Stamski and McNary, Inc.
Engineering - Planning – Surveying
1000 Main Street Acton, MA 01720 (978) 263-8585
www.stamskiandmcnary.com

Board of Appeals Application
Special Permit – Planned Residential Development

For

Waterside Common: 1651-1657 Main Street
A Planned Residential Development
Concord, MA 01742

February 28, 2020

Applicant: Dan Gainsboro
Now Communities, LLC
336 Baker Ave., Suite 2-4, Box 25
Concord, MA 01742

SM-2763B

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Board of Appeals Application- Special Permit

Town of Concord
Zoning Board of Appeals
141 Keyes Road
Concord, MA 01742
Tel: (978) 318-3295
www.concordma.gov

Zoning Board of Appeals Application

Special Permit with Site Plan Review

Town Use Only

Received by Clerk of the Board: Town Clerk Stamped Received

Application Fee:_____ Hearing Date:_____

1 Application Information

This Application is for: ☐ Special Permit ☐ Site Plan Review ☐ Wireless Communications Facilities

☐ Variance ☒ Planned Residential Development ☐ Comprehensive Permit

Sections of the Zoning Bylaw Applicable to Application: 10 & 11.6

2 Property Information

Address: 1651 & 1657 Main Street

Parcel ID #: 2685, 2686, & 2687

Zoning District Residence C	Total Land Area 205,685 square feet +/-
Present Use: Residential	Lot Frontage: 146.8' +/-
Proposed Use: Residential	Deed Book & Page #: 23955/549 & 73568/485

Check all Applicable:

☐ Historic District	☐ White Pond Advisory Area
☒ Wetlands Conservancy District	☐ Wireless Overlay District
☒ Flood Plain Conservancy District	☒ 100' Wetland Buffer Zone
☐ Groundwater Conservancy District	☒ 200' River's Act Area
☐ Property Identified in the Open Space Plan	☐ Property Identified in the Historic Resource Plan

Is any Zoning relief being requested? If yes, explain:

3 Proposed Project

Provide a brief narrative of the project description:
Waterside Common is a proposed Planned Residential Development (PRD) which allows by special permit the development of (10) single-family units and (2) two-family unit to be served by a private driveway and partially by a private septic system. The remainder to be served by town sewer. The PRD will provide common open space and a trail to the Assabet River.

Ground Coverage by Buildings and Pavement			Gross Floor Area (GFA) (6'8" in height or greater)
Existing:	0.14 ac. +/- =	2.9% of Site	Existing: 6,584 s.f. (to be removed)
Additional Proposed:	0.48ac.+/- =	10.2% of Site	Additional Proposed: 17,985 s.f.
Total Proposed:	0.62 ac. +/- =	13.2% of Site	Total Proposed: 24,569 s.f.

Breakdown of proposed use(s) by GFA

Use: Cottage A	GFA: 2,547 s.f. (2 units) (14.3% of units)
Use: Cottage B	GFA: 1,499 s.f. (2 units) & 1,585 s.f. (6 units) (57.1% of units)
Use: Flat A	GFA: 1,324 s.f. (2 units) (14.3% of units)
Use: Flat B	GFA: 931 s.f. (2 units) (14.3% of units)
Use: Car Barn 1	GFA: 528 s.f. (1)
Use: Car Barn 2	GFA: 1,584 s.f. (1)
Use: Community Building	GFA: 345 s.f. (1)

Describe in terms of any other units of measurement the use of occupancy of the building(s) such as maximum seating capacity, number of employees, number of tables, etc…:

N/A- All units will be residential

Effect of the project on public services, such as water, sewer, schools, police, fire, waste disposal, and recreational facilities:

The increase of dwellings will require an increase in water, sewer, police, fire and other public services from the town.

4 Supplemental Information

Parking Spaces	Loading Spaces
Existing: 6 Spaces = 0.08 % of Site	Existing: N/A
Additional Proposed: 21 Spaces= 1.8 % of Site	Additional Proposed: N/A
Total Proposed: 27 Spaces = 2.3 % of Site	Total Proposed: N/A

How many vehicles are used for business and parked on site: N/A - Residential

Estimated traffic flow within the Site	Estimated traffic flow on streets adjacent to the Site
A.M. Peak: 9.46 Vehicles	A.M. Peak: Increase of 7.92 Vehicles
P.M. Peak: 12.28 Vehicles	P.M. Peak: Increase of 10.24 Vehicles
Proposed Water Supply: Town Water	If Town water, estimated demand (gals/day): 3,300 GPD

Are water conservation measures provided? ☒ Yes ☐ No

If Yes, explain: Low flow toilets, sinks, and appliances are proposed within the dwelling units.

Proposed Sewage Disposal: 1,320 GPD	If Town sewer, estimated demand (gals/day): 1,980 GPD

Amount of grading (cubic yards): cut 2,716 cubic yards +/- fill

Will the project require the removal of soils from the site? ☐ Yes ☒ No

If Yes, how many cubic yards and where is soil being relocated:

N/A. The proposed project results in a net fill scenario.

Does Project require the removal of any trees greater than 2' or major screening vegetation? ☒ Yes ☐ No

If Yes, explain:

A 30" oak and 34" oak will need to be removed in order to connect the private drive from Riverwalk.

Is work located within? ☐ 25' or ☐ 100' of a wetland and/or ☐ 200' of a river or stream

If Yes, explain how and what measures are taken to mitigate impacts:

All work >100' to a wetland and >200' to the Assabet River.

Has a permit been applied for under M.G.L. Chapter 131 Wetlands Protection Act? ☐ Yes ☒ No

5 Property Owner/Applicant Information

The undersigned hereby certifies that he/she has read and examined this application, the Board of Appeals Procedures and Checklist and that the proposed project is accurately represented in this Application and supporting documentation, and hereby requests a hearing before the Board of Appeals with reference to the above application.

Property Owner(s) Name: Dan Gainsboro; Now Communities, LLC

Address: 336 Baker Ave., Suite 2-4, Box 25

Phone: 978-369-6200 E-Mail: dan@nowcommunities.com

Signature: Date: 2/25/2020

Property Owner(s) Name: Now Concord Main, LLC // James & Sarah Macauley

Address: 336 Baker Ave., Suite 2-4, Box 25 // 1651 Main Street, Concord, MA 01742

Phone: 978-369-6200 E-Mail: dan@nowcommunities.com

Signature: Sarah D Macauley James D Macauley Date: 2/24/20

Applicant(s) Name: Dan Gainsboro; Now Communities, LLC

Address: 336 Baker Ave., Suite 2-4, Box 25

Phone: 978-369-6200 E-Mail: dan@nowcommunities.com

Signature: Date:

Applicant is: ☒ Owner ☐ Tenant ☐ Agent/Attorney ☐ Purchaser

Applicant(s) Name:

Address:

Phone: E-Mail:

Signature: Date:

Applicant is: ☐ Owner ☐ Tenant ☐ Agent/Attorney ☐ Purchaser

6 Building Inspections Division Review

To avoid project delays, this Application and all supporting documentation should be reviewed by a Concord Building Inspector prior to filing with the Town Clerk. It is the Applicant's responsibility to schedule an appointment to meet with a Building Inspector at least two weeks before the application submission deadline. Incomplete applications will not be signed by a Building Inspector.

This completed Application has been reviewed by a Concord Building Inspector.

Signature of Building Inspector: Ray Mattie Date: 2/27/2020

RM

Application Materials Checklist – *Site Plan Review* (DO NOT PROVIDE COPIES OF THIS SHEET)

Information to be submitted with each Application

☑ **Application Fee:** Cash or check payable to the Town of Concord. See Fee Schedule for fees.

☑ **Project Narrative:** A thorough description of the existing conditions and/or use; the proposed changes; justification of the proposal; and any other relevant information that the Board may need in reviewing the application.

☑ All plans must be prepared by a MA. Registered Professional Engineer and/or Reg. Landscape Architect and Reg. Land Surveyor for property line determinations.

☑ The Plans must contain at least the following information:

- Title information and Project name and address
- Developer and/or designer's name & contact information, including email address
- Date of plan and all revisions
- Scale, North arrow, and other reference points
- Locus plan at 1,000' scale showing property in relation to the Town, including zoning districts
- Locus map at one inch equals four hundred feet (1" = 400')
- Names of abutters and relation of site to abutting properties
- Existing and proposed topography at two (2) foot intervals
- Existing and proposed roadways, driveways, loading and parking areas, walkways and sidewalks
- Existing and proposed curbing type, location and details
- Existing and proposed easements and right of ways
- Existing and proposed street and site lighting and details
- Existing and proposed drainage measures and drainage computations stamped and signed by a P.E.
- Provisions for water and electric services and sewage disposal, including location of connections to street service where applicable
- Setbacks, buffer areas, areas not to be disturbed by construction, and no cut/no build areas
- Method and location of refuse storage and disposal
- Location of fire hydrants and/or fire alarm boxes, as required
- Location of all structures on site, including outside dimensions of ground floor of buildings
- Location, type, size and age of any underground storage tanks

☑ In addition, the site plan should show the following landscaping details, preferably on a separate sheet:

- Location and spacing of existing and proposed plant material
- Numbers, sizes and types of plant materials
- Notation of plants to be removed
- Proposed treatment of all ground surfaces (paving, gravel, grading, turf, etc.)

☑ For new construction, a description of erosion and sedimentation control measures, including location and specifications of temporary and permanent measures and a schedule of operations indicating the starting and completion dates for each phase of construction shall accompany the plan.

☑ **Photographs:** Photographs of the area from various angles. Provide photographs of the existing structure in relation to abutting structures and photographs of other structures within the adjacent neighborhood. Photos should be in color and mounted on an 8-1/2" x 11" page with description of where they were taken from.

☑ **Copy of the deed for the property:** Can be obtained from the Middlesex South Registry of Deeds.

*** SEE APPLICATION PROCEDURES FOR HOW MANY COPIES TO PROVIDE ***

Narrative- Now Communities, LLC

WATERSIDE COMMONS
1651/1657 MAIN STREET
WEST CONCORD, MA 01742

WATERSIDE COMMONS
PROPOSED SITE LAYOUT
FEBRUARY 27, 2020
SCALE: 1"=30'-0"

UNION STUDIO

PLANNED RESIDENTIAL COMMUNITY
DEVELOPER: NOW COMMUNITIES, LLC
NARRATIVE REPORT
MONDAY, MARCH 2, 2020

NARRATIVE REPORT

WATERSIDE COMMONS

Contents

WATERSIDE COMMONS

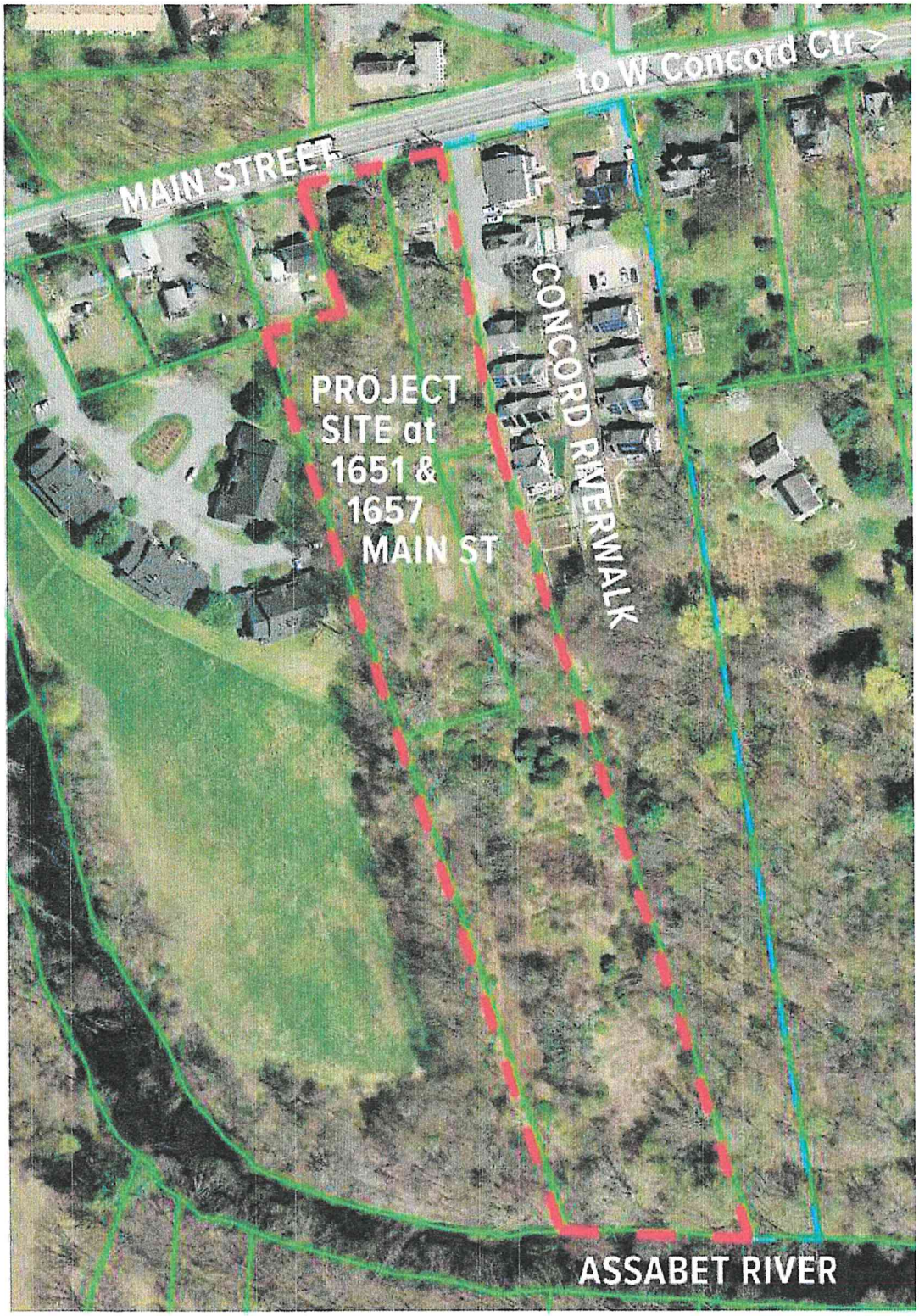
Redevelopment Proposal
1651/1657 Main Street, West Concord MA 01742
Planned Residential Development (PRD) Special Permit

I. Introduction

NOW Communities, LLC, a Concord based, smart growth developer of small, residential cottage communities, design to promote a strong sense of place, proposes to construct a new "pocket neighborhood" at 1651/1657 Main Street in West Concord. The Planned Residential Development (PRD) is allowed by a Special Permit from the Zoning Board. The three-parcel, 4.66 acre site is comprised of two existing residential buildings, one of which is currently a converted barn structure (1657) and the other is a single-family home (1651). The proposal is to remove both structures and construct ten (10) new cottage homes and two (2) duplex buildings for a total of fourteen (14) homes. In addition, there will be two (2) car barns and a community building on the site. The cottages will contain two (2) and three (3) bedrooms. The duplex buildings will contain 4, 1 bedroom homes. The site is located within Residence C zoning district in West Concord and extends from Main Street to the edge of the Assabet River. The site is within walking distance to the center of West Concord, with shops, galleries, restaurants, services and the commuter rail.

NOW Communities, LLC is very excited to have the opportunity to expand on the award winning, innovative ideas that were utilized at Riverwalk. Our goal is to take these ideas a step further. It is not often a developer gets the chance to build on an idea immediately adjacent to one of their communities. Riverwalk continues to thrive as a collection of ideas and committed residents. Several of these residents continue to help the town of Concord to adopt sustainable practices. We value the importance of our working relationship with the town. That relationship, along with their progressive planning outlook, enabled this new model of community development to go forward and the viability of the concepts to be market tested. It has become a model for smart growth and for community planning throughout the region. The Riverwalk project has been so successfully received by the market, that we are on track to be fully reserved before we break ground.

II. Site Map


to W Concord Ctr
MAIN STREET
CONCORD RIVERWALK
PROJECT SITE at 1651 & 1657 MAIN ST
ASSABET RIVER

III. Project Team

Property Owner -	1651 Main Street: James A. and Sara H. G. Macauley
	(subject to option to purchase agreement)
	1657 Main Street: NOW Concord Main, LLC
Applicant/Developer	NOW Communities, LLC and NOW Concord Main, LLC
	Dan Gainsboro and Robert Easton, Principals
Civil Engineer	George Dimakarakos, Stamski & McNary, Inc.
Land Planner /Architect	Union Studio
	Donald Powers, Principal and Project Partner
Landscape Architect	Jarrod Joyce, Goodroots, LLC
Attorney/Planners	Pamela J. Brown, Esq. AICP, Brown & Brown, P.C.

IV. Location

Waterside Commons is located at 1651/1657 Main St. in West Concord. Its 4.66 acres are comprised of three (3) abutting lots that run from Main Street to the Assabet River. The site slopes gently in a southerly direction from the road to the River. The site is ideally located within walking distance to West Concord, a thriving center of independently owned shops, galleries, restaurants and service businesses. The location is proximate to the commuter rail station providing convenient car free access to Boston, and provides easy vehicular connections to Routes 2, 128 and I-495.

V. Summary of Proposal

Waterside Commons is a cottage community that encourages compact neighborhood living attractive to environmentally conscious individuals and families. We propose 14 homes for the site of which twelve will be market rate, with one unit designated an affordable unit and one unit designated as a Moderate Income Dwelling Unit (MIDU). The property and homes will be governed by a condominium agreement. Two (2) car barns will provide parking for each home; one space will be allocated to every home. Additionally, both car barns will be equipped with electric car charging stations. Sixteen surface parking spaces will provide for additional parking. Waterside Commons will also share a main access drive and a trash and recycling location with their easterly abutters at Riverwalk. Their westerly abutters at Westvale Meadows will share an emergency access and additional parking spaces. We also propose to loop Waterside Commons and Westvale Meadows' water services. The cottages are proposed as a mix of 1, 2, and 3 bedrooms, with unit sizes of ranging from approximately 950sf – 1,600 square feet.

