

246 Old Road to 9 Acre Corner – Concord Country Club
Earth Removal Narrative

The proposed project is for the construction of an Irrigation Pond at the Concord Country Club (CCC) located at 246 Old Road to 9 Acre Corner. This will require the removal of approximately 56,298± cubic yards of soil that will be transported offsite; of this total, approximately 1,200 cubic yards of material has already been removed. Currently, the CCC sources irrigation water via a series of wells directly to their irrigation system; this arrangement makes it difficult to consistently meet water demand of the course. Although the total daily yield is adequate, the wells are not always capable of delivering the flows needed, particularly during the drier months of the year. The construction of the irrigation pond will allow CCC to store pumped groundwater so that they can provide irrigation water at more consistent flows.

The site is located within The Groundwater Conservancy District. Soil testing has been conducted at and around the irrigation pond site to determine the high groundwater elevation. The proposed irrigation pond has been designed to hold the 4' minimum offset requirement between the finished surface and grade and high groundwater elevation. Additionally, the proposed 320 s.f. pump house and 68,505 s.f. irrigation pond will result in only a slight increase to the proportion of the property that is of impervious coverage, which is currently approximately 6± acres, far less than the maximum allowable impervious coverage of 29.8 acres (15% of the 198.7 acre site). The post-development impervious coverage of the site will be approximately 7.6 acres (3.8% of the total site).

It is not feasible to complete the proposed work and maintain the general topography of the property without the Earth Removal Special Permit due to the nature of the work. The project requires cutting into a large slope in order to provide the 3.6± million gallon storage capacity needed to store the groundwater; removal of the material from the site is preferable to relocating it onsite elsewhere as it will limit topographic changes to the currently proposed work area only and will not impact other areas. The post-development topography will slope upward away from property lines, as it does under existing conditions.

Zoning Bylaw Section 7.5.3 Removal of earth subject to board approval

7.5.3.1 The volume proposed for removal does not exceed the minimum practical removal required to accomplish the construction, development, or improvement in accordance with the plans therefor;

The irrigation pond has been sized to provide the storage capacity needed. The storage capacity cannot be provided without removing the quantity of soil proposed.

7.5.3.2 The plans submitted in connection with the removal are designed to minimize changes in existing contours to enhance attractive land utilization, effective drainage, suitable road gradients, access or other design considerations;

Although change to the existing topography is proposed due to the quantity of earth removal required, the overall drainage characteristics of the area will not be modified as the proposed pond will slope away from the golf course and to the wooded area as this area does under existing conditions. The pond has been provided with an outlet so that runoff entering the pond during a storm will be able to flow into an infiltration basin, and ultimately to the Bordering Vegetated Wetland and Dugan Brook, as all runoff does currently.

7.5.3.3 Effecting the removal will not be detrimental or injurious to abutters or the neighborhood, either by the alteration of existing topography or by a substantial change in the use of the streets in the neighborhood.

The general topography will remain the same, sloping upgradient from the wooded area to the golf course. The earth removal itself will not affect screening of the property as course will be located far upgradient from the property lines around the proposed pond location as it does under existing conditions. The existing land use will remain the same, so no change to the use of streets is expected upon completion of construction.