



TOWN OF CONCORD

Natural Resources Commission

141 Keyes Road - Concord, MA - 01742

Phone: 978-318-3285

February 6, 2020

Mr. James Smith, Chairman
Concord Zoning Board of Appeals
Concord, MA 01742

Re: Recommendation to the Board of Appeals for a Special Permit to develop a 34-unit Planned Residential Development pursuant to Zoning Bylaw Section 7.5 (Earth Removal), Section 10 (PRD), Section 11.6 (Special Permit), and Section 11.7 (Variance) at 1440/1450 Main Street.

Dear Mr. Smith:

At its meeting held on January 8, 2020, the Natural Resources Commission voted unanimously 4 to 0 to recommend that the Zoning Board of Appeals grant the requested 34-unit Planned Residential Development Special Permit at 1440/1450 Main Street with modifications to the proposed layout and design and subject to recommended conditions of approval. The following recommendations were unanimously approved by the NRC at its meeting held on February 5, 2020:

- 10.4.3.1. *An evaluation and opinion upon the degree to which the development itself impinges upon environmental areas.* The development is dense, but it is proposed within the context of a relatively densely developed neighborhood. There are no state or local wetland resource areas onsite, and the majority of the isolated federal wetland will be preserved as common open space, with the exception of a 5,000-square foot edge of an isolated wetland that will be filled to create level back yards for the residences at the rear of the parcel. No state or local wetland resource areas occur on the property. The site is not mapped as providing rare species habitat by the Natural Heritage and Endangered Species Program, nor does it contain vernal pools. In addition, the site does not contain BioMap2 Core Habitat or Critical Natural Landscapes.
- 10.4.3.2. *An evaluation and opinion upon the degree to which the common open space protects environmental areas and provides a valuable outdoor recreation resource.* The project creates a 1.163--acre public park which will provide an important open space addition to west Concord. The NRC recommends that the plans be modified to provide a 10-foot to 15-foot wide connection between the Center Village conservation land and the isolated wetland to provide a wildlife corridor.
- 10.4.3.3. *An evaluation and opinion upon the degree to which any land intended to be conveyed to, or restricted for the benefit of, the Town:*

(a) *enhances the protection of environmental areas, unique natural features, scenic vistas or potential or existing farmland*; Modifying the plans to include a 10-foot to 15-foot wide connection through the common open space between the Center Village conservation land and this parcel, which also connects to the Junction Square common open space, will provide a wildlife corridor at the rear of the parcel.

or

(b) *provides a valuable addition to the open space resources of the Town*. The public park will provide a valuable open space component to residents of the PRD and the public. Given that the majority of the common open space is more suited to passive recreation than conservation values, the Commission recommends that the open space restriction be held by the Town through the Select Board.

In addition to recommending that the plans be modified to include a 10-foot to 15-foot wide connection between the site and the Center Village parcel to provide a wildlife corridor, the Commission recommends the following conditions:

1. **Prior to the issuance of any Building Permit**, the Applicant shall submit a specification to the Natural Resources Director for review and approval for FENO markers, or approved equal, with the language "Open Space Boundary – No Disturbance Beyond This Point" to be affixed to the boundary markers or stone wall along the common open space boundary to the north.
2. **Prior to the issuance of any Certificate of Occupancy**, the Applicant shall submit to the Town Planner and Natural Resources Director for review and approval the final Condominium Master Deed. In addition to any provisions recommended by the Town Planner, the Master Deed shall include the following:
 - a. Language prohibiting the dumping of leaf and lawn debris onto the common open space;
 - b. A requirement that the common open space restriction be held by the Town through the Select Board.

On behalf of the Natural Resources Commission,



Delia Kaye
Natural Resources Director

cc: Elizabeth Hughes, Town Planner
Jeff Rhuda, Symes Development & Permitting, LLC
Richard Harrington, Williams & Sparages
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