Waterside Commons will provide a variety of shared common elements for their residents including:

- A community house for social activities, functions and guest stays
- Community Gardens
- Nature Trails

The smaller, clustered homes, organized around a common green, emulate a small community. Waterside Commons is designed as a "walkable" neighborhood, exemplifying the ideals of smart

growth, sustainability, and energy efficient building design. The cottages have a variety of energy saving and 'green' features:

- High performance building envelopes
- Super-insulated wall and roof assemblies
- High Performance, triple glazed windows
- Ultra-high efficiency HVAC systems
- Water harvesting systems where possible
- Solar-ready roof orientations
- Extensive use of reclaimed/recycled material
- Fully renewable energy systems
- Low or no VOC paints, sealants and adhesives
- Follow NAHB Green Home Guidelines and be Energy Star Rated
- Net zero potential homes

The physical layout of roads, drives, yards and homes capitalize on the existing natural characteristics of the site—the mature trees, views of the gardens and community common spaces, access to the Assabet River and walking trails, and a place for a pick-up game of ball and community gardening. The project uses low impact development and compact design strategies to maintain the integrity of the natural surroundings and manage storm water on-site. The homes are sited around a common area, connected with a combination of bituminous concrete and porous asphalt walkways and dense vegetation for screening. Many of the existing trees will be preserved; the site is densely populated with numerous stands of mature trees, including groves of Sugar Maples, Oak, Ash and Aspen.

A. Stormwater Management

The project is designed to maintain the natural surroundings and control runoff and stormwater with Low Impact Development (LID) design strategies. The proposed stormwater management system will include water quality treatment measures that will exceed the Department of Environmental Protection (DEP) standards. The system will control runoff to maintain the existing hydrologic conditions and provide water quality treatment. A more detailed description of the proposed stormwater management system, including all supporting calculations, is provided in the Stormwater Management Report prepared by Stamski and McNary, Inc. The stormwater management system includes roof drywells for roof runoff, stone treatment trenches, sediment forebays, and infiltration basins.

In summary, the project was designed to comply with the Massachusetts Stormwater Management Regulations and the Town of Concord Zoning Bylaws as amended through the Annual Town Meeting of 2019. Existing drainage and grading patterns were maintained to the maximum extent possible.

B. Environmental Resource Area Improvements

Wetlands on-site have been delineated by a certified Wetlands Biologist and the site has already received an ORAD (Order of Resource Area Delineation), dated April 20, 2018. No construction activity is proposed within jurisdictional resource areas or flood zones. Foot paths allowing access to the river for River Walk residents may be requested in the future.

About 58% of the site is covered by the Flood Plain. The site also includes wetlands bordering on the Assabet River and a wetland to the north in the middle of the site. All construction will take place well outside the flood plain zone as well as outside of wetland buffers. The development area is focused in the north portion of the site closest to Main Street. The project site also falls within the Wetlands and Flood Plain Conservancy Districts; however, no work is proposed within the District boundaries.

The Waterside Commons plan limits impervious surfaces. A large number of existing trees will be preserved, with additional planting provided as a buffer to and from the neighboring homes and as part of the LID design.

C. Site Access and Parking

Access to Waterside Commons is via Main Street, approximately opposite Old Stow Road in West Concord and will be a shared drive with the Concord Riverwalk project. The existing drive to Concord Riverwalk will be improved to form the entrance drive for both the existing homes of Concord Riverwalk and the proposed new Waterside Commons homes. The drive for both projects is configured as a single entry so, all parking and vehicular traffic will be central to the site. The proposed drive is approximately 20 feet wide near Main Street and extends for approximately 100 feet where it is 20 feet wide before entering the paved parking area and car barns. Each home will have one (1) car barn parking space deeded with their home. These will be located centrally within the developed site. A paved emergency connection will be located on the west side of the project site, adjacent to the entry drive and connected via the Westvale Meadows property.

Residential scale lighting is proposed for the access drive and paved parking area. The lights will provide appropriate cutoffs and shielding to prevent light trespass to neighboring properties.

D. Traffic Generation

Waterside Commons is based on the premise of a walkable, easily accessible neighborhood where the primary owners typically own only one vehicle and tend toward the use of alternative transportation. A net gain of no more than 99.4 vehicle trips per day (based on conventional, single – family homes (10 homes) and townhomes (4 homes)) is expected to be conservative.

E. Pedestrian Circulation and Sidewalks

The project is designed with the intent to be "walkable," decreasing overall reliance on cars. There is a sidewalk along Main Street, enabling residents to walk easily to transportation, shops and services. The project is located only ½ mile from the West Concord commuter rail and West Concord Center. Within the proposed project, a combination of bituminous concrete and porous asphalt walkways around the central common will connect residents with each other, further establishing their "pocket neighborhood."

F. Landscaping

Existing trees are proposed to be preserved wherever feasible. Many of the mature trees on-site

are expected to remain. Additional planting areas will provide gardens, stormwater storage (raingarden) and screening for the residents.

VI. Permits Required

The following is a brief summary of permits that will be required to allow the proposed construction and site work.

A. Special Permit – Zoning Board

The Zoning Board has authority to review the site plan for approval of a Special Permit for the PRD. This review includes the site plans and a site evaluation statement, as defined in the Subdivision Rules and Regulations of the Planning Board.

B. NPDES (National Pollutant Discharge Elimination System)

This general permit is required for construction-sites altering greater than one acre of land. As site disturbance is greater than the permit threshold, a Notice of Intent will be filed with the Environmental Protection Agency (EPA), along with the contractor certifications. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared, implemented and available on-site as required.

C. State Laws, Regulations, Codes and Standards

Additional State regulations are implemented at the local level. Specifically, compliance with the building (780 CMR), electrical (MGL c. 143), fire prevention (MGL c. 148) and health codes will be regulated and permitted via local approval authorities. A Department of Public Works (DPW) Permit will be required to confirm the existing 1657 curb cut. One of the existing curb cuts at 1651 will be closed.

D. Permits Considered - Not Required

MA DEP Sewer Connection and/or Extension Permit

The project will partially be served by an on-site sewage disposal system, designed in accordance with 310 CMR 15 and the Concord Board of Health Regulations. The site is presently served by the municipal sewer for the two homes (5 existing bedrooms) at 1651 and 1657 Main Street. The Main Street homes will continue to be served by the public sewer system; the existing flow will be increased, as there will be eighteen (18) total bedrooms that will be connected in the two (2) duplex homes and three (3) court homes, but this will not exceed Town limits.

Order of Conditions – Natural Resources Commission

There currently is no work proposed in any of the wetland or floodplain resources on-site, therefore an Order of Conditions is not required. Requests may be made in the future to install pervious foot paths allowing access to the river for River Walk residents. NRC, however, may comment on the PRD proposal.

VII. Existing and Proposed Conditions

A. Built Environment Today

Waterside Commons is located at 1651/1657 Main St. in West Concord. The site's 4.66 acres include three lots running from Main Street to the Assabet River. The site's topography ranges from elevation 156 ft. at Main Street to elevation 120 ft. at the river's edge. It is vegetated with dense understory and numerous stands of mature trees, including groves of Sugar maples, Oak and Ash. The site includes wetlands, and it is partly in the floodplain of the Assabet River.

B. Zoning/Dimensional Requirements

Section 10 of the Concord Zoning Bylaws allows Planned Residential Developments (PRDs), which enable alternative and innovative residential projects to be built by Special Permit from the Zoning Board of Appeals.

The standards of the PRD, and Waterside Commons' satisfaction of the requirements are outlined further below:

- **Minimum tract size** – not less than 4 times the minimum allowable tract area of the zoning district. The minimum tract size for Residential C is 10,000 sf, thus requiring the site to be a minimum of 40,000 sf. Waterside Commons is 4.66 acres, or 205,685 sf.

- **Maximum density** – Maximum density cannot exceed 2 times the maximum permissible base density of Residential C zoning. Here, base density is determined by dividing (1) the area of the tract exclusive of floodplain and wetlands, plus (2) 25% of the area of floodplains and wetlands, by the minimum lot size permitted in the zoning district (10,000 sf). Thus, the base density for the site is 12 dwelling units. The maximum allowable under the PRD is 24 homes; however, Waterside Commons will include only 14 dwelling units. The PRD also satisfies the requirement that in no case can the net area of the PRD (i.e. excluding area of floodplain or wetland) contain less than 5,000 sf of area per dwelling unit.

- **Diversity of Dwelling Units** – Waterside Commons features a variety of housing types and sizes. 1 of the 14 units will be sold as an "affordable" dwelling unit (available to those earning 80% of the Area Median Income) and 1 of the units will be marketed as a Moderate Income Dwelling Unit (available to those earning 150% of Area Median Income) as defined in Section 10.2.3.2. of the Zoning Bylaws. This moderate-priced home will be available to a family earning no more than 150% of median income (est. $TBD). The newly constructed cottages will be single family homes with two or three bedrooms; the duplex units are designed as single bedrooms

- **Permitted Uses** – Single and two-family dwellings are allowed. No more than 80% of the units within the PRD shall be in buildings of the same type. Ten (10) of the fourteen (14) units, or 71% are single family, two and three bedroom cottages; the remaining four (4) homes are located within the two (2) duplex structures.

- **Lot Area, Frontage and Yard Requirements** – No building may be erected within 20 feet of a public way or boundary line in a PRD within Residence C. All of the newly constructed homes fall outside this 20 foot buffer.

- **Access to the Tract** – Access shall be provided from an existing public way and reached through existing frontage on such public way. The interior site drive and central parking area will be accessed from frontage and curb cuts on Main Street. Waterside Commons will share a its main access drive with their easterly abutters at Concord Riverwalk.

- **Height** – Maximum permitted height is 35 feet, the proposed cottages will be less than 35 feet.

- **Area of Residential Development** – The area of development shall not exceed 50% of the total area of the PRD tract. The lot area is 205,685 sf, of which 50% represents 102,842.5 sf. Only 60,145 sf (or 29.2%) is developed.

- **Common Open Space** – The area of the common open space shall equal at least 25% of the total area of the PRD tract. Of the total site, 145,540 sf or 70.8% of the total is common open space. The Standards recommend inclusion of land abutting the Concord, Assabet or Sudbury Rivers in open space; the project open space includes the wetlands and abuts the Assabet River. The Open Space will be owned by Waterside Commons Condominium Association to satisfy the provision that it will remain accessible to all the occupants of the development. A conservation restriction is proposed to protect the common space in perpetuity.

- **Limitation of Subdivision** – No lot within the Waterside Commons will be subdivided further; this shall be noted on the project plans.

Zoning Summary

The following table summarizes Waterside Commons' compliance with the zoning for the PRD in the Residence C Zoning District.

	Required	Proposed
Minimum tract size	40,000 sf	202,990 sf
Maximum Density	24	14
Minimum SF/DU	5,000	———
Setbacks	20'	20'
Height	35'	<35'
Maximum Area of Res. Development	102,842.5 sf (50%)	60,145 sf (29.2%)
Minimum Area of Common Open Space	51,421.25 sf (25%)	145,540 sf (70.8%)
Area of streets and utilities	--	0 (no new public ways)

C. Existing Natural Environment and Environmental Compliance

The following subsections describe the natural environment and resources present in the vicinity of the property, including soils, topography, aquifer, wetlands and associated surface water, flood plain, and buffer areas. The enumeration below responds to the criteria presented in the Concord Subdivision Rules and Regulations Section 5.4.2 (a)-(e).

(a). Surface and Groundwater

There will be no impact upon the surface or groundwater quality due to the proposed project. The proposed stormwater management system includes an infiltration bed for roof runoff, an infiltration trench, sediment forebays, swales, and an infiltration basin. The bottom of the stormwater system and septic system meet the recommended offsets to groundwater and recommended setbacks to surface water. The design will result in the removal of over 80% of total suspended solids (TSS) from stormwater runoff. The septic system has been sited to meet the stringent regulations of Title 5 and the local Board of Health Regulations. With due diligence during construction, the applicant will not cause an impact to the surface water or groundwater quality. The utilization of infiltration measures in accordance with the Stormwater Management Regulations will preserve existing conditions with respect to water levels.

(b). Habitat, Scenic and Historic Sites

The proposed site work is primarily within a previously disturbed area associated with the development of the existing two homes, and likely historic farming of the land. The most significant areas available for wildlife are in and around the wetland resource areas which will be well beyond the any proposed development area. The banks of the Assabet River offer the most significant botanical features and scenic views. With work proposed over 674 feet from the river, these areas will not be impacted. The site is likely home to a number of animal species, and this is likely to continue.

(c). Topography/Soils

Overall, the property slopes from north to south toward the Assabet River, draining in a Southeasterly direction. The site is moderately sloped with surface elevations falling from approximately 156 feet above mean sea level at Main Street to the river at approximately 120 feet above sea level. Soil types were researched using Natural Resources Conservation Service (NRCS) Web Soil Survey for Middlesex County. The soils on the site are comprised of Merrimac Fine Sandy Loam and Sudbury Fine Sandy Loam. Soil conditions and estimated seasonal high groundwater table were based on on-site soil evaluations performed by Stamski and McNary, Inc. The soils have a demonstrated infiltration capacity to accept the proposed design. A Stormwater Pollution Prevention Plan has been prepared to ensure construction phase stability and permanent vegetation will provide long term stabilization.

(d). Stormwater Management

The project is designed to maintain the natural surroundings and control runoff and stormwater with Low Impact Development (LID) design strategies. The proposed stormwater management system will include water quality treatment measures that will exceed the DEP Standards. The system will control runoff to maintain the existing hydrologic conditions, and provide water quality treatment. A more detailed description of the proposed stormwater management system, including all supporting calculations, is provided in the Stormwater Management Report prepared by Stamski and McNary, Inc. (calculations bound separately). The stormwater management system includes roof drywells for roof runoff, stone treatment trenches, sediment forebays, and infiltration basins.

Special attention has been given to use of pervious materials for the drives and parking areas. The emergency access road will be a form of grass pavers. All home patios, as well as the community building patio, will be constructed of gravel or other pervious material. Some of the interior walkways will also be constructed of pervious material.

(e). Wetlands/Associated Resource Areas

The rear of the site, abutting the Assabet River, contains wetland resources. All site work will be outside the 100' buffer to the wetlands and 200' Riverfront Area associated with the Assabet River. There are a no resource areas within the development area that are regulated under the Massachusetts Wetlands Protection Act or Concord Wetlands Bylaw. The proposal will have minimal impact on the Assabet River, other than maintaining access to residents as additional open space and recreation land.

The rear of the site is located within Floodplain Conservancy District, as well as the Wetlands Conservancy District, as shown on the Concord GIS mapping. The project work does not impact either area.

D. Traffic, Municipal Impact

The sections below summarize the impact of Waterside Commons on traffic, public services, municipal budget, natural and historic resources. The sections below respond to the criteria noted in the Concord Subdivision Rules and Regulations, Section 5.4.2 (f), and (h) through (k).

(f). Transportation/Traffic

ITE Trip Generation is the standard for computing traffic flow on a new project. However, it should be noted that this project is significantly smaller than the typical sample used for the ITE data. ITE sampling utilizes an average number of dwelling units of 198, while Waterside Commons contains only 14 new 1, 2 and 3 bedroom homes. As noted below, weekday traffic from Waterside Commons is expected to generate no more than 119 vehicle trip ends per day, or 100 vehicle trip ends per day increase over existing conditions.

Trip Generation (Vehicles/day)	Waterside Commons*
Weekday Daily	
Enter	50
Exit	50
TOTAL	**100**
Weekday Peak Hr Adjacent Street (7 am-9am)	
Enter	2
Exit	6
TOTAL	**8**
Weekday Peak Hr Adjacent Street (4pm-6pm)	
Enter	6
Exit	4
TOTAL	**10**
Saturday (Vehicles/day)	
Enter	51
Exit	51
TOTAL	**102**
Sunday (Vehicles/day)	
Enter	44
Exit	44
TOTAL	**88**

* ITE, Trip Generation, 9th edition, Land Use Code 210 Single Family Detached Housing and 230 Residential Condominium/Townhouse Calculations are based on the additional traffic generated by the net of twelve (12) new homes.

(g). Town Services

The project will have only a small impact on Town services. The typical demographic for similar developments has been active singles and couples between the ages of 40 and 65. Most own only one automobile. Therefore, there will be little impact on the school system and surrounding neighborhood. The project will have internal centralized septic system for five (5) of the fourteen (14) homes. Several of the dwelling units will be served by the municipal sewer system, but with no increase in design flow. With only 14 homes (12 new, of which 2 are single bedroom units), there will only be a small incremental impact on other town services. As might be expected, potential school costs represent the greatest municipal impact. Subsection (h) below presents this data in table form.

(h). Summary Table of Areas

The Zoning Summary Table of IV. B summarizes compliance with dimensional requirements noted in Section 5.4.2 (g).

(i). Economy

The additional homes will generate real estate taxes for the Town. It is also anticipated that the typical resident will enjoy the proximity to the center of West Concord and patronize the various merchants close to their home. Based on an anticipated sale price of $500,000 to

$750,000 or more for the twelve new market rate homes, we estimate a total assessed valuation to be approximately $9,000,000. This project value calculates to approximately $130,050 (at $14.45/$1000) of annual tax income. The new cottages will utilize municipal services; however, the impact is limited by the type and size of the units.

The Community Impact Statement prepared by Now Communities, LLC (attached) summarizes both school and non-school costs associated with Waterside Commons. The analysis is conservative in that it utilizes population and school aged child figures based on statistics for conventional single family homes. Given this conservative approach (expected to indicate an artificially high number of SAC and potentially underestimated income), the project would have a net negative impact on the town of up to $TBD. It is anticipated, however, that Waterside Commons will have a net neutral impact.

(j). Sight Distance

A sight distance analysis was performed for the proposed driveway by Stamski and McNary, Inc. In the westbound travel direction stopping sight distance is 362 feet; eastbound stopping sight distance is 326 feet at the proposed driveway. These distances are adequate for design speeds of 45 miles per hour and 42 miles per hour respectively based on AASHTO standards. The speed limit posted for the westbound direction is 25 miles per hour and it is 30 miles per hour in the eastbound direction. Therefore, stopping sight distances are adequate.

(k). Historic and Architectural Resources

According to the National Register and West Concord's Demolition Delay By-Law Listing, both 1651 and 1657 Main Street are historic. A Demolition Delay By-Law Application was submitted with the Town in October to request removal of both structures from the current site. Similar to Riverwalk, Now Communities expects to incorporate selective elements of the existing structures into the new project.

(l). Open Space and Natural Resources

The Envision Concord Bridge to 2030 Master Plan in its open Space and Recreation Plan calls attention to community goals for open space protection. These include "protection of biodiversity, wildlife habitat and connectivity for wildlife movement", "ponds, streams and rivers with high quality" and an overall network of open space "connected by major wildlife and water-protection corridors." While the project locus is quite narrow along the Assabet River, this river corridor is also recognized as a rare species habitat. As the site work is located distant from existing open space and natural resources and preserves the river and wildlife corridor along the Assabet River, these resources will not be negatively impacted by the development of Waterside Commons.

VIII. Permit/Construction Schedule

Following is a preliminary outline of the construction schedule for the proposed project. A more detailed schedule can be provided as the permitting process moves forward.

- Special Permit Application – March 2020
- Special Permit Approved – September 2020
- Other Permits Received – Summer 2020
- Building Permit Obtained – Fall 2020
- Construction Begins – Fall 2020
- Certificate of Occupancy – Summer 2021

ATTACHMENTS

- Site Photos
- Architectural Floor Plans & Elevations
- Community Impact Statement
- Planned Residential Development site plan
- Stormwater Management Report (separate cover)

Planned Residential Development Narrative

PROPOSED PLAN FOR WATERSIDE COMMON (1651-1657 MAIN STREET)
PLANNED RESIDENTIAL DEVELOPMENT

Development Team

Owner/ Applicant	Now Communities, LLC 336 Baker Ave., Suite 2-4, Box 25 Concord, MA 01742
Engineer/ Surveyor	Stamski and McNary, Inc. 1000 Main Street Acton, MA 01720
Architect:	Union Studio Architecture & Community Design 140 Union Street Providence, RI 02903
Landscape: Design	Good Roots Landscape and Design P.O. Box 2875 Acton, MA 01720
Legal Counsel	Brown & Brown PC 110 Great Road Bedford, MA 01730
Location:	The property is comprised of three parcels off Main Street. Map 10C parcels 2685, 2686, & 2687
Size of Tract:	205,685± square feet
Zoning:	The site is located in the Residence C District; A portion of the site is within the Flood Plain Conservancy District Zone A and the Wetland Conservancy District.
Utilities:	The site is currently served by town water, town electric, and gas. 1651 Main Street is served by Town Sewer, while 1657 Main Street has been identified as a parcel with potential to connect to Town Sewer. Besides the overhead wires, all utilities within Main Street along the frontage are underground. A fire hydrant is located in front of the existing dwelling on the corner of the lot with Riverwalk.

SECTION 10. PLANNED RESIDENTIAL DEVELOPMENT (PRD)

10.1 Purpose

The applicant is proposing a fourteen unit Planned Residential Development on the 205,685± square foot tract. The goal for this project is to establish a neighborhood with a community feeling where incoming residents and neighbors can enjoy the natural surroundings of the land. Each unit will have access to common open space and a trail to the edge of the Assabet River.

The proposed project will provide a mixture of dwellings including (6) three-bedroom single family units, (4) two-bedroom single family units, and (4) one-bedroom units in two duplexes.

10.2 Standards

10.2.1 *Minimum Tract Size:*
205,685± square feet provided. Required in Residence C is 40,000 square feet.

10.2.2 *Maximum Permissible Density:*
Two times the basic density, as calculated below, is allowable
(2 x 12 = 24 units maximum)
14 units are proposed

10.2.2.1 *Basic Density:*
Upland Area= 85,995± square feet
Floodplain Conservancy District=119,690± square feet
Total Tract: 205,685± square feet

$$\frac{(85{,}995) + [(.25)(119{,}690)]}{10{,}000} = 11.59 = 12 \text{ Units } (\textit{rounds up per 10.2.2.2})$$

10.2.3 *Diversity of Dwelling Units*
The proposed dwellings will consist of (6) three-bedroom units in single family homes, (4) two-bedroom units in single family homes, and (4) one-bedroom units in two duplexes. The dwelling units will range in size from approximately 931 – 2,547 square feet of living space.

10.2.3.1 *Low income dwelling units*
The Applicant is proposing one low income dwelling unit under subsection 10.2.3.1 and one affordable dwelling unit under subsection 10.2.3.2 to meet the requirement of subsection 10.2.3 for increase in units above the basic density.

10.2.3.2 *Affordable dwelling units*

The Applicant proposes to make one (1) one-bedroom dwelling units affordable. The dwelling unit will be made available for purchase to an "Income Eligible Household" as defined in 760 CMR 56.02 and will be eligible for inclusion on the DHCD's Subsidized Housing Inventory.

10.2.3.3 *Unit sizes*

The dwelling units will vary in size from approximately 931 – 2,547 square feet of gross floor area.

10.2.3.4 *Exterior Design*

The affordable unit has been designed to be indistinguishable from a similar market-rate unit.

10.2.4.1 *Permitted Uses*

For the 14 total units, there are four styles of homes proposed- Cottage A, Cottage B, Flat A, and Flat B. The most prevalent proposed is Cottage A, at 8 of the 14 units. The eight (8) Cottage A style dwellings will be below the 80% (57.1%) maximum allowable for buildings of the same type within a PRD.

10.2.4.2 A community building is proposed within the PRD.

10.2.5 *Lot Area, Frontage and Yard Requirements:*

Lot Area – - No Minimum
Lot Frontage - No Minimum
Yard Setbacks - No Minimum, except for:
Residence C – (20) Twenty feet to public way or PRD boundary line.

10.2.6 Access to the Tract:

Access to the tract is through the existing access from Riverwalk. The applicant is proposing to extend that 20' wide private drive into Waterside Common with parking spaces off the sides.

10.2.7 *Height:*

All structures shall comply with the maximum height of thirty-five (35) feet.

10.2.8 *Areas of Residential Development:*

Residential Use shall not exceed 50% of Total Area.
The area developed for residential use which consists of the dwellings, access driveway, sidewalk, individual driveways, walks and patios is approximately 60,145 square feet. (60,145 s.f. / 205,685 s.f.) x 100 = 29.2%.
29.2% < 50% Maximum

10.2.9 *Common Open Space:*

Open Space must equal at least twenty five percent (25%) of Total PRD Area.
(205,685 s.f. x 0.25) = 51,421 square feet;

145,540 square feet of Total Common Open Space has been provided.

At least fifty percent (50%) of the common open space shall be upland

(51,421 s.f. x 0.50) = 25,711 square feet

25,850 square feet of upland has been provided.

10.2.9.1 Common *Open Space:*

The common open space easement proposed for this PRD, is of a shape, dimension, character and location suitable for its use as a park and conservation land up to the Bordering Vegetated Wetland and Bank of the Assabet River. The common open space easement will be for the benefit of the unit owners and the public.

10.2.9.2

The common open space easement will be readily accessible for the enjoyment of all unit owners and the public. The open space easement will be owned by the condominium association. The condominium documents will ensure that the unit owners and the public have readily accessible access.

10.2.9.3

A perpetual conservation restriction will be provided of the type described in G.L. c. 184, sec 31 which shall run with the land. Such recordable restriction shall provide that the common open space easement be retained in perpetuity for park and conservation use as described above. Such restriction shall also contain additional restrictions on the development and use of the common open space which will allow for the use of the land as shown on the plan.

10.2.10 *Limitation of Subdivision.*

A note prohibiting further subdivision of this tract of land shown as required by the section has been provided on the Record Plan.

Site Evaluation

Site Evaluation

5.4.1
See PRD plan set.

5.4.1(a) – Boundaries of the Subdivision
The boundaries of the access and utility easement as well as existing streets and proposed private driveway have been shown on the plan set.

5.4.1(b) – Topography
Topography is shown in one foot intervals. For a detailed drainage analysis, please see the Stormwater Report, submitted with the plan set, with pre-development and post-development drainage maps. All existing structures and wetlands have been located and are identified on the plan set.

5.4.1(c) – Vegetative Cover
The site is primarily open surrounding the existing dwellings, with woods and open space towards the back of the site. There are open areas within the wooded areas that were used as garden beds and paths. A trail exists from the edge of the woods that meanders down to the edge of the Assabet River. There is no area within the Priority Habitat of Rare Species and Estimated Habitat of Rare Wildlife on this site.

5.4.1(d) – Soil Types
The Soil Conservation Service Soil Survey for Middlesex County and the Soil Maps for Concord indicate that the on-site soils consist of Merrimac fine sandy loam and Sudbury fine sandy loam. Wetland and Assabet River areas are made up of Pootatuck fine sandy loam. The Merrimac fine sandy loam, Sudbury fine sandy loam soil group, and Pootatuck fine sandy loam soil group have been assigned to Hydrologic Groups A, B, and D, respectively. The estimated depth to seasonal high groundwater on site varied from 32" to 108". Location of test pits and percolations tests are shown on the plan set.

5.4.1(e) – Visual Analysis
An Open Space Parcel is provided. The building locations and building heights will not affect the visual impact of other subdivisions or properties. The trail down to the Assabet River will be maintained. Waterside Common hopes to build on the successes of Riverwalk and maintain a similar connected community.

5.4.2 - Site Evaluation Narrative Statement

a) There will be no impact upon the surface quality or groundwater quality due to the proposed PRD. The proposed drainage system includes roof drywells, sediment forebays, and infiltration basins. The bottom of infiltration areas and Title 5 septic system meet the recommended offsets to groundwater and recommended setbacks to surface water. With due diligence during construction, the applicant should not cause an impact to the surface or groundwater quality.

b) The location of the dwellings will protect a significant portion of the property along the wetlands and Assabet River located on the southern part of the site. No proposed work is within any wetland or river jurisdictional area.

c) The on-site soils are well drained sands with percolation rates below two minutes per inch. All proposed disturbed areas within the limit of work will receive six inches of loam and shall be seeded to improve upon the sites capability to prevent against erosion and siltation. A stormwater pollution prevention plan has been incorporated within the plan set.

d) Stormwater Calculations have been provided under a separate cover and indicate that, with the proposed drainage design, there will be no increase in peak runoff due to development. The methods used to return water to the ground include infiltration basins and roof drywells. The calculations show that recharge of groundwater meets pre-development conditions.

e) The work is located outside the designated flood plain area and wetland areas on site. All work will be within upland areas.

f) The anticipated increase in daily traffic flow is about 99 vehicles per day from the development based on the twelve additional dwelling units. Peak hour morning rate increase is 7.92 vehicles and peak hour evening is anticipated at 10.24 vehicles. There will be a modest increase in demand on public services based on twelve additional dwelling units for water, schools, police, fire, waste disposal and recreational facilities. Sewage Disposal and Drainage will remain private with the exception of (9) dwelling units totaling 18 bedrooms connecting to town sewer. Water use increase is approximately 2,640 gallons per day based on Title 5 flows (increase of 24 bedrooms).

g) Total Area being Subdivided:

	(± S.F.)	
Total Lot Area	60,145	29.2%
Common Open Space Parcels	145,540	70.8%
Total Area Subdivided	205,685	100%

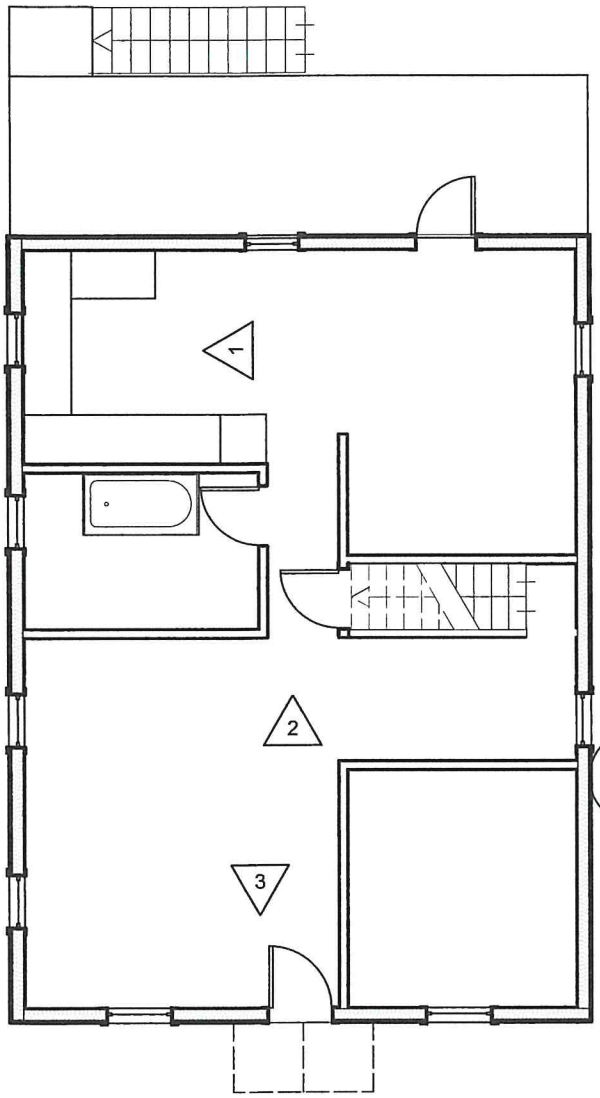
h) The direct cost to the town will be associated with the increase of twelve dwelling units within this site. Operation and maintenance of the driveway shall remain private, thus minimizing town costs. The (9) proposed dwelling units closer Main Street that total 18 bedrooms will operate on town sewer.

i) Adequate sight distance is available in each direction as determined with the previous development of Riverwalk. The development proposes to connect to the existing Riverwalk Development, so there will be no new connections to Main Street. All proposed utilities are underground and the project is located along a straight and relatively flat portion of Main Street.

j) To the best of the preparer's knowledge, there will be no impact on any historical or cultural resources located within one-hundred feet of the proposed development.

k) The proposed Common Open Space Easement proposed within this PRD will provide a trail down to the Assabet River.

Existing Floor Plans &
Representative Building Elevations and Floor Plans by Union Studio Architecture



1 KITCHEN

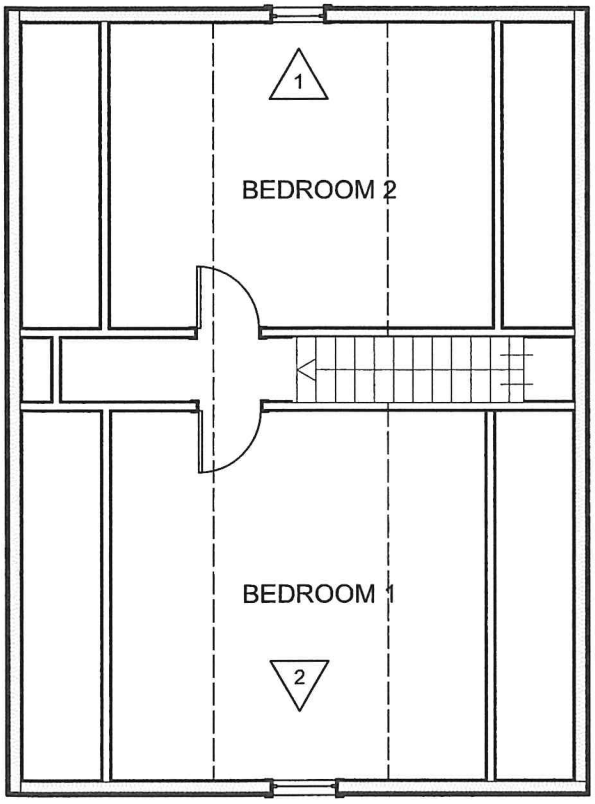
2 VIEW PAST BATHROOM AND HALLWAY

3 VIEW TOWARDS FRONT DOOR

1ST FLOOR PLAN

1651 MAIN STREET
EXISTING PLANS

FEBRUARY 25, 2020



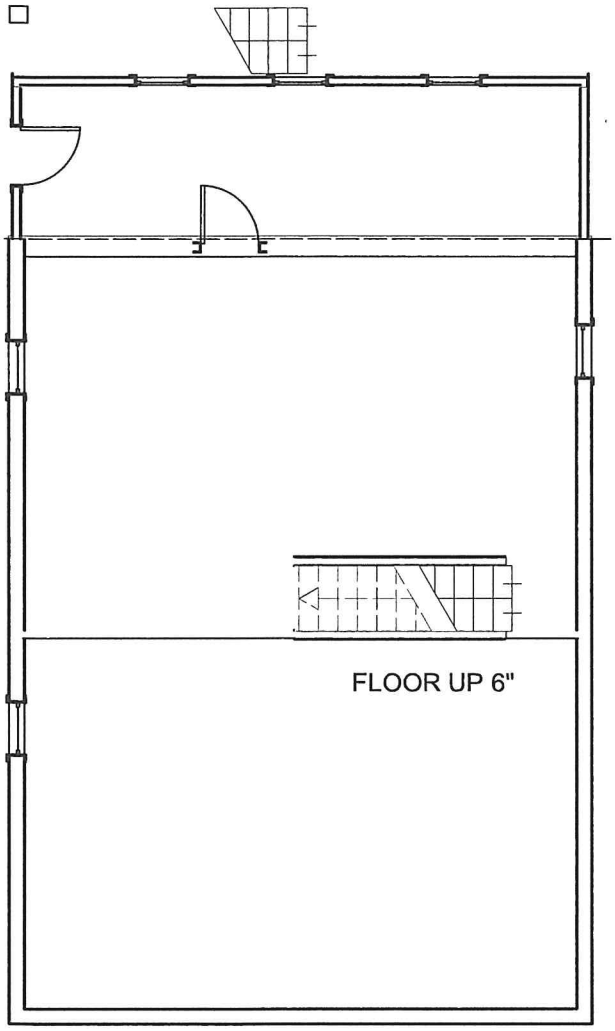
1 BEDROOM 2

1 BEDROOM 1

PLAN 2ND FLOOR

1651 MAIN STREET
EXISTING PLANS

FEBRUARY 25, 2020



EXISTING CONDITIONS PHOTOGRAPHS

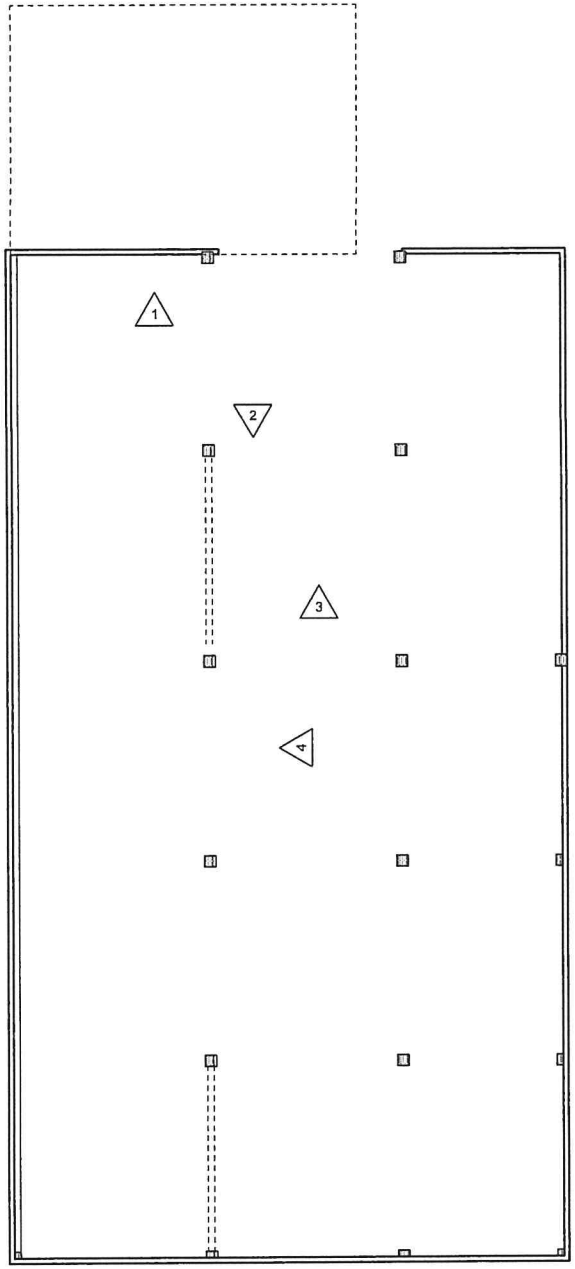
BASEMENT

1651 MAIN STREET
EXISTING PLANS

FEBRUARY 25, 2020

1 VIEW TOWARDS BACK

2 VIEW TOWARDS INTERIOR STONE WALLS

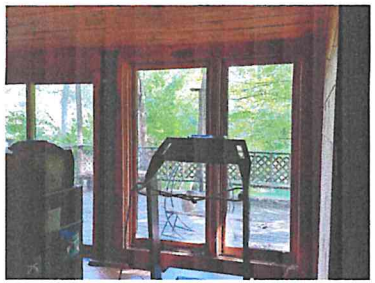


3 VIEW TOWARDS OPENING

4 INTERIOR WALLS AND COLUMNS

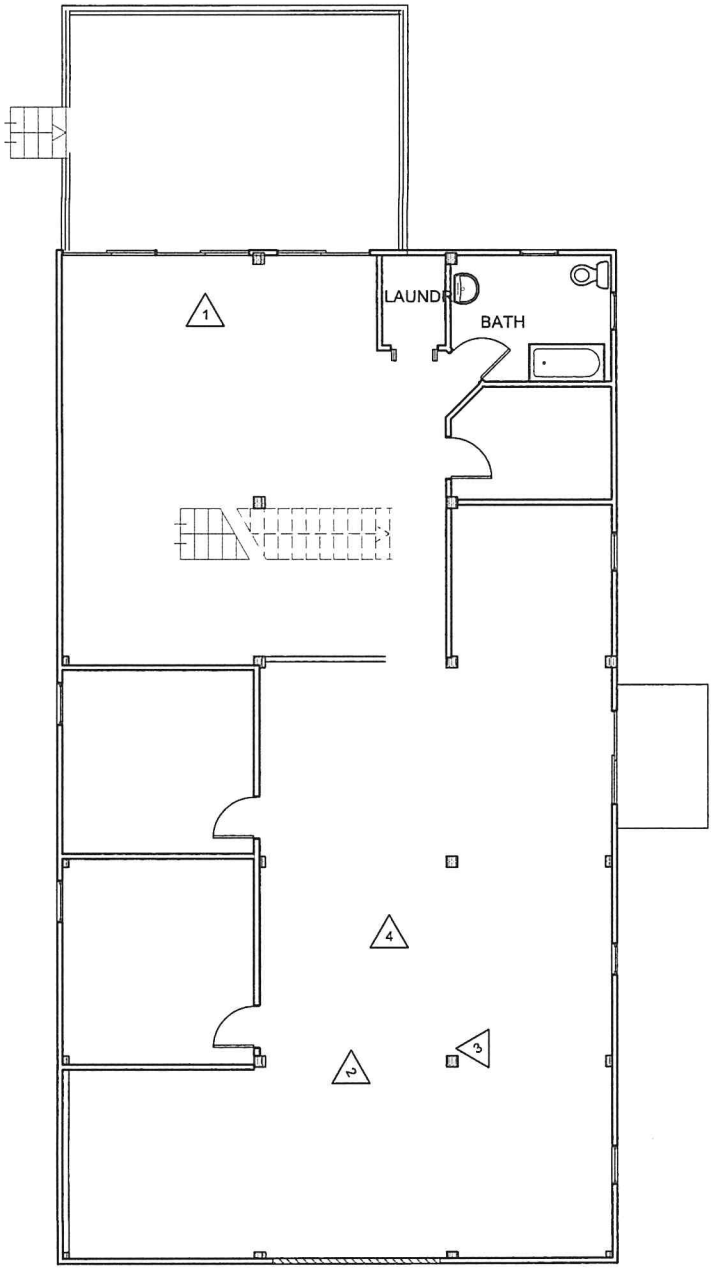
PLAN - OPEN BASEMENT / FOUNDATION

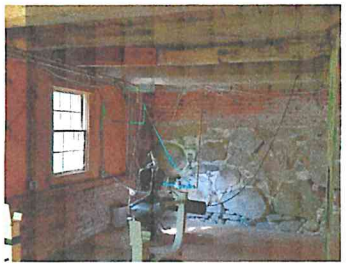
1657 MAIN STREET
EXISTING PLANS



1 VIEW TOWARDS BACK DOORS

2 VIEW TOWARDS NORTHEAST CORNER





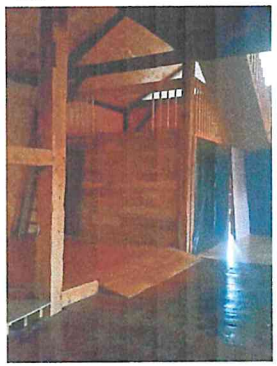
3 VIEW TOWARDS NORTHWEST CORNER

4 MAIN OPEN AREA

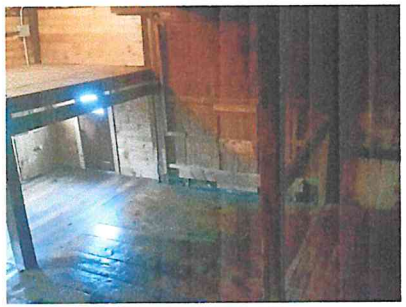
PLAN - LOWER LEVEL

1657 MAIN STREET
EXISTING PLANS

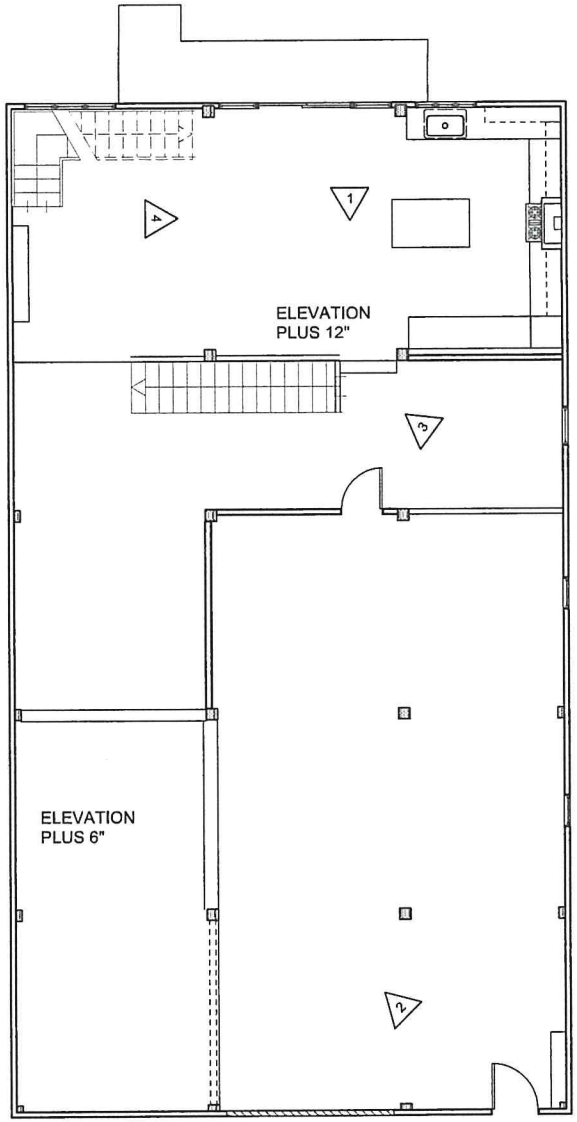
1 VIEW FROM KITCHEN



2A ENTRY BARN SPACE



2B ENTRY BARN SPACE



3 GAS FIREPLACE AND STAIR
LEVEL CHANGE AT KITCHEN

4 KITCHEN

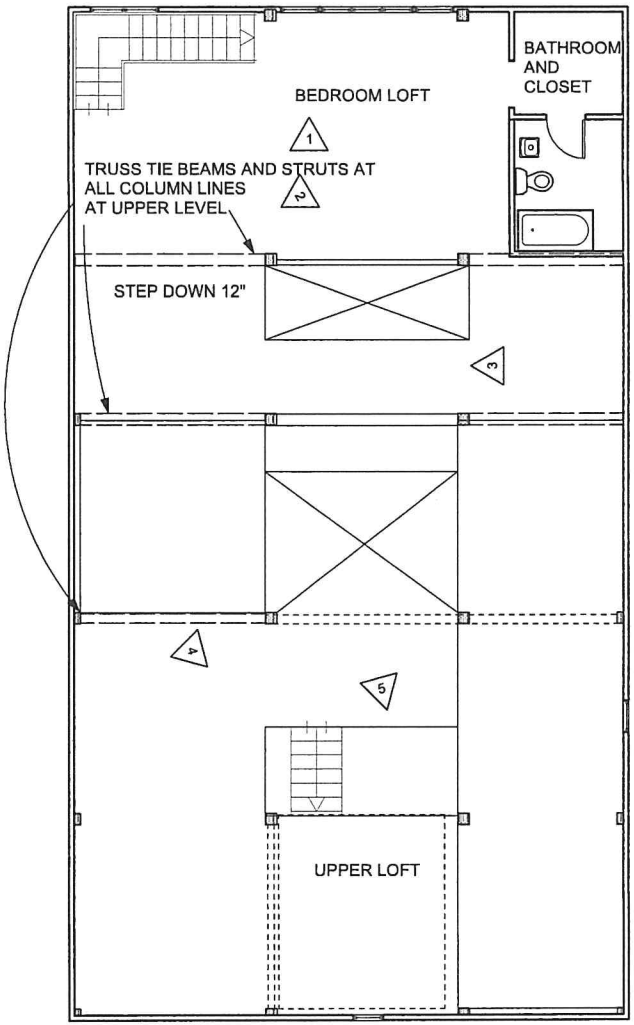
PLAN - MAIN LEVEL

1657 MAIN STREET
EXISTING PLANS

1 VIEW TOWARDS BACK WINDOWS

2 VIEWS TOWARDS TYPICAL INTERIOR TRUSS

TRUSS TIE BEAMS AND STRUTS
CROSS UPPER LEVEL THROUGHOUT



3 UPPER LEVEL CROSSING

4 ACCESS TO UPPER LEVEL

5 LEVEL CHANGES AND COLUMNS

PLAN - UPPER LEVEL

1657 MAIN STREET
EXISTING PLANS

Landscape Plan & Planting List
Good Roots Landscape and Design

Damon Village Planting Design List

Eastern border with Riverwalk - south of driveway

** One existing mature tree to remain in this area, all others to be removed

Name	Quantity	Size	Tree Shrub or Groundcover	Plant Description	Native	Location
Clethra alnifolia 'Hummingbird'	5	#5 Container	Shrub	3' tall and 3' wide, upright shape, deciduous, flowering	Native	Clump in front of drainage system, east of car pavilion 1
Juniperus scopulorum 'Wichita Blue'	5	6'-7' B&B	Tree	15' tall and 5' wide; columnar shape, evergreen	Native	Screening Hedge - east of parking spaces (car pavilion 1) and drainage system, west of swale centerline
Abies concolor	3	8'-10' B&B	Tree	30' tall and 15' wide, columnar shape, evergreen	Native	Taller Screening Hedge between RW access road and car pavilion 1, planted east of swale centerline
*Quercus - *Existing 34" Oak	1	Existing - 34" caliper	Tree	**Existing Mature Shade Tree on site	Native	Base of existing tree is approx. 20 feet from corner of Unit #2, planted east of swale centerline
Abies balsamea 'Phanerolepis'	2	8'-10' B&B	Tree	40' tall and 20' wide; pyramidal shape, evergreen	Native	Taller Screening Hedge between RW access road and Unit #2, planted east of swale centerline
Abies concolor	2	8'-10' B&B	Tree	30' tall and 15' wide, columnar shape, evergreen	Native	Taller Screening Hedge between RW access road and Unit #3, planted east of swale centerline
Abies concolor	2	8'-10' B&B	Tree	30' tall and 15' wide, columnar shape, evergreen	Native	Taller Screening Hedge between RW access road and Unit #4, planted east of swale centerline
Abies balsamea 'Phanerolepis'	3	8'-10' B&B	Tree	40' tall and 20' wide; pyramidal shape, evergreen	Native	Taller Screening Hedge between RW access road and Unit #5, planted east of swale centerline
Turf Ground Cover: North Country Organics Eco-Blend or similar	N/A	N/A	Groundcover	Low Maintenance Turfgrass - erosion control, easy to maintain, green, dense, ground covering	-	Swale along eastern border. ***Additional perennials can be added to the west of the centerline of the swale dependent on how private residences decide to plant their private area directly behind the units; or this can remain turf groundcover

Center area of lower property - south of driveway

Name	Quantity	Size	Tree Shrub or Groundcover	Plant Description	Native	Location
Turf Ground Cover: North Country Organics Eco-Blend or similar	N/A	N/A	Groundcover	Low Maintenance Turfgrass - erosion control, easy to maintain, green, dense, ground covering	-	Approximately 300 sq. ft. of turf groundcover in the snow storage area on the northwest corner of car pavilion 1 and approximately 200 sq. ft. of turf groundcover in the northeast corner of car pavilion 2 which will also likely need to be used for snow storage
Pollinator Garden - Herbaceous Perennials and Grasses	N/A	N/A	Groundcover	Layered, dense, aesthetically pleasing arrangement of perennials and grasses with specific emphasis on plants that attract pollinators. No woody plants in this area to preserve the function of soil absorption. Relatively low growing (<3') to preserve view from driveway down the center of the property	Mix of natives and some non-natives	Garden planting in the primary soil absorption area in between the two car barns and bordered by the walkways and three parking spaces, approximately 1500 sq. ft..
Chionanthus virginicus	1	6'-7' B&B	Tree	Small Ornamental Tree - 15' tall and 15' wide, multi-stem, rounded, deciduous, flowering	Native	Planted approximately 15' east of center walkway, roughly centered between units 2 and 3. To be underplanted with shrubs, perennials and groundcover.

Amelanchier grandiflora 'Autumn Brilliance'	3	7'-8' B&B	Tree	Small Ornamental Tree - 20' tall and 15' wide, single stem, rounded, deciduous, flowering	Native	Planted approximately 15' east of center walkway, roughly centered between units 3 and 4. To be underplanted with shrubs, perennials, and groundcover.
Pollinator Garden - Shrubs, Perennials, and Grasses	N/A	N/A	N/A	Aesthetically pleasing arrangement of shrubs, perennials, and grasses with specific emphasis on plants that attract pollinators	Mix of natives and some non-natives	Layered, dense mixed planting in all common areas along walkways in center section, south of the pollinator garden in the soil absorption system and north of the community patio area. Details of planting to be determined based on exact location of private residence boundaries
Turf Ground Cover: North Country Organics Eco-Blend or similar	N/A	N/A	Groundcover	Low Maintenance Turfgrass - erosion control, easy to maintain, green, dense, ground covering	-	Ground covering for 5' wide swath to the west of the walkway that runs down the center area to the community patio

Infiltration Basin 1 and 2 area along southern portion of property

**All existing trees to be removed in this area - Open Space Parcel B

Name	Quantity	Size	Tree Shrub or Groundcover	Plant Description	Native	Location
Turf Ground Cover: North Country Organics Eco-Blend or similar	N/A	N/A	Groundcover	Low Maintenance Turfgrass - erosion control, easy to maintain, green, dense, ground covering	-	Ground covering for slopes of infiltration basins and surrounding area as a connection to the recreational lawn area.
Turf Grass	N/A	N/A	Groundcover	Traditional lawn mix of rye grass, blue grass, and fescues, to be managed organically	-	Formal lawn area for recreation, approximately 4,000 sq. ft., will connect with infiltration basins and patio on one side and be surrounded by existing trees on the other side
Vaccinium Corymbosom (assorted varieties)	21	#5 Container	Shrub	5' tall and 4' wide, uprigth, deciduous, fruiting - Assorted varieties to be planted	Native	Informal clumps of blueberry shrubs of mixed varieties planted within turf ground cover to provide informal borders between lawn and infiltration basins

Western border between Damon Village and Westvale Meadows - South of driveway, down to Open Space Parcel A

**All existing trees to be removed in this area - Open Space Parcel B

Name	Quantity	Size	Tree Shrub or Groundcover	Plant Description	Native	Location
Abies concolor	4	8'-10' B&B	Tree	Tree - 30' tall and 15' wide, columnar shape, evergreen	Native	Taller Dense Screening Hedge between parking spaces and car pavilion #2 and Westvale Village, planted west of swale centerline
Thuja plicata 'Green Giant'	5	8'-10' B&B	Tree	Tree - 30' tall and 15' wide, pyramidal shape, evergreen	Native	Taller Dense Screening Hedge between Westvale Meadow and units #9 and #10, planted west of swale centerline (and west of sediment forebay)
Thuja occidentalis 'Nigra'	7	8'-10' B&B	Tree	Tree - 20' tall and 10' wide, pyramidal shape, evergreen	Native	Taller Dense Screening Hedge between Westvale Meadow and units #11 and #12, planted west of swale centerline
Abies balsamea 'Phanerolepis'	5	8'-10' B&B	Tree	Tree - 40' tall and 20' wide; pyramidal shape, evergreen	Native	Taller Dense Screening Hedge between Westvale Meadow and the infiltration basin area of Damon Village, planted west of swale centerline
Turf Ground Cover: North Country Organics Eco-Blend or similar	N/A	N/A	Groundcover	Low Maintenance Turfgrass - erosion control, easy to maintain, green, dense, ground covering	-	Erosion control, easy to maintain, green, dense, ground covering for swale. ***Additional perennials can be added to the east of the centerline of the swale dependent on how private residences decide to plant their private area directly behind the units; or this can remain turf groundcover

Parking Lot Landscape Strips

Name	Quantity	Size	Tree Shrub or Groundcover	Plant Description	Native	Location
Turf Ground Cover: North Country Organics Eco-Blend or similar	N/A	N/A	Groundcover	Low Maintenance Turfgrass - erosion control, easy to maintain, green, dense, ground covering	-	**These strips will make it very difficult for snow removal. Potentially difficult for walking around cars? **Best left as asphalt to give more pedestrian walking space?

Eastern Area to the north of the driveway

Name	Quantity	Size	Tree Shrub or Groundcover	Plant Description	Native	Location
Crataegus crusgalli inermis	3	1.5" - 2" caliper	Tree	Small Ornamental Tree - 15' tall and 15' wide, rounded shape, deciduous, flowering	Native	Informal hedge to the east of Unit #1
Turf Ground Cover: North Country Organics Eco-Blend or similar	N/A	N/A	Groundcover	Low Maintenance Turfgrass - erosion control, easy to maintain, green, dense, ground covering	-	Approximately 1200 sq. ft. of turf groundcover in the area between Unit #1 and Riverwalk driveway to the east, this is planted underneath the Hawthorn hedge. Erosion control, easy to maintain, green, dense, ground covering for this sloped area with sediment forebay. Size of this turf area dependant on how private residence area of unit #1 is planted by resident.

Northern area along main street and courtyard area - to the north of the driveway

**All Existing trees to be removed in this area along main street

Name	Quantity	Size	Tree Shrub or Groundcover	Plant Description	Native	Location
Juniperus chinensis 'Blue Point'	4	5'-6' B&B	Shrub	8' Tall and 6' Wide, evergreen, columnar shape	-	Screening Hedge - along main street in northeast corner of property
Syringa reticulata	1	2" - 2.5" caliper	Tree	20' Tall and 15' Wide, ornamental tree, flowering, oval shaped	-	In northeast corner of property north of parking spaces and south of Juniper Hedge
Juniperus chinensis 'Blue Point'	4	5'-6' B&B	Shrub	8' Tall and 6' Wide, evergreen, columnar shape	-	Screening Hedge - along main street, in section to north of courtyard
Pollinator Garden - Herbaceous Perennials and Grasses	N/A	N/A	Groundcover	Aesthetically pleasing arrangement of perennials and grasses with specific emphasis on plants that attract pollinators	Mix of natives and some non-natives	Layered, dense herbaceous planting in the 2 areas in between Unit #1 and Main St. No woody plants in this area (except the Juniper hedge along the street) due to the roof drywells in the areas.
Taxus media 'Hicksii'	10	3' - 3.5' B&B	Shrub	10' tall and 5' wide; upright shape, evergreen	-	Screening Hedge - along main street to the north of Units 6a+6b
Juniperus scopulorum 'Wichita Blue'	8	6'-7' B&B	Tree	15' tall and 5' wide; columnar shape, evergreen	Native	Screening Hedge - along main street to the north of Units 7a+7b

Area to the west of units 7a, 7b, and 8 - to the north of the driveway

**All existing trees in this area to be removed

Name	Quantity	Size	Tree Shrub or Groundcover	Plant Description	Native	Location

Thuja plicata 'Green Giant'	7	8'-10' B&B	Tree	30' tall and 15' wide, pyramidal shape, evergreen	Native	Taller Dense Screening Hedge between units 7a+7b, unit 8, and the existing home to the west of property
Turf Ground Cover: North Country Organics Eco-Blend or similar	N/A	N/A	Groundcover	Low Maintenance Turfgrass - erosion control, easy to maintain, green, dense, ground covering	-	Ground covering for sloped area to the west of units 7a+7b, unit 8 between the units and the proposed arborvitae hedge and connecting to and including the snow storage area near the trash collection area
Juniperus scopulorum 'Wichita Blue'	10	6'-7' B&B	Tree	15' tall and 5' wide; columnar shape, evergreen	Native	Screening Hedge - between driveway / car pavilion #2 and existing home along the northern side of the driveway

Area to the south of unit 8 - north of the driveway

Name	Quantity	Size	Tree Shrub or Groundcover	Plant Description	Native	Location
Turf Ground Cover: North Country Organics Eco-Blend or similar	N/A	N/A	Groundcover	Low Maintenance Turfgrass - erosion control, easy to maintain, green, dense, ground covering	-	Approximately 600 sq. ft. of turf groundcover in the snow storage area on the south side of unit #8 - this will be primary snow storage area

Total Quantities

Total Tree Quantity Proposed:	72	**Plus many (if not all) existing trees to remain in southern area - Open Space Parcel A
Total Shrub Quantity Proposed:	44	**Plus many to be added to mixed garden beds once private residence areas are mapped out. Also many will be added by residents in their private residence areas.
Total Groundcover Quantity:	N/A	**Quantity of perennials, grasses, and square footage of turf areas - to be determined once private residence areas are mapped out. Also many will be added by residents in their private residence areas.

Photographs

1651-1657 Main Street: Pictures taken 2/12/2020

Taken from Main Street sidewalk looking at #1651 (blue house) and #1657 (red barn)

Taken from behind the barn, looking at the back of #1657 (red barn) and back of neighboring #1667 (light yellow)

Taken behind #1651 and #1657 (hidden by trees) facing Main Street. You can see parts of the Riverwalk Development to the right and Westvale Meadow to the left.

Taken towards the end of the proposed developed area facing Westvale Meadows

Taken from behind #1651 (blue house). You can see red barn (#1657) to the left and parts of Riverwalk to the right

Taken from behind #1651 facing parking area of Riverwalk, where the private drive connection to Riverwalk is proposed.

Taken from behind #1651 facing the Riverwalk Units. The Riverwalk parking area and garages are to the left

1651 Main Street, West Concord, MA
Single-Family Home
Existing Conditions – Exterior

North Façade:

West Façade:

South Façade:

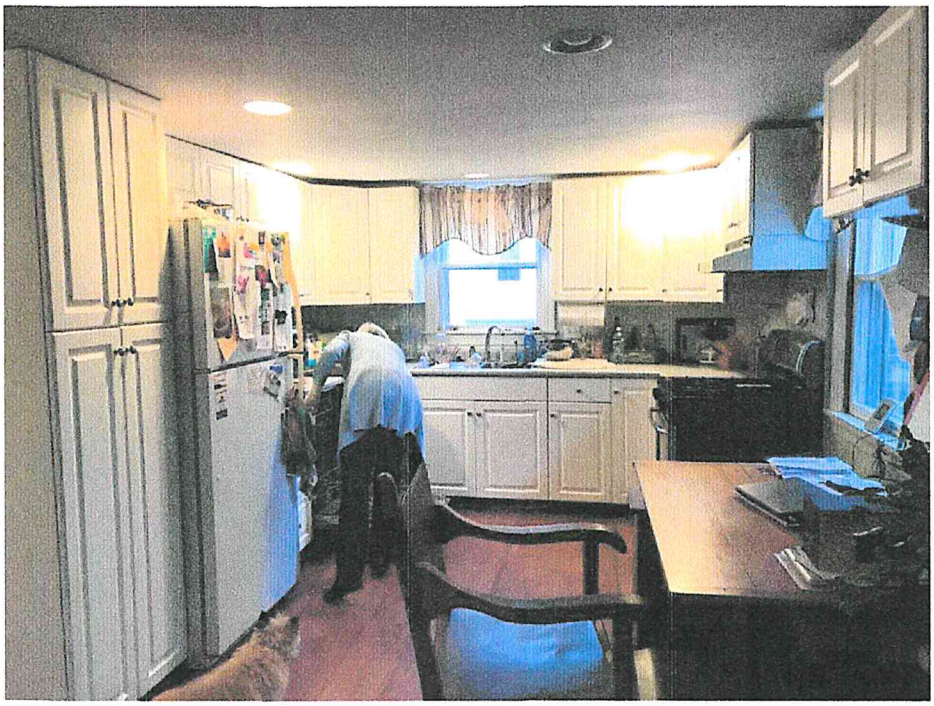
East Façade:

1651 Main Street, West Concord, MA
Single-Family Home
Existing Conditions – Interior

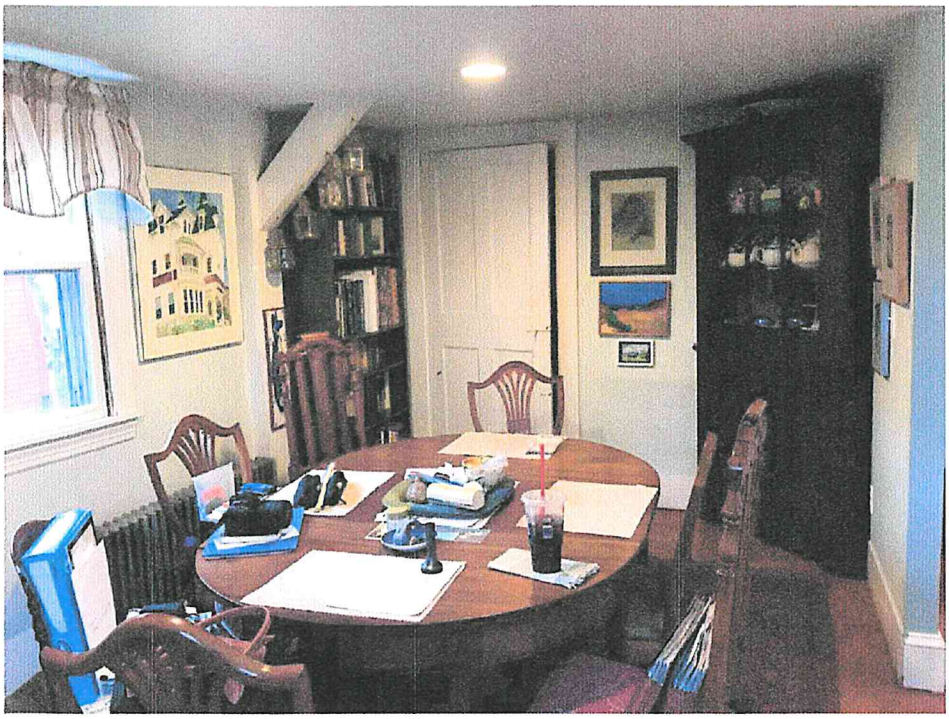
First Floor: Living Room - View from Front Door:

First Floor: Living Room – View Looking North

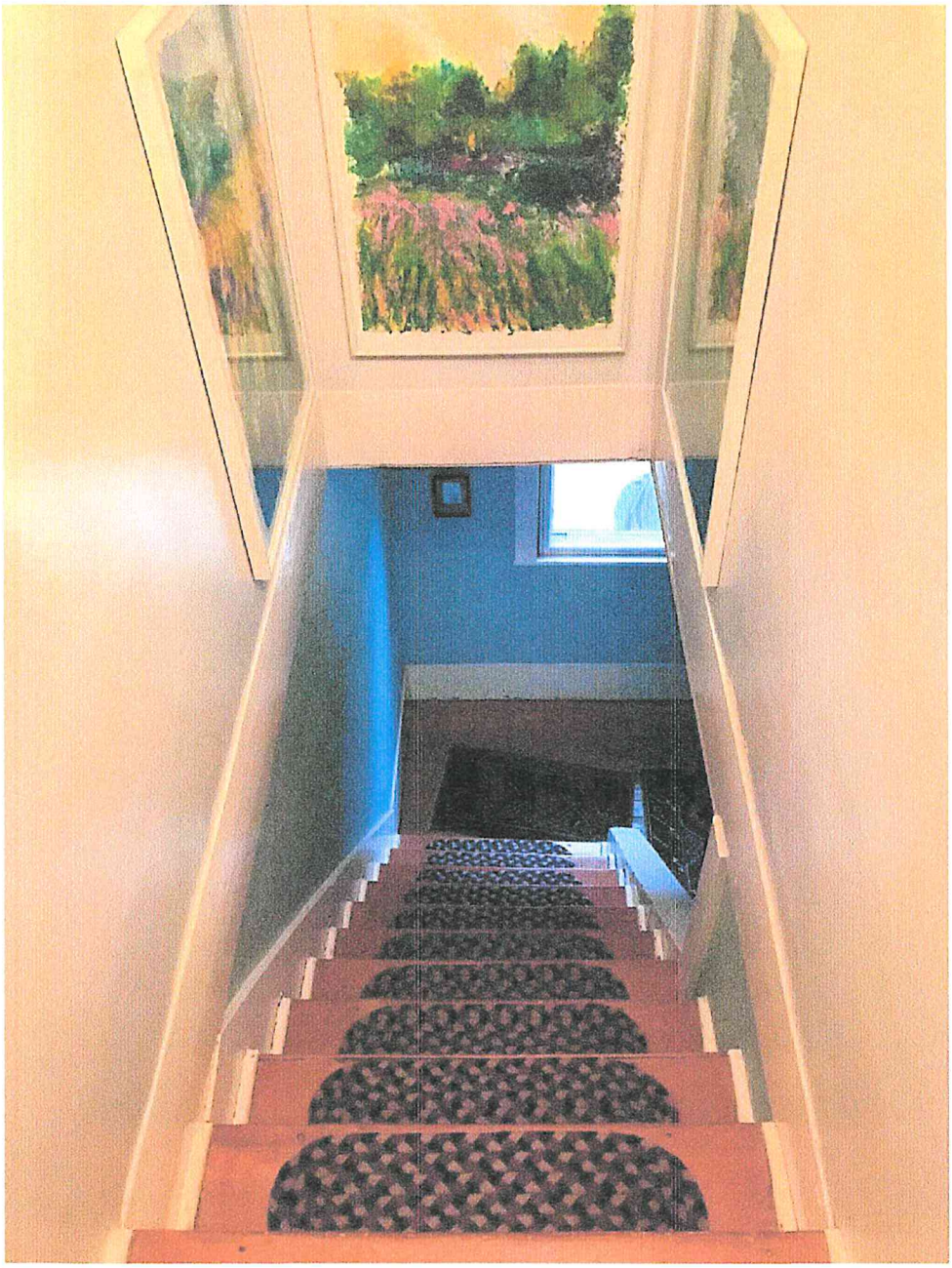
First Floor – Kitchen:



First Floor – Dining Area:



Second Floor – Stairs:

