

Town of Concord
Department of Planning
and Land Management

141 Keyes Road
Concord, MA 01742
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Definitive Subdivision Plan Application Form C

Received by Town Clerk: _____ **Town Use Only**
Date Stamped Received by Planning Board _____

Application Number: _____

1 Location

146B & 1442 Main Street & 110 Highland Street * 2407, 2408 & 2409 10D
No. Street Parcel Map
* Previously Known as: 146B, 1450 & 1440 Main Street
Name Address Telephone No.

Owner(s): Faye Erhard Hayes P.O. Box 1262, Concord, MA 01742 (978) 369-3803
Email: fayerhard@aol.com

Applicant: Symes Development & Permitting, LLC; Attn: Jeffrey Rhuda, Manager (978) 815-0129
50 Dodge Street, Beverly, MA 01915; Email: jrhuda@symesassociates.com

2 Zoning Information

Zoning District: Residence C

Total Site Area (acres or sq. ft.): 347,300 square feet Lot Frontage: 130.04' & 81.93'

Present Use: Residential & Vacant Land Proposed Use: Residential

Is the property located in a Historic District? Yes No Wetlands Conservancy District? Yes No

Flood Plain Conservancy District? Yes No Groundwater Conservancy District? Yes No

Is any zoning relief being requested? Yes No

If Yes, please explain: _____

Is the property identified in the Open Space Plan? Yes No Historic Resource Plan? Yes No

Does the property contain any former or abandoned railroad right-of-way? Yes No

3 Proposed Project

Provide a brief narrative of the project description: Existing dwellings, on oversized ANR Lots (A & D), will be razed to construct a local cul-de-sac street network to serve sixteen lots (1-16). Subdivision land consists of Parcel G, Parcel H and excess land from lots (A & D) following creation of Lots (A1 & D1). (Lot B & Lot C) have been sold. Although (Lot E & Lot F) remain under the same ownership as land within the subdivision, (Lot E & Lot F) are not part of this definitive plan. However, temporary grading easements are to be provided on both (Lot E & Lot F) to construct road and maintain sight lines.

Total area to be subdivided (acres or sq. ft.): 347,300 +/- sq. ft.

Total area of all lots: Subdivision Lots (1-16) = 259,519 +/- square feet;

ANR Lots (A1+D1)= 22,899 sq. ft Total area of all lots = 282,418 sq. ft.

Total area dedicated for streets, drainage, and utilities: 64,876 sq. ft.

Total area reserved for recreation, parks, or other open land: 0 sq.ft.

4 Traffic and Town Services

Estimated traffic flow within the subdivision: 12 A.M. Peak 16 P.M. Peak

Estimated traffic flow on streets adjacent to subdivision: See Report A.M. Peak on File P.M. Peak

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

See Site Evaluation Narrative Section 5.4.2(f).

Provide a projection of the direct, current Town costs and revenues associated with this development:

See Site Evaluation Narrative Section 5.4.2(h)

5 Site Characteristics and Drainage

Proposed amount of grading: -71,102 cut (cubic yards) + 14,400 fill (cubic yards)

Will the project require the removal of soils from the site? Yes No -4,138 import (cubic yards)

If Yes, how many cubic yards and where is soil being relocated: 60,840 +/- cubic yards to be removed and relocated to a location to be determined.

Will the project impact surface and groundwater quality and level? Yes No

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

What is the capability of soil, vegetative cover, and proposed erosion control measure to support proposed development without erosion, silting or other soil instability:

See Site Evaluation Narrative Section 5.4.2(c).

Is there an increase of peak run-off caused by altered surface conditions? Yes No

If Yes, estimate increase and methods to be used to recharge this water to the ground: _____

Does the project proposes to alter a 100-year flood plain? Yes No

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

Habitat, Wetland and Historic Information

Does the project affect important wildlife habitat and/or outstanding botanical features? Yes No

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

Will the project affect a scenic site? Yes No

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

Does the project affect historic sites or buildings listed in the Town Historic Survey? Yes No

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

Does the project affect historic sites/buildings eligible or listed on the Fed/State Historic Register? Yes No

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

Is proposed work located within 25 ft. or 100 ft. of a wetland and/or 200 ft. of a stream or river?

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

Isolated vegetated wetland does not have a buffer zone, therefore a permit under Chapter 131 WPA is not required.

7

Requirements for Improvements and Design

The application shall be filled out completely and in accordance with Section 5 of the Concord Subdivision Rules and Regulation and the Definitive Plan Checklist so that there will be no ambiguity or uncertainty as to the applicant's intent in seeking approval of this application.

In order to provide for streets of suitable location, width and construction to accommodate prospective traffic and afford satisfactory access for police, emergency, fire fighting, snow removal, sanitation and road maintenance equipment; to coordinate streets so as to compose a convenient system; to avoid undue financial burdens for present and future taxpayers; and to avoid potential natural or technological hazards or nuisances, including the problems associated with uncontrolled storm water run-off, the Planning Board has established the design of subdivisions set forth in Section 6 of the Subdivision Rules and Regulations for the following requirements:

- ◆ Character of the land as it relates to the subdivision
- ◆ Lots and their arrangement, size, shape, grading and drainage
- ◆ Construction Specifications
- ◆ General Construction Procedures
- ◆ Construction Methods and Materials
- ◆ Streets, Improvements and Signage
- ◆ Utilities
- ◆ Storm Drainage
- ◆ Water and Sewer Facilities
- ◆ Trees and Other Plantings
- ◆ Reservation of Land for Public Purpose

Applicant is advised that all subdivisions shall conform to the provisions of the Concord Zoning Bylaw, Regulations of the Concord Board of Health, The Technical Provisions and Design Criteria adopted by the Public Works Commission on January 1, 1960, as may be amended and Section 6, Requirements for Improvements and Design of the Concord Subdivision Rules and Regulations.

8

Certification

The undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statements made in this application

Owner(s): J. Rudy, Manager as authorized by P+S. (Signature) Date: 7/10/20

_____ Date: _____

_____ Date: _____

Applicant: J. Rudy, Manager (Signature) Date: 7/16/20

_____ Date: _____

** The signature of the property owner(s) is required for the application to be accepted.



Site Evaluