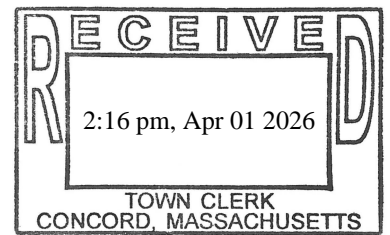


West Concord Advisory Committee
Wednesday January 14, 2026



The meeting opened at 7 p.m. Anna Feldweg (chair), WCAC members Allison Alley, Lynda Ferrari, Lindsay Wolff, John Cooley, and Nicole Hammond, Elizabeth Hughes (Planning Department), Jean Easterday (resident), Vicki Alani (resident), Joe Soberg (previous owner), Aksel Solberg, architect, Jonathan Silverstein, attorney, Matthew Mrva, engineer, Tariq Fayyad, owner/developer, Kevin Meehan, owner/developer

This meeting focused on the proposed plans for redeveloping 166 Commonwealth Ave.

Overview of the plans –

- 2100 sq ft. Imperial Gas and Country Store. This footprint is smaller than the present one as the existing 2nd story will be removed. There are two other locations in Mendon and Upton.
- Green spaces added along the perimeter of parking area, Commonwealth Ave., and along Nashoba Brook.
- Benches will be added along Nashoba Brook.
- The entries and exits from Commonwealth will remain the same.
- The total pervious area will be increased.
- EV charging will be included on the site.
- Gas will always be pumped by employees.
- The current large sign will remain but will be improved. (It was pointed out that any signs must conform with Concord's sign bylaw, and allowed sizes are based on the total number of signs on the site.)
- Subdued lighting will be added along the store building to minimize glare.
- Trash and a generator will be hidden behind enclosed areas.
- New gas pumps and underground electric supply will be added, along with a water quality unit.
- The sidewalks around the site will be repaired.
- This is a legal site for a gas station, and the same inground tanks (fairly new) will be used. However, a special permit will still be required.

Questions on the presented site plan.

How will the proposed crosswalk connect to Kenny Dunn Sq? There must be consultation with Engineering before this plan goes through, as crosswalks must connect to something on the opposite side of the street.

Are there concerns about the stormwater management plan given the proximity to the brook? This is another area where DNR will be consulted before the plan is finalized.

What is the vision for the store? Following W.C. design guidelines, the exterior of the Country store will feature wood siding, large windows, an overhang around 3 sides of the building (a parapet) and a stone foundation. The lighting will be intended to complement what already exists.

There was a lot of thought that went into the current lighting in West Concord. It would make sense to retain/match that.

What will the store sell? It will feature a 1950s, 1960s vibe of toys, hardware items, snacks, candy and beverages. There is an effort to use predominantly local products whenever possible.

Is there any possibility to include ice cream? We really miss the ice cream shop that closed here in W. Concord.

The back of the store is quite plain and will be visible as people come down Commonwealth. Would you consider adding the parapet around there or suggesting that space for a mural? We are happy to consider all possibilities.

Could trees be added along the sidewalk? This would be a challenge as refueling trucks need a certain amount of clear space.

It's a very dark corner. Could you add lighting to help with that? We'll look at it.

Does the transformer have to be in such an obvious place? The location has to do with where the electrical connections come into the site. We will make it as green as possible.

What will the hours be? To be decided.

Could another light pole be added around the bend in Commonwealth to match the other ones and to carry an additional flower basket? Yes, we're happy to do that.

Committee members and neighbors offered positive comments.

Following completion of the presentation, minutes for October, November and December were approved. The meeting was adjourned at 8:12 p.m.