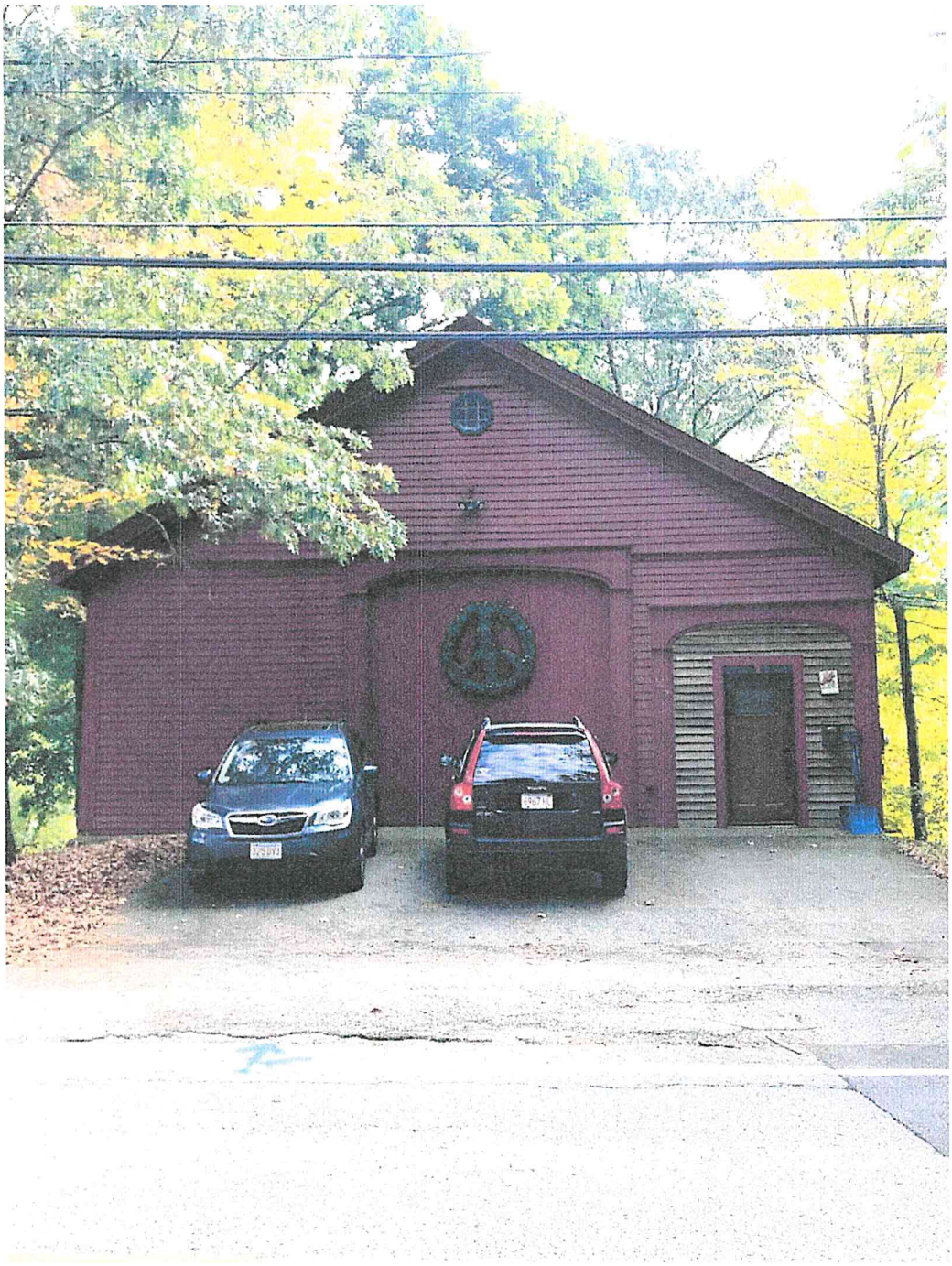


Second Floor – Bedroom 1:

Second Floor – Bedroom 2:

1657 Main Street, West Concord, MA
Converted Barn
Existing Conditions - Exterior

North Façade:



West Façade:

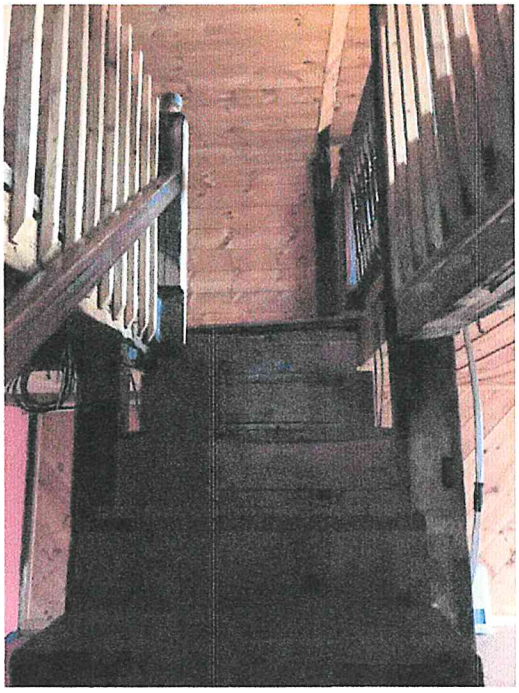
South Façade:

East Façade:

1657 Main Street, West Concord, MA
Converted Barn
Existing Conditions – Interior

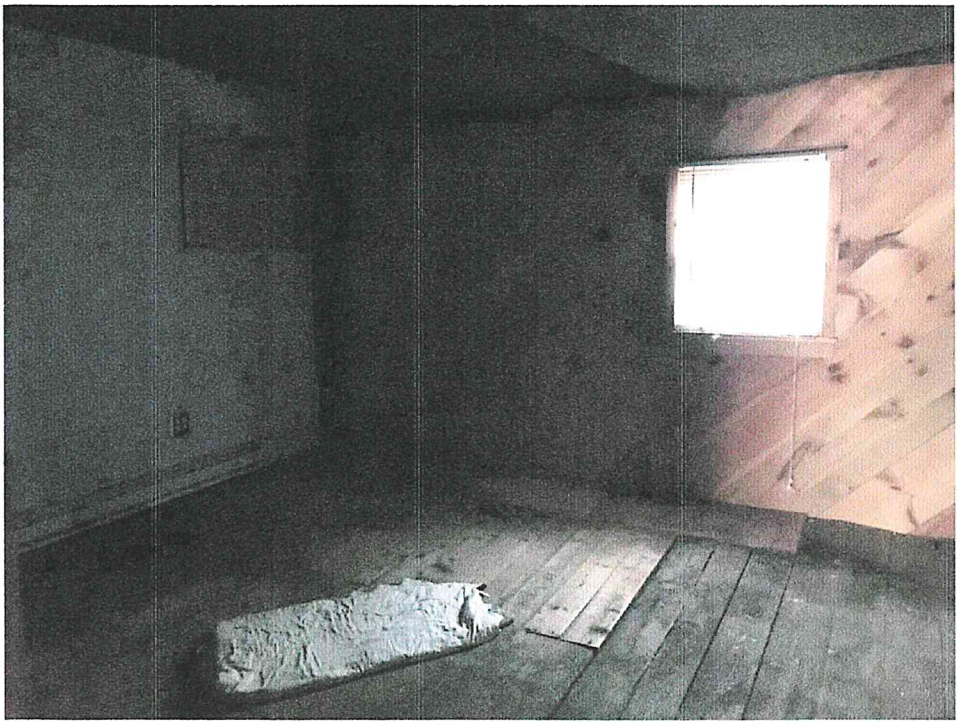
Basement: From South

Basement to First Floor:



Basement – Looking North:

Basement – Bedroom:

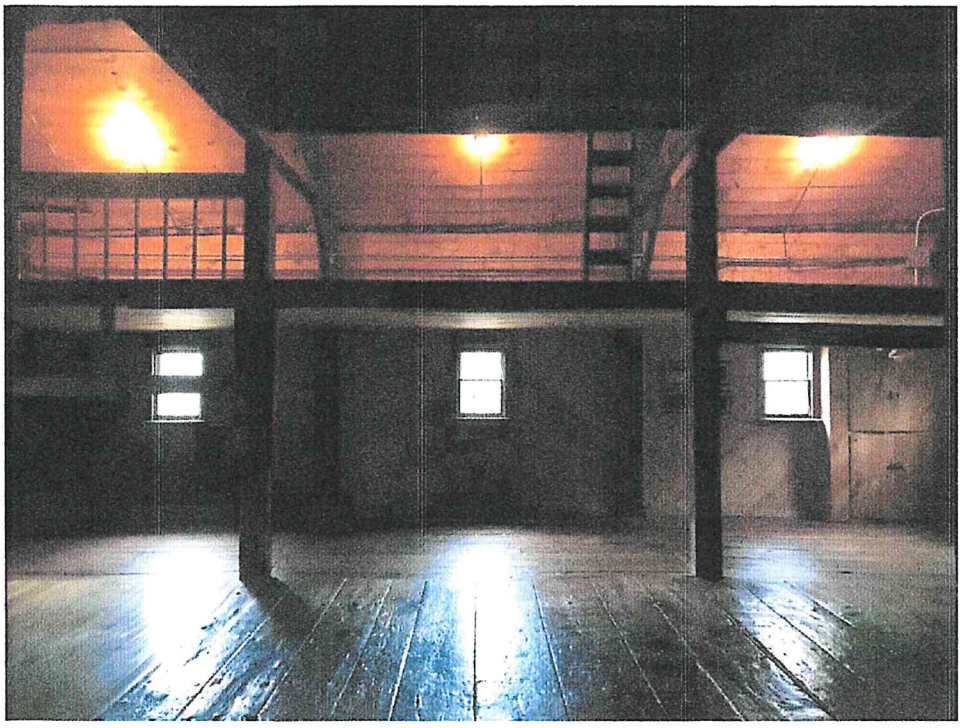


Basement – Looking East:

First Floor – View from Front Door

First Floor – View from Barn Door (Looking South)

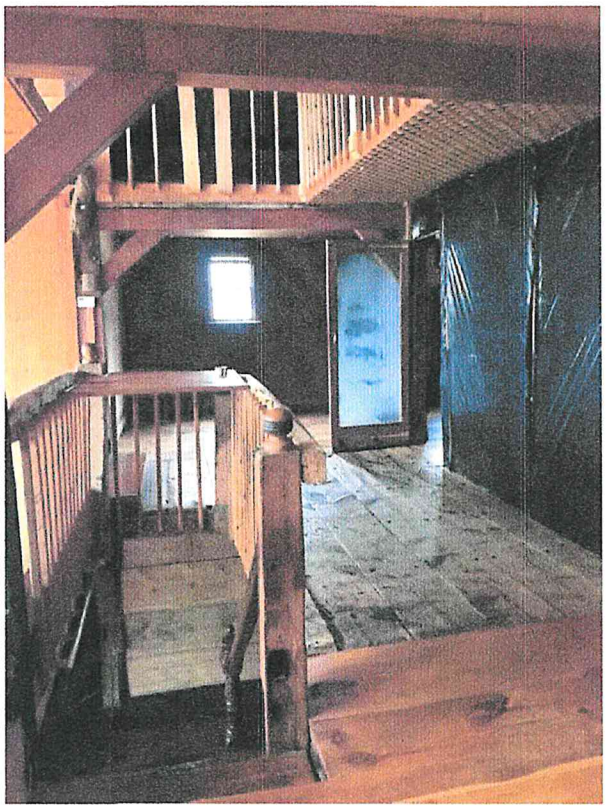
First Floor – Western Interior Façade:



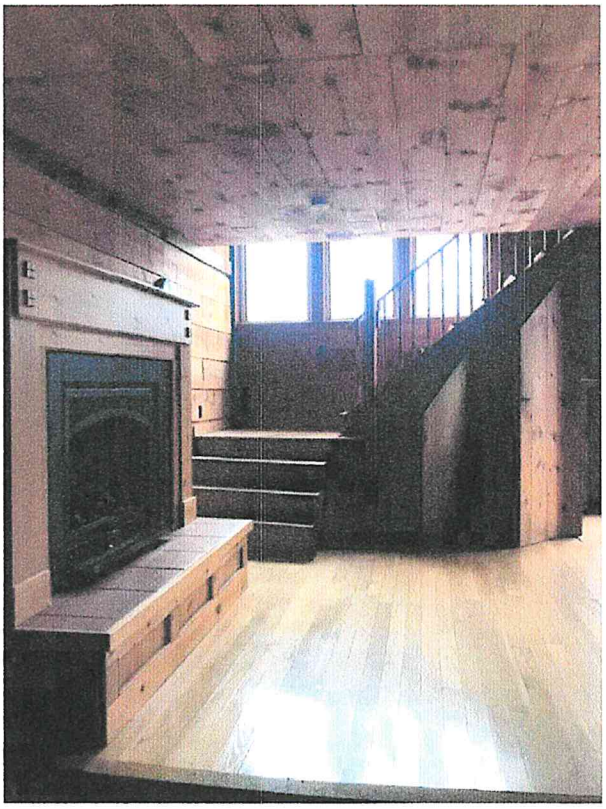
First Floor – Northern Interior Façade – Barn Door:

First Floor – Kitchen:

First Floor – Stair Hole:



First Floor – Living Area (Heading Upstairs):



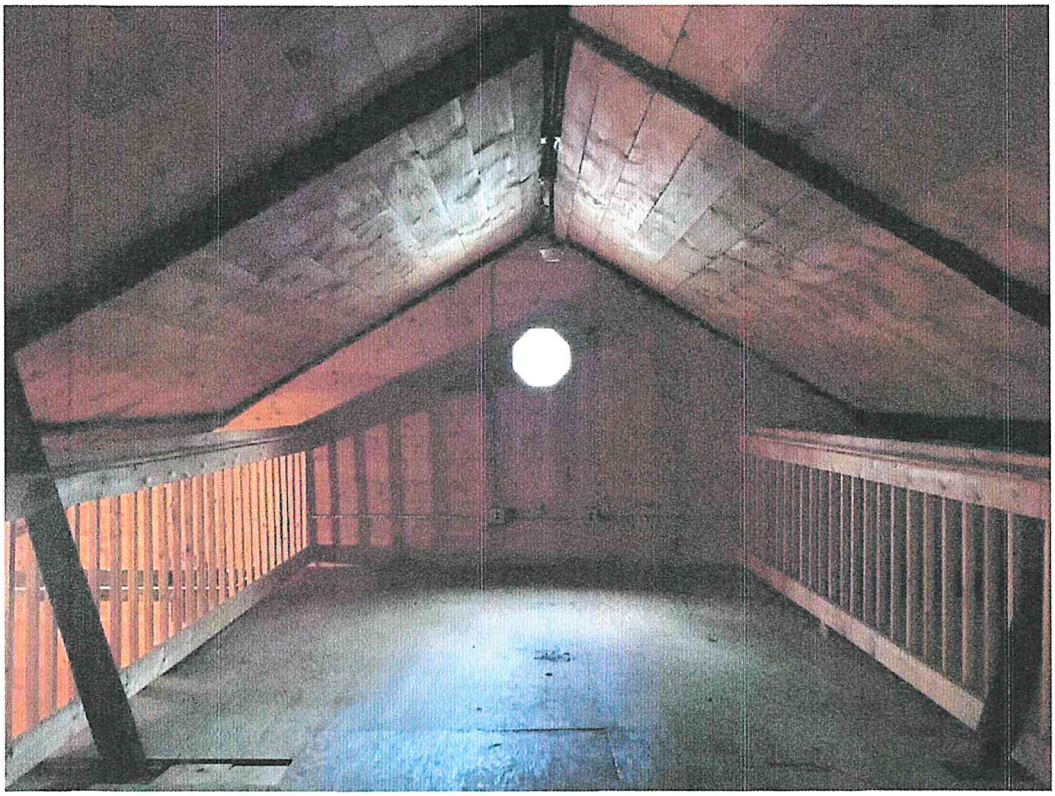
Second Floor: Loft – View 1

Second Floor: Loft – View 2:

Second Floor: Master Bedroom

Second Floor: View from South

Second Floor: Loft – View 3 (Looking North)



Property Deed

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 2/20/2020 10:01:54 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
621	DEED		23955/549	11/26/1993	125000.00

Property-Street Address and/or Description

1651 MAIN

Grantors

CARTER ROGER S

Grantees

MACAULAY JAMES A &AL, MACAULAY SARA H G &AL

References-Book/Pg Description Recorded Year

Registered Land Certificate(s)-Cert# Book/Pg

B 23955 P 594

16

I, ROGER S. CARTER

of Concord, Middlesex County, Massachusetts,

, for the full consideration of ONE HUNDRED TWENTY FIVE THOUSAND
($125,000.00) Dollars paid

grant to JAMES A. MACAULAY AND SARA H.G. MACAULAY
Husband and wife as tenants by the entirety

of 921 BEACON STREET, BOSTON, SUFFOLK COUNTY, MASSACHUSETTS

with ~~quitclaim covenants~~ the land in the Westerly part of said Concord with the buildings thereon, bounded and described as follows:

Beginning at the Northwesterly corner thereof at land of Kennan Damon and Main Street, at a stone bound thence South 89° East along said Main Street sixty five (65) feet to a stone bound thence turning and running South 6° 08' West by other land of the Estate of Anne E. Damon three hundred (300) feet to a stone bound; thence running North 89° West by other land of the Estate of Anne E. Damon sixty five (65) feet to a stone bound at land of Kennan Damon; thence North 6° 08' East by land of said Kennan Damon three hundred (300) feet to the bound first mentioned, containing 19,500 square feet.

Being a part of the premises described in a deed from Edward C. Damon to Prescott Keyes dated November 13, 1899 and recorded with Middlesex South District Registry of Deeds, Book 2782, Page 592.

For title see deed of Robert G. Damon, et als to Roger S. Carter and Ruth H. Carter, which deed is dated March 30, 1943 and recorded with the Middlesex South District Registry of Deeds in Book 6672, Page 323. Ruth H. Carter died in Concord, Massachusetts on December 4, 1978. The Certificate releasing Massachusetts Estate Tax Lien (M-792) on the Estate of Ruth H. Carter is recorded with the Middlesex South District Registry of Deeds in Book 13688, Page 394.

