIMENSIONS IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER NOTIFIED BY THE CONTRACTOR.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS LAND DONE SO AT THE CONTRACTOR'S EXPENSE.
12. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATORY STANDARDS INCLUDING THE CITY/TOWN MADOT, MADEP, IAWRA, MUA AND AASHO.
13. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS, MATERIALS AND EQUIPMENT USED IN THE CONSTRUCTION OF CONSTRUCTION AND FOR CONDITIONS NOT EXTENDING BEYOND THE SITE OF THESE DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE CONSTRUCTION CONTRACTOR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO THESE SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATORY AGENCIES.
14. PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PIPE LENGTHS REQUIRED FOR CONSTRUCTION.
15. THE EXISTING CONDITIONS USED IN THIS DRAWING IS FROM A V-101 & V-102* PREPARED BY ALLEN & MAJOR ASSOCIATES, DATE 11, 2023. ORIGINAL SCALE 1"=50'.
16. ALL ROOF DRAINS SHALL BE 4" HDPE UNLESS OTHERWISE NOTED. DRAIN LOCATIONS TO BE BASED ON FINAL BUILDING PLANS. CONN SHALL BE AS SHOWN HEREON.

JIS-1 STORMWATER MG-17200
 MIN. FINISH GR./ODE=179.33
 TOP STONE=178.00
 INV. CHAMBER=177.00
 INV. CHAMBER=172.00
 BOTTOM STONE=171.25
 BOTTOM STONE=171.25
 HEREPONED TO DETERMINE
 F.S.H.W.T.

DATE: 10/24/2023
 DRAWN BY: JWA



LEGEND

SEWER MANHOLE	
ELECTRICAL CONDUIT	
TELE/COLE CONDUIT	
SEWER LINE	
SEWER FORCEMAIN	
CONCRETE PIPE ENCASMENT	
WATER LINE	
WATER (FIRE SERVICE)	
WATER (DOMESTIC SERVICE)	
WATER VALVE	
HYDRANT	

TOWN OF CONCORD - PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS	
DATE: 12/20/18	PROJECT NO. 3172-01
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PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

THOMAS J. RYLANDS
No. 4311P
REGISTERED PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS

REV	DATE	DESCRIPTION

PROJECT: THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO. 3172-01 DATE: 12/20/2018

SCALE: AS SHOWN DWG. NAME: C-5172-01

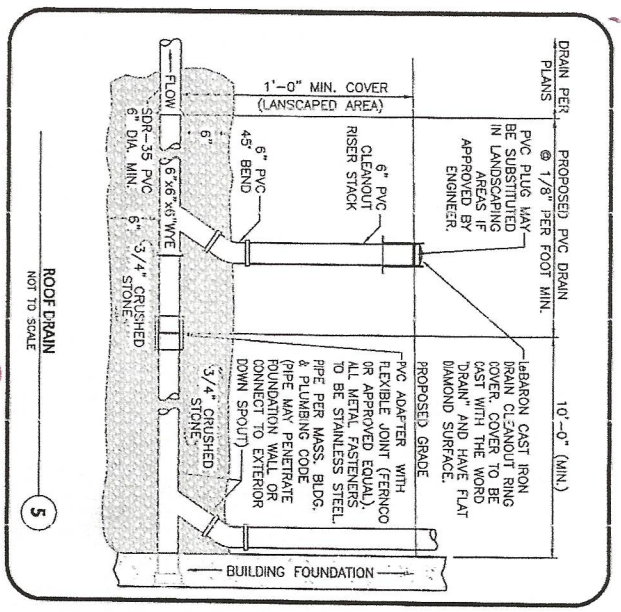
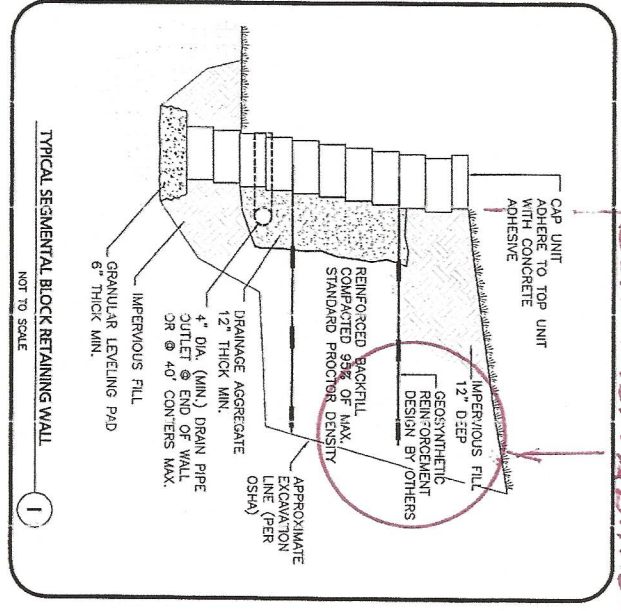
DESIGNED BY: BP CHECKED BY: TW



ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
w w w . a l l e n a n d m a j o r . c o m
100 CONANTLER WAY, SUITE 5
WOLBURN, MA 01891
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DRAWING TITLE: DETAILS SHEET NO. C-506



PROJECT: THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT NO. 3172-01 DATE: 12/20/2018

SCALE: AS SHOWN DWG. NAME: C-5172-01

DESIGNED BY: BP CHECKED BY: TW

DRAWING TITLE: DETAILS SHEET NO. C-506

11

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