

November 6, 2024

Concord Zoning Board of Appeals  
c/o Theo Kindermans, Chair  
141 Keyes Road  
Concord, MA 01742

**A&M Project #:** 1670-24  
**Re:** Comprehensive Permit  
Application  
Residences at Thoreau  
Concord, MA

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Chair Kindermans and members of the Zoning Board of Appeals.

As requested, Allen & Major Associates, Inc. (A&M) has developed this letter to aid the Zoning Board of Appeals with this executive summary on the project and a list of changes made to the site plans for The Residences at Thoreau for drawings issued to the Concord Zoning Board of Appeals between Revision 1 dated February 23, 2024 and Revision 2 dated October 18, 2024. The information below is presented as coordinated with the applicant, Thoreau Residences LLC, the architect, The Architectural Team, Inc. (TAT), and A&M.

## EXECUTIVE SITE PLAN NARRATIVE

The applicant, Thoreau Residences, LLC, is submitting a comprehensive permit application in accordance with Massachusetts General Laws chapter 40B, Sections 20-23 for construction of a multi-family residential development located off Forest Ridge Road in the Town of Concord, Massachusetts consisting of a total of 237 residential units on approximately 13.09 acres as shown on the Site Development Drawings. The proposed project includes site clearing and necessary earthwork for the construction of two (2) multi-story structures (five story buildings), four (4) detached parking garages, exterior surface parking areas, amenities and all supporting site features and infrastructure required of the development. The two five-story residential buildings will include 97 - studio or 1 -bedroom units, 116 - 2-bed, and 24 - 3-bed units. Each building will be serviced by elevators. Also included is a shared leasing office in one of the buildings, an outdoor pool, dog park, fire pit, BBQ grills, and playground area. The project will be serviced by municipal water, a private on-site sewer, private underground utilities consisting of electrical service and tele-communication/cable services.

Building A provides for 120 units with a footprint area of 29,716 square feet with a common area amenity space and leasing office. Building B is proposed to include 117 units with a footprint area of 28,306 s.f. The site layout has been designed to allow for full vehicular and pedestrian circulation around the entire project. This allows for shared use of all parking facilities for residents of the project as well as full circulation for emergency apparatus vehicles. The outer perimeter of the project is the surface and detached garages designed to transition into the multi-family project. 354 standard exterior parking spaces dimensioned at 9 feet by 18 feet are provided, 13 of which will be compliant with the Americans with Disabilities Act (ADA) and the Massachusetts Architectural Access Board (MAAB) and distributed across the site including at amenity areas. 40 detached garage spaces are provided within the four (4) perimeter garages around the site. The total parking count for the site is 394 spaces for a parking ratio of 1.66 spaces per unit. The project will provide designated spaces for Electric Car Charging. As Concord is a stretch code adopted community, ECV spaces shall be provided at initial occupancy with accommodations for scalability.

The clubhouse/amenity area will be located within Building A opposite the main entrance into the site. The exterior amenity area/pool is proposed and situated on the northerly side of Building A. A central courtyard will be provided on the westerly side of Building B. Sidewalks are provided throughout allowing for connectivity to the main activity center of the project. Numerous seating areas and gathering spaces shall be provided. The Site Development Drawings provide a general schematic of anticipated amenity areas but are subject to final design. Amenities that are equally beneficial to the residents but those that are louder by function are located outside the courtyard. These include a dog park area and general open lawn recreational areas. Trash and recycling will be handled internally to each building and a private hauling company will take care of disposing of the trash in accordance with local, state and federal regulations. Connectivity to parking fields and across roadways are marked with pedestrian crosswalks in conformance with the Manual on Uniform Traffic Control Devices (MUTCD). Direction signage will be included for internal navigation of the site.

All points of the site are accessibly compliant with ramps and crosswalk designations throughout. This includes a sidewalk extension to Forest Ridge Road. A 5-foot-wide sidewalk is proposed along the northerly side of the main site driveway. The applicant will work with the Concord school system on providing school bus accommodations for any school aged children, however, it is anticipated that the bus service provider may not enter the private property and require stopping on Forest Ridge Road.

The central driveway is designed to be an attractive and welcoming experience for residents. The driveway provides for 2–12-foot lanes (ingress and egress) and an 8-foot wide center median which will be fully landscaped. Speed tables are provided to control vehicle speeds along this long stretch of driveway

The proposed project is serviced by a single access point. Single entry points are subject to review by the Concord Fire Department to ensure access is maintained under emergency conditions. To accommodate this, a divided boulevard road is proposed that should an emergency situation occur, and a portion of the driveway is unavailable, the remaining lane would be accessible for responding vehicles or emergency egress from the site. The applicant will work with the Concord Fire Department on the site planning details as permitting commences through the Zoning Board of Appeals.