CANCELLED

TAX 570.00
CASH 570.00
7407A015 13:45
EXCISE TAX

DEEDS REC'D
MIDDLESEX SOUTH
11/26/93

CANCELLED

Executed as a sealed instrument this 22nd day of November 1993

Roger S. Carter
ROGER S. CARTER

The Commonwealth of Massachusetts

Middlesex, ss. November 22 1993

Then personally appeared the above named Roger S. Carter

and acknowledged the foregoing instrument to be his free act and deed,

Before me, John J. Sheehan Notary Public

My commission expires April 25 1997

**** MASS. EXCISE TAX: 570.00 *** MSD 11/26/93 01:48:54 621 25.00

GRANTEE(S) ADDRESS: 16 S1 Main St Concord, Mass. 01742

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 2/20/2020 10:00:29 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
169680	DEED		73568/485	10/31/2019	1000000.00

Property-Street Address and/or Description

165X MAIN ST, 1657 MAIN ST SEE DOC, 165X MAIN ST

Grantors

MASLOWSKI ANNETTE C, MASLOWSKI FRANCIS J

Grantees

NOW CONCORD MAIN LLC

References-Book/Pg Description Recorded Year

Registered Land Certificate(s)-Cert# Book/Pg

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 169680
Document Type	: DEED
Recorded Date	: October 31, 2019
Recorded Time	: 02:24:29 PM
Recorded Book and Page	: 73568 / 485
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2387876
Recording Fee (including excise)	: $4,685.00

****
MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 10/31/2019 02:24 PM
Ctrl# 309971 31484 Doc# 00169680
Fee: $4,560.00 Cons: $1,000,000.00
****

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

Quitclaim Deed

I, Annette C. Maslowski, married to Francis J. Maslowski, of Concord, Massachusetts, for full consideration paid in the amount of One Million and 00/100 ($1,000,000.00) Dollars grant to NOW Concord Main LLC, a duly organized Massachusetts Limited Liability Company, of 336 Baker Avenue, Suite 2-4, Concord, MA 01742.

With QUITCLAIM COVENANTS

A certain parcel of land situated on the Southerly side of Main Street, Concord, Middlesex County, Massachusetts, being shown as Lot #1 on a plan entitled "Plan of Land in Concord, Mass., Owned by Concord Woodworking Co., Inc.". Scale 1' = 40 feet, dated January 19, 1977, David W. Perley, Civil Engineer, Concord, Mass., which plan is recorded with Middlesex South District Registry of Deeds in Book 13040, Page END bounded and described as follows:

NORTHERLY	by Main Street as shown on said plan 81.8 feet;
SOUTHEASTERLY	by land now or formerly of Carter as shown on said plan 300 feet;
EASTERLY	again by land now or formerly of Carter as shown on said plan 253.08 feet;
SOUTHERLY	by undesignated land as shown on said plan 118.6 feet;
WESTERLY	by land now or formerly of Cousins as shown on said plan 428.5 feet;
NORTHERLY	by Lot #2 as shown on said plan 80.0 feet;
WESTERLY	again by Lot #2 as shown on said plan 130.0 feet.

Containing and area of 61,913 square feet of land as shown on said plan.

1657 / 165X Main Street, Concord

ALSO CONVEYING:

A certain parcel of land located in the Westerly section of Concord, being a portion of the land shown on a Plan entitled "Land in Concord surveyed for Estate of Anne E. Damon by Horace F. Tuttle, Oct. 16, 1945" which Plan has been recorded at the Middlesex South District Registry of Deeds in Book 6917, Page 485 and which parcel of land is bounded and described as follows:

BEGINNING	at a stone bound at the most Northwesterly corner thereof, at land now or formerly of Kennan Damon;

THENCE	running Easterly on land of Carter sixty-five (65) feet to land now or formerly of the Damons;
THENCE	running by land now or formerly of the Damons, South 2 degrees – 08' East by a line parallel with the Westerly line of the premises shown on said Plan about eight hundred and forty (840) feet to the Assabet River;
THENCE	running Westerly by the Assabet River about two hundred (200) feet to land now or formerly of Cousins;
THENCE	running about North 2 degrees – 08' West along land now or formerly of Cousins about five hundred and forty (540) feet to land now or formerly of Damon;
THENCE	running Easterly one hundred eighteen and sixty hundredths (118.60) feet and Northerly two hundred and sixty (260) feet along land now or formerly of Damon to the point of beginning

This parcel of land contains about two and eighty hundredths (2.80) acres of land.

The Grantor hereby waives all homestead rights and any other rights and interests that she has in the conveyed property and warrants under the pains and penalties of perjury that there are no further persons entitled to any homestead rights under M.G.L. c188.

Being the same premises conveyed by deed recorded at the Middlesex South Registry of Deeds at Book 31344, Page 415.

Executed as a sealed instrument this 17th day of September, 2019.

Annette C. Maslowski

Annette C. Maslowski

I, Francis J. Mazlowski, hereby waive all homestead rights and any other rights and interests that I have in the conveyed property and warrants under the pains and penalties of perjury that there are no further persons entitled to any homestead rights under M.G.L. c188.

Francis J. Maslowski

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 17th day of September, 2019, before me, the undersigned notary public, personally appeared Annette C. Maslowski, and proved to me through satisfactory evidence of identification, which was ~~driver's license~~, passport, employee ID card, personally known to me, to be the person(s) whose name(s) is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

NOTARY PUBLIC MARGARET P. FRANKLIN COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES ON 11-07-2025

Margaret P. Franklin, Notary Public

My commission expires: 11/7/2025

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 17th day of September, 2019, before me, the undersigned notary public, personally appeared Francis J. Maslowski, and proved to me through satisfactory evidence of identification, which was ~~driver's license~~, passport, employee ID card, personally known to me, to be the person(s) whose name(s) is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

NOTARY PUBLIC MARGARET P. FRANKLIN COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES ON 11-07-2025

Margaret P. Franklin, Notary Public

My commission expires: 11/7/2025.

Soil Observation Logs

Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

A. Facility Information

Now Communities, LLC
Owner Name

1657 Main Street
Street Address

Map/Lot #

Concord | MA | 01742
City | State | Zip Code

B. Site Information

1. (Check one) ☒ New Construction ☐ Upgrade ☐ Repair

2. Soil Survey Available? ☒ Yes ☐ No If yes: Web Soil Survey (Source) 254B (Soil Map Unit)

Merrimac fine sandy loam
Soil Name

N/A
Soil Limitations

Glaciofluvial Deposits
Soil Parent material

Eskers, outwash plains & terraces
Landform

3. Surficial Geological Report Available? ☒ Yes ☐ No If yes: OLIVER (Year Published/Source) Sand (Map Unit)

Description of Geologic Map Unit:

4. Flood Rate Insurance Map Within a regulatory floodway? ☐ Yes ☒ No

5. Within a velocity zone? ☐ Yes ☒ No

6. Within a Mapped Wetland Area? ☐ Yes ☒ No If yes, MassGIS Wetland Data Layer: Wetland Type

7. Current Water Resource Conditions (USGS): 02/12/2020 (Month/Day/Year) Range: ☐ Above Normal ☒ Normal ☐ Below Normal

8. Other references reviewed:

Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review *(minimum of two holes required at every proposed primary and reserve disposal area)*

Deep Observation Hole Number: V-1 (Hole #) 2/12/2020 (Date) _____ (Time) _____ (Weather) _____ (Latitude) _____ (Longitude:)

1. Land Use _____ (e.g., woodland, agricultural field, vacant lot, etc.) _____ (Vegetation) _____ (Surface Stones (e.g., cobbles, stones, boulders, etc.)) _____ (Slope (%))

Description of Location: _____

2. Soil Parent Material: Outwash _____ (Landform) _____ (Position on Landscape (SU, SH, BS, FS, TS))

3. Distances from: Open Water Body _____ feet; Drainage Way _____ feet; Wetlands _____ feet; Property Line _____ feet; Drinking Water Well _____ feet; Other _____ feet

4. Unsuitable Materials Present: ☐ Yes ☒ No If Yes: ☐ Disturbed Soil ☐ Fill Material ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☒ Yes ☐ No If yes: 74" Depth Weeping from Pit 74" Depth Standing Water in Hole

Soil Log

Depth (in)	Soil Horizon /Layer	Soil Texture (USDA	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
				Depth	Color	Percent	Gravel	Cobbles & Stones			
0-9	Ap	SL	10YR 3/2	–	–	–	–	–	M	F	
9-24	Bw	LS	10YR 4/6	–	–	–	5%	–	M	F	
24-100	C	Sand	10YR 4/4	36"	10YR 4/6	3%	–	–	SG	Loose	

Additional Notes: _____

Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review *(minimum of two holes required at every proposed primary and reserve disposal area)*

Deep Observation Hole Number: U-2 (Hole #) 2/12/2020 (Date) _____ (Time) _____ (Weather) _____ (Latitude) _____ (Longitude:)

1. Land Use _____ (e.g., woodland, agricultural field, vacant lot, etc.) _____ Vegetation _____ Surface Stones (e.g., cobbles, stones, boulders, etc.) _____ Slope (%)

Description of Location: _____

2. Soil Parent Material: Outwash _____ Landform _____ Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from: Open Water Body _____ feet; Drainage Way _____ feet; Wetlands _____ feet; Property Line _____ feet; Drinking Water Well _____ feet; Other _____ feet

4. Unsuitable Materials Present: ☐ Yes ☒ No If Yes: ☐ Disturbed Soil ☐ Fill Material ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☒ Yes ☐ No If yes: 52" Depth Weeping from Pit 52" Depth Standing Water in Hole

Soil Log

Depth (in)	Soil Horizon /Layer	Soil Texture (USDA	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
				Depth	Color	Percent	Gravel	Cobbles & Stones			
0-9	Ap	SL	10YR3/2	-	-	-	-	-	M	F	
9-24	Bw	LS	10YR4/6	-	-	-	-	-	M	F	
24-86	C	Sand	10YR4/4	44"	10YR4/6	3%	-	-	SG	Loose	

Additional Notes:

Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review *(minimum of two holes required at every proposed primary and reserve disposal area)*

Deep Observation Hole Number: V-3 (Hole #) 2/12/2020 (Date) ____ (Time) ____ (Weather) ____ (Latitude) ____ (Longitude:)

1. Land Use ____ (e.g., woodland, agricultural field, vacant lot, etc.) ____ Vegetation ____ Surface Stones (e.g., cobbles, stones, boulders, etc.) ____ Slope (%)
   Description of Location: ____
2. Soil Parent Material: ____ Landform ____ Position on Landscape (SU, SH, BS, FS, TS)
3. Distances from: Open Water Body ____ feet; Drainage Way ____ feet; Wetlands ____ feet; Property Line ____ feet; Drinking Water Well ____ feet; Other ____ feet
4. Unsuitable Materials Present: ☐ Yes ☒ No If Yes: ☐ Disturbed Soil ☐ Fill Material ☐ Weathered/Fractured Rock ☐ Bedrock
5. Groundwater Observed: ☑ Yes ☐ No If yes: 46" Depth Weeping from Pit ____ Depth Standing Water in Hole

Soil Log

Depth (in)	Soil Horizon /Layer	Soil Texture (USDA	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
				Depth	Color	Percent	Gravel	Cobbles & Stones			
0-9	A_p	SL	10YR 3/2	-	-	-	-	-	M	F	
9-24	B_w	LS	10YR 4/6	-	-	-	-	3%	M	F	
24-120	C	Fine S. Loam	2.5Y 5/2	32"	10YR 4/6	5%	-	-	SG	Loose	

Additional Notes:

Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review (*minimum of two holes required at every proposed primary and reserve disposal area*)

Deep Observation Hole Number: V-4 (Hole #) 2/12/2020 (Date) ____ (Time) ____ (Weather) ____ (Latitude) ____ (Longitude:)

1. Land Use ____ (e.g., woodland, agricultural field, vacant lot, etc.) ____ Vegetation ____ Surface Stones (e.g., cobbles, stones, boulders, etc.) ____ Slope (%)

   Description of Location: ____

2. Soil Parent Material: ____ Landform ____ Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from: Open Water Body ____ feet; Drainage Way ____ feet; Wetlands ____ feet; Property Line ____ feet; Drinking Water Well ____ feet; Other ____ feet

4. Unsuitable Materials Present: ☐ Yes ☒ No If Yes: ☐ Disturbed Soil ☐ Fill Material ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☒ Yes ☐ No If yes: 66" Depth Weeping from Pit ____ Depth Standing Water in Hole

Soil Log

Depth (in)	Soil Horizon /Layer	Soil Texture (USDA	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
				Depth	Color	Percent	Gravel	Cobbles & Stones			
0-10	A_P	SL	10YR 3/2	-	-	-	-	-	M	F	
10-24	B_W	LS	10YR 4/6	-	-	-	-	-	M	F	
24-64	C_1	Sand	10YR 4/4	44"	10YR 4/6	3%	-	-	SG	Loose	
64-115	C_2	fine sandy loam	2.5Y 5/2	-	-	-	-	-	M	F	

Additional Notes:

Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review *(minimum of two holes required at every proposed primary and reserve disposal area)*

Deep Observation Hole Number: U-5 (Hole #) 2/12/2026 (Date) _____ (Time) _____ (Weather) _____ (Latitude) _____ (Longitude:)

1. Land Use _____ (e.g., woodland, agricultural field, vacant lot, etc.) _____ (Vegetation) _____ (Surface Stones (e.g., cobbles, stones, boulders, etc.)) _____ (Slope (%))

Description of Location: _____

2. Soil Parent Material: Outwash _____ (Landform) _____ (Position on Landscape (SU, SH, BS, FS, TS))

3. Distances from: Open Water Body _____ feet; Drainage Way _____ feet; Wetlands _____ feet; Property Line _____ feet; Drinking Water Well _____ feet; Other _____ feet

4. Unsuitable Materials Present: ☐ Yes ☒ No If Yes: ☐ Disturbed Soil ☐ Fill Material ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☒ Yes ☐ No If yes: 48" Depth Weeping from Pit 80" Depth Standing Water in Hole

Soil Log

Depth (in)	Soil Horizon /Layer	Soil Texture (USDA	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
				Depth	Color	Percent	Gravel	Cobbles & Stones			
0-9	Ap	SL	10YR 3/2	-	-	-	-	-	M	F	
9-24	Bw	LS	10YR 4/6	-	-	-	-	-	M	F	
24-96	C	Sand	10YR 4/4	42"	10YR 4/6	3%	-	-	SG	Loose	

Additional Notes: _____

Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review *(minimum of two holes required at every proposed primary and reserve disposal area)*

Deep Observation Hole Number: U-6 (Hole #) 2/12/2020 (Date) _____ (Time) _____ (Weather) _____ (Latitude) _____ (Longitude:)

1. Land Use _____ (e.g., woodland, agricultural field, vacant lot, etc.) _____ (Vegetation) _____ (Surface Stones (e.g., cobbles, stones, boulders, etc.)) _____ (Slope (%))

Description of Location: _____

2. Soil Parent Material: _____ Landform _____ Position on Landscape (SU, SH, BS, FS, TS) _____

3. Distances from: Open Water Body _____ feet; Drainage Way _____ feet; Wetlands _____ feet; Property Line _____ feet; Drinking Water Well _____ feet; Other _____ feet

4. Unsuitable Materials Present: ☐ Yes ☒ No If Yes: ☐ Disturbed Soil ☐ Fill Material ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☒ Yes ☐ No If yes: 67" Depth Weeping from Pit 108" Depth Standing Water in Hole

Soil Log

Depth (in)	Soil Horizon /Layer	Soil Texture (USDA	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
				Depth	Color	Percent	Gravel	Cobbles & Stones			
0-12	Ap	SL	10YR 3/2	-	-	-	-	-	M	F	
12-30	Bw	LS	10YR 4/6	-	-	-	-	-	M	F	
30-84	C1	Sand	10YR 4/4	54"	10YR 4/6	3%	-	-	SG	Loose	
84-120	C2	Fine Sand	2.5Y 5/2	-	-	-	-	-	M	F	

Additional Notes: _____

Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review *(minimum of two holes required at every proposed primary and reserve disposal area)*

Deep Observation Hole Number: V-7 (Hole #) 8/12/2020 (Date) _____ (Time) _____ (Weather) _____ (Latitude) _____ (Longitude:)

1. Land Use _____ (e.g., woodland, agricultural field, vacant lot, etc.) _____ Vegetation _____ Surface Stones (e.g., cobbles, stones, boulders, etc.) _____ Slope (%)

Description of Location: _____

2. Soil Parent Material: Outwash _____ Landform _____ Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from: Open Water Body _____ feet Drainage Way _____ feet Wetlands _____ feet
Property Line _____ feet Drinking Water Well _____ feet Other _____ feet

4. Unsuitable Materials Present: ☐ Yes ☒ No If Yes: ☐ Disturbed Soil ☐ Fill Material ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☐ Yes ☒ No If yes: — Depth Weeping from Pit — Depth Standing Water in Hole

Soil Log

Depth (in)	Soil Horizon /Layer	Soil Texture (USDA	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
				Depth	Color	Percent	Gravel	Cobbles & Stones			
0-12	Ap	SL	10YR 3/2	—	—	—	—	—	M	F	
12-30	Bw	LS	10YR 4/6	—	—	—	—	—	M	F	
30-132	C	Sand	2.5Y 5/4	115"	10YR 4/6	3%	—	—	SG	Loose	

Additional Notes:

Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review *(minimum of two holes required at every proposed primary and reserve disposal area)*

Deep Observation Hole Number: U-8 (Hole #) 2/12/2020 (Date) _____ (Time) _____ (Weather) _____ (Latitude) _____ (Longitude:)

1. Land Use _____ (e.g., woodland, agricultural field, vacant lot, etc.) _____ Vegetation _____ Surface Stones (e.g., cobbles, stones, boulders, etc.) _____ Slope (%)

Description of Location: _____

2. Soil Parent Material: Outwash _____ Landform _____ Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from: Open Water Body _____ feet Drainage Way _____ feet Wetlands _____ feet
Property Line _____ feet Drinking Water Well _____ feet Other _____ feet

4. Unsuitable Materials Present: ☐ Yes ☒ No If Yes: ☐ Disturbed Soil ☐ Fill Material ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☐ Yes ☒ No If yes: — Depth Weeping from Pit — Depth Standing Water in Hole

Soil Log

Depth (in)	Soil Horizon /Layer	Soil Texture (USDA	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
				Depth	Color	Percent	Gravel	Cobbles & Stones			
0-12	Ap	SL	10YR 3/2	-	-	-	-	-	M	F	
12-16	Bw	LS	10YR 4/6	-	-	-	-	-	M	F	
16-86	C1	Sand	2.5Y 5/4	-	-	-	-	-	SG	Loose	
86-96	C2	fine sand	2.5Y 5/2	-	-	-	-	-	M	F	

Additional Notes: _____

Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

F. Certification

I certify that I am currently approved by the Department of Environmental Protection pursuant to 310 CMR 15.017 to conduct soil evaluations and that the above analysis has been performed by me consistent with the required training, expertise and experience described in 310 CMR 15.017. I further certify that the results of my soil evaluation, as indicated in the attached Soil Evaluation Form, are accurate and in accordance with 310 CMR 15.100 through 15.107.

Daniel Carr — Signature of Soil Evaluator

2/12/2020 — Date

Daniel Carr / SE 13801 — Typed or Printed Name of Soil Evaluator / License #

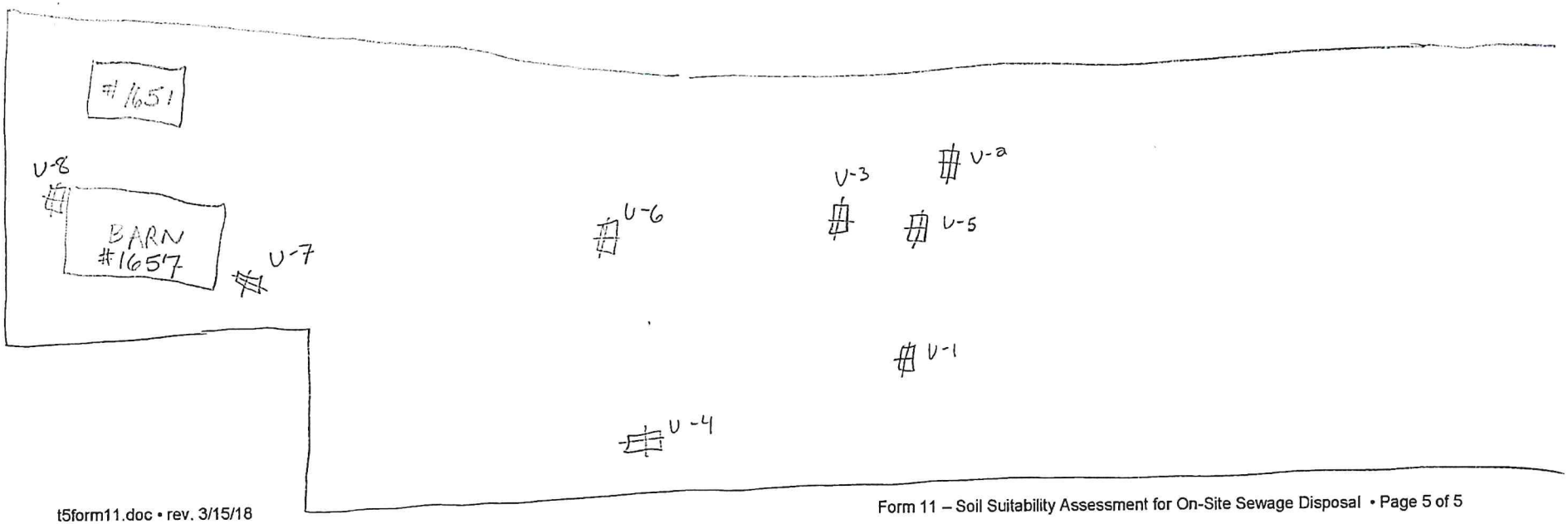
6/30/2021 — Expiration Date of License

Not witnessed — Name of Approving Authority Witness

— Approving Authority

Note: In accordance with 310 CMR 15.018(2) this form must be submitted to the approving authority within 60 days of the date of field testing, and to the designer and the property owner with Percolation Test Form 12.

Field Diagrams: Use this area for field diagrams:



Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

A. Facility Information

ANNETTE C. MASLOWSKI
Owner Name

1657 MAIN STREET — 10C | 2637
Street Address — Map/Lot #

CONCORD — MA — 01742
City — State — Zip Code

B. Site Information

1. (Check one) ☑ New Construction ☐ Upgrade ☐ Repair

2. Soil Survey Available? ☑ Yes ☐ No If yes: NE SOIL - WEB SOIL SURVEY (Source) 254B (Soil Map Unit)

MERRIMAC FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES (Soil Name) — (Soil Limitations)

GLACIOFLUVIAL DEPOSITS (Geologic/Parent Material) — ESKERS, OUTWASH ~~PLAINS~~ PLAINS & TERRACES (Landform)

3. Surficial Geological Report Available? ☑ Yes ☐ No If yes: OLIVER (Year Published/Source) 1:25,000 (Publication Scale) SAND (Map Unit)

4. Flood Rate Insurance Map

Above the 500-year flood boundary? ☑ Yes ☐ No
If Yes, continue to #5.

Within the 100-year flood boundary? ☐ Yes ☐ No

5. Within a velocity zone? ☐ Yes ☑ No

6. Within a Mapped Wetland Area? ☐ Yes ☑ No

MassGIS Wetland Data Layer: (Wetland Type)

7. Current Water Resource Conditions (USGS): 5/21/2018 (Month/Year) Range: ☑ Above Normal ☐ Normal ☐ Below Normal

8. Other references reviewed:

Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review (*minimum of two holes required at every proposed primary and reserve disposal area*)

Deep Observation Hole Number: TP-1A | 5/23/19 (Date) | 8:20 (Time) | SUNNY (Weather)

1. Location
   Ground Elevation at Surface of Hole: _____ feet Latitude/Longitude: /
   Description of Location: _____

2. Land Use: SINGLE FAMILY (e.g., woodland, agricultural field, vacant lot, etc.) | ND (Surface Stones (e.g., cobbles, stones, boulders, etc.)) | 2-5 (Slope (%))
   GRASS/BRUSH (Vegetation) | _____ (Landform) | _____ (Position on Landscape (SU, SH, BS, FS, TS))

3. Distances from: Open Water Body >200' feet; Drainage Way – feet; Wetlands >100' feet
   Property Line >10' feet; Drinking Water Well – feet; Other – feet

4. Parent Material: GLACIOFLUVIAL Unsuitable Materials Present: ☐ Yes ☑ No
   If Yes: ☐ Disturbed Soil ☐ Fill Material ☐ Impervious Layer(s) ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☑ Yes ☐ No If yes: 100" Depth Weeping from Pit; _____ Depth Standing Water in Hole
   Estimated Depth to High Groundwater: 100" inches; _____ elevation

Deep Observation Hole Number: TP-1A

Depth (in.)	Soil Horizon/ Layer	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Soil Texture (USDA)	Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
			Depth	Color	Percent		Gravel	Cobbles & Stones			
0-22	FILL	–	–	–	–	–	–	–	–	–	
22-32	B	10YR4/6	–	–	–	LS	–	–	M	F	
32-78	C1	10YR5/3	–	–	–	S	–	–	SG	L	
78-120	C2	10YR 4/4	108"	HIGH/LOW	72	COARSE SAND	2	5	SG	L	

Additional Notes:

Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review *(minimum of two holes required at every proposed primary and reserve disposal area)*

Deep Observation Hole Number: TP-2A | 5/23/18 (Date) | 8:45 (Time) | SUNNY (Weather)

1. Location

   Ground Elevation at Surface of Hole: _____ feet Latitude/Longitude: /

   Description of Location: _____

2. Land Use: SINGLE FAMILY (e.g., woodland, agricultural field, vacant lot, etc.) | ND (Surface Stones (e.g., cobbles, stones, boulders, etc.)) | 2-5 (Slope (%))

   GRASS/BRUSH (Vegetation) | _____ (Landform) | _____ (Position on Landscape (SU, SH, BS, FS, TS))

3. Distances from:

Open Water Body	7200' feet	Drainage Way	- feet	Wetlands	7100' feet
Property Line	710' feet	Drinking Water Well	- feet	Other	- feet

4. Parent Material: GLACIOFLUVIAL DEPOSITS Unsuitable Materials Present: ☐ Yes ☑ No

   If Yes: ☐ Disturbed Soil ☐ Fill Material ☐ Impervious Layer(s) ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☑ Yes ☐ No If yes: 102" Depth Weeping from Pit | _____ Depth Standing Water in Hole

   Estimated Depth to High Groundwater: 100" inches _____ elevation

   Deep Observation Hole Number: TP-2A

Depth (in.)	Soil Horizon/ Layer	Soil Matrix: Color- Moist (Munsell)	Redoximorphic Features			Soil Texture (USDA)	Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
			Depth	Color	Percent		Gravel	Cobbles & Stones			
0-28	FILL	-	-	-	-	-	-	-	-	-	-
28-38	B	10YR 4/6	-	-	-	LS	-	-	M	F	-
42-72	C1	10YR 5/3	-	-	-	S	2	-	SG	L	-
72-120	C2	10YR 4/4	96"	HIGH/LOW	72	COARSE SAND	5	15	SG	L	-

Additional Notes:

Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review *(minimum of two holes required at every proposed primary and reserve disposal area)*

Deep Observation Hole Number: TP-3A | 5/23/18 (Date) | 9:10 (Time) | SUNNY (Weather)

1. Location

Ground Elevation at Surface of Hole: _____ feet Latitude/Longitude: /

Description of Location: LAWN

2. Land Use: SINGLE FAMILY (e.g., woodland, agricultural field, vacant lot, etc.) | NO (Surface Stones (e.g., cobbles, stones, boulders, etc.)) | ~2 (Slope (%))

GRASS (Vegetation) | _____ (Landform) | _____ (Position on Landscape (SU, SH, BS, FS, TS))

3. Distances from: Open Water Body >200' feet | Drainage Way - feet | Wetlands >100' feet

Property Line >10' feet | Drinking Water Well - feet | Other - feet

4. Parent Material: GLACIOFLUVIAL DEPOSITS Unsuitable Materials Present: ☐ Yes ☑ No

If Yes: ☐ Disturbed Soil ☐ Fill Material ☐ Impervious Layer(s) ☐ Weathered/Fractured Rock ☐ Bedrock

5. Groundwater Observed: ☑ Yes ☐ No If yes: BOTTOM OF PIT (Depth Weeping from Pit) _____ (Depth Standing Water in Hole)

Estimated Depth to High Groundwater: 90" inches _____ elevation

Deep Observation Hole Number: TP-3A

Depth (in.)	Soil Horizon/ Layer	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Soil Texture (USDA)	Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
			Depth	Color	Percent		Gravel	Cobbles & Stones			
0-12	A	10YR 3/2	-	-	-	SL	-	-	M	F	-
12-30	B	10YR 4/6	-	-	-	LS	-	-	M	F	
30-120	C	10YR 5/3	90"	HIGH/LOW	>2	S	-	-	SG	L	

Additional Notes:

Commonwealth of Massachusetts
City/Town of
Percolation Test
Form 12

Percolation test results must be submitted with the Soil Suitability Assessment for On-site Sewage Disposal. DEP has provided this form for use by local Boards of Health. Other forms may be used, but the information must be substantially the same as that provided here. Before using this form, check with the local Board of Health to determine the form they use.

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.

A. Site Information

ANNETTE MASLOWSKI
Owner Name

1657 MAIN STREET
Street Address or Lot #

CONCORD | MA | 01742
City/Town | State | Zip Code

BENTLEY BUILDING CORP | (978) 618-5940
Contact Person (if different from Owner) | Telephone Number

B. Test Results

	5/23/18 (Date)	10:00 (Time)	5/23/18 (Date)	10:20 (Time)
Observation Hole #	PT-A1		PT-B1	
Depth of Perc	56"		50"	
Start Pre-Soak	10:08		10:28	
End Pre-Soak	10:23		UNABLE TO SATURATE	
Time at 12"	10:23			
Time at 9"	10:25			
Time at 6"	10:28			
Time (9"-6")	3 MIN			
Rate (Min./Inch)	2 MPI			
Test Passed:	☑		Test Passed:	☑
Test Failed:	☐		Test Failed:	☐

MOLLY OBENDORF
Test Performed By:

STAN SOSNICKI
Witnessed By:

Comments:

Commonwealth of Massachusetts
City/Town of

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

D. Determination of High Groundwater Elevation

1. Method Used:

	Obs. Hole # _____	Obs. Hole # _____
☐ Depth observed standing water in observation hole	_____ inches	_____ inches
☐ Depth weeping from side of observation hole	_____ inches	_____ inches
☑ Depth to soil redoximorphic features (mottles)	SEE SOIL LOGS _____ inches	_____ inches
☐ Depth to adjusted seasonal high groundwater (S_h) (USGS methodology)	_____ inches	_____ inches

_____ Index Well Number _____ Reading Date

$S_h = S_c - [S_r \times (OW_c - OW_{max})/OW_r]$

Obs. Hole # _____ S_c _____ S_r _____ OW_c _____ OW_{max} _____ OW_r _____ S_h _____

Obs. Hole # _____ S_c _____ S_r _____ OW_c _____ OW_{max} _____ OW_r _____ S_h _____

E. Depth of Pervious Material

1. Depth of Naturally Occurring Pervious Material

   a. Does at least four feet of naturally occurring pervious material exist in all areas observed throughout the area proposed for the soil absorption system?

   ☑ Yes ☐ No SEE SOIL LOGS

   b. If yes, at what depth was it observed? Upper boundary: _____ inches Lower boundary: _____ inches

   c. If no, at what depth was impervious material observed? Upper boundary: _____ inches Lower boundary: _____ inches

Commonwealth of Massachusetts
City/Town of
Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

F. Certification

I certify that I am currently approved by the Department of Environmental Protection pursuant to 310 CMR 15.017 to conduct soil evaluations and that the above analysis has been performed by me consistent with the required training, expertise and experience described in 310 CMR 15.017. I further certify that the results of my soil evaluation, as indicated in the attached Soil Evaluation Form, are accurate and in accordance with 310 CMR 15.100 through 15.107.

Signature of Soil Evaluator

5/29/18
Date

MOLLY OBENDORF
Typed or Printed Name of Soil Evaluator / License #

7/1/19
Expiration Date of License

STAN SOSNICKI
Name of Board of Health Witness

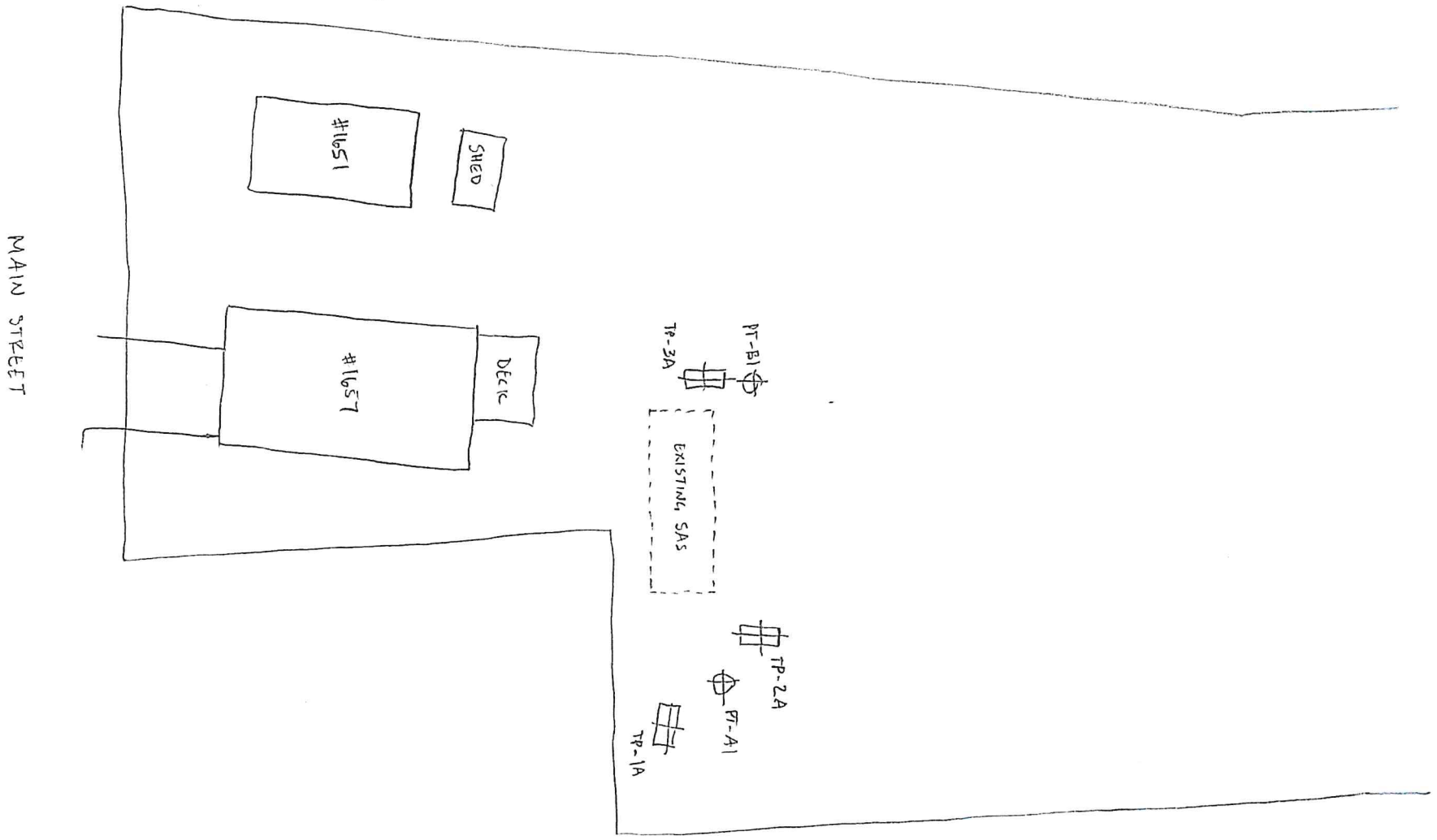
CONCORD
Board of Health

Note: In accordance with 310 CMR 15.018(2) this form must be submitted to the approving authority within 60 days of the date of field testing, and to the designer and the property owner with Percolation Test Form 12.

Commonwealth of Massachusetts
City/Town of
Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

Field Diagrams

Use this sheet for field diagrams:



PRD Plan Set