



## CONCORD BOARD OF HEALTH

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**Public Health**  
Prevent. Promote. Protect.

To: Concord Zoning Board of Appeals  
From: Melanie Dineen, Public Health Director *MD*  
Cc: Elizabeth Hughes, Town Planner  
Paul Creedon, Building Commissioner  
Re: 275 Forest Ridge Road Comprehensive Permit  
Date: January 24, 2025

The Health Division has reviewed the Zoning Board of Appeals Comprehensive Permit Application for a 237-unit apartment complex at 275 Forest Ridge Road.

The Health Division would like to inform the Board and the Applicant that the installation of a private well is prohibited anywhere on the property (Parcel 2970-1-5) due to the [Board of Health Private Well Regulation Section: VI \(2\) \(g\), \(h\)](#) (Regulation) and the following reasons:

- Part of the Parcel is inside the Groundwater Conservancy Overlay Zoning District;
- The Parcel is inside the 500-foot buffer zone from the NMI site at 2229 Main Street and the WR Grace super fund site at 47 Independence Rd. Acton, MA. These buffer zones were approved by the Concord Board of Health on April 8, 2024 and a private well is prohibited in these buffer zones.

Any well permit will be administratively denied due to this Regulation and will be subject to an appeal process in front of the Concord Board of Health and administratively reviewed by the Environmental Protection Agency (EPA).

Below are maps showing the various layers related to the buffer zones and prohibition on the installation of a private well.

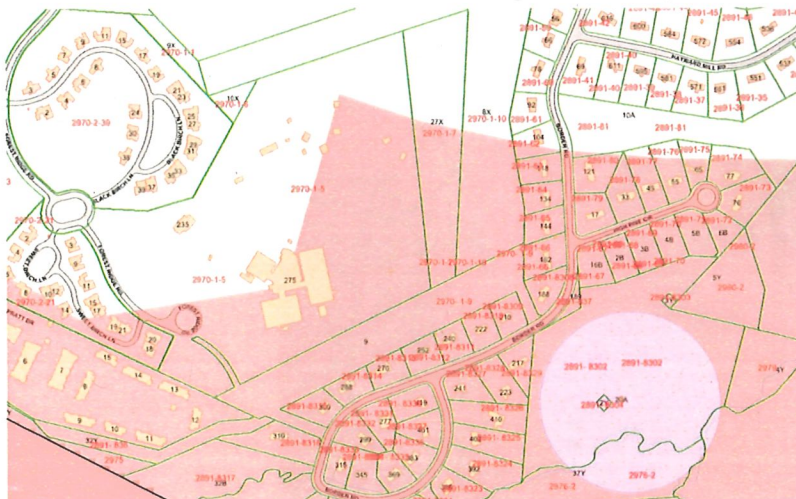


Figure 1: Groundwater Conservancy District Layer



If the Board moves forward in granting the Comprehensive Permit, the Health Division recommends the following conditions be incorporated into the decision:

1. **Prior to the commencement of any site work**, the Applicant shall submit to the Health Division documentation that shows Massachusetts Department of Environmental Protection (MassDEP) has approved the Groundwater Discharge Permit changes for the on-site sewage disposal system for the Thoreau Club, including disconnection and removal of the existing system and the connection of the Thoreau Club to a new soil absorption system (SAS).
2. **Prior to the commencement of any site work**, the Applicant shall submit a Form C to the Health Division for the relocation of the on-site sewage disposal system for the Thoreau Club for review and receive a permit from the Board of Health for the on-site sewage disposal system designed in complete conformance with 310 CMR 15.00, the State Environmental Code, Title 5, and Concord Board of Health regulations.
3. **Prior to the commencement of any site work**, the Applicant shall submit to the Health Division for review and issuance of a Certificate of Compliance all necessary as-built plans for the on-site sewage disposal system for the Thoreau Club.
4. **Prior to the issuance of a Building Permit**, the Applicant shall receive a final Groundwater Discharge Permit from the MassDEP pursuant to 314 CMR 5.00. The permit and corresponding documents shall be submitted with the Building Permit as part of the Health Division review.
5. **Prior to the issuance of a Building Permit**, the Applicant shall submit a Pool Plan Review to the Health Division for review and approval.
6. **Prior to the issuance of any Certificate of Occupancy**, the Applicant shall provide the Health Division a copy of the final as-built plan for the on-site sewage disposal system and the name of the company contracted to operate the facility, along with the appropriate contact's name, phone number and email address.