The entirety of the project will be illuminated with a multi-tiered lighting program that provides minimum foot candles through the drive aisle and courtyard for vehicular and pedestrian movements. All fixtures shall be LED and dark sky compliant with necessary shielding for full light cut off where appropriate.

Snow management areas have been provided around the perimeter of the surface parking and designated within islands. In the event the site ever reaches snow storage capacity, snow shall only be removed from the site in accordance with the MassDEP snow removal policies and only be transported to designated locations. It is anticipated the applicant will be required to remove snow from the site during heavier events or back-to-back snow events.

The site is designed to meet or exceed emergency response requirements in accordance with the National Fire Protection Association Fire Code (“NFPA 1”) and 527 CMR 18 (“the Massachusetts Amendments”). All internal driveways meet the corner radii, width, and grade requirements as specified. Emergency apparatus access to the fronts of each building is provided to allow for access to emergency alarm panels and storz connections. Additional information on internal life safety measures shall be provided as part of building permit drawings. Where direct access to portions of the site from a staged a response vehicle is not provided, all points of each building are located within a distance of 250 feet to a potential staged emergency response vehicle in accordance with the codes for sprinklered buildings. All residential buildings shall be provided with a fire sprinkler system.

Fire service hydrants are located around the site at intervals no greater than 500 feet. As noted with the site driveway, the applicant continues to work with the Concord Fire Department on specific Department needs.

Other site improvements include landscape areas, underground utilities, municipal water, private wastewater treatment facility and new stormwater management systems. The proposed stormwater management plan calls for the use of appropriate best management practices, including grass swales, deep sump hooded catch basins, several water quality structures, an infiltration basin and a subsurface infiltration system. The subsurface infiltration systems will consist of Stormtech SC-740 Chambers with an Isolator Row. The system has been designed with infiltration and an outlet control structure. The outlet control structures have been designed to match pre-development conditions for peak discharge rates and runoff volumes. The combination of these BMP's will remove greater than 80% of Total Suspended Solids from anticipated stormwater runoff.

## **SUMMARY OF CHANGES**

The intent of the drawing changes was to compact the project where feasible to increase the natural wooded buffer between adjacent lands and/or minimize the grading necessary to construction the project. The changes were also appurtenant to the shift of the main site driveway onto the Thoreau Club property that was the subject of a use variance approved by the Zoning Board of Appeals on August 8, 2024.

The changes were as follows:

- The main site driveway/entrance was moved approximately 325-ft southerly to the existing location of one of the Club's parking lot entrances. The relocated entrance allowed the first 425-ft to shift away from the property line, preserving the natural tree buffer to the Black Birch Lane Condominium property. The shift eliminated potential traffic pattern confusion and congestion at the roundabout at the end of Forest Ridge Road.
- The driveway shift eliminated approximately 425 linear feet of proposed retaining wall along the northerly property line and avoids grading and modifications to the existing kettle hole/drainage easement locate adjacent to the roadway.
- Speed tables have been added to the main site driveway to control driver speed and promote safety over the length of the driveway.
- The three (3) 3 stories U shape buildings were consolidated into two (2) five story buildings with an increase in units from 216 to 237. The cumulative footprint of the buildings was reduced allowing the project to shift the surface parking away from the Black Birch Lane Condominium property. This also eliminates approximately 535 feet of proposed retaining wall.
- The positioning of the buildings was modified to take advantage of the path of sunlight for the largest surface area possible despite increasing in height.
- An infiltration basin was eliminated along the northerly property line near the Town of Concord property. Elimination of the infiltration basin preserves the natural tree buffer approximately 375-ft long with a varying width between 18-ft to 62-ft.
- The new layout provides parking garages for the residents. The proposed layout provides for a total of 394 parking spaces for a parking ratio of 1.66 per unit. This is a reduction as compared to the prior revision which had 407 total parking spaces with a parking ratio of 1.88 per unit.
- Overall impervious lot coverages decreased as part of the project modifications from 72% to 41%.
- The total building lot coverage decreased from 14.4% to 13.4% despite the addition of detached covered garages.

- The layout and location of the proposed wastewater leaching field and treatment tracks were modified and is located in an area away from the Town forest land and the conservancy district and maintains a strong natural woodland buffer to adjacent lands.
- Increased the undisturbed treeline/open by approximately 1.6 acres of land.
- Site amenities have been relocated on the plan to take stronger advantage of open field area created by the wastewater leaching field. Pet amenities have been added.
- The stormwater management systems have been relocated to be primarily underground. This minimizes the sprawl of the site and shrink wraps the development campus as much as feasible.
- Additional changes were made to the underlying infrastructure of the site in support of the physical geometry noted above.

If you require any additional information or detailing on the changes, please let me know.

Very Truly Yours,

**ALLEN & MAJOR ASSOCIATES, INC.**

Philip Cordeiro, P.E.  
Branch Manager

cc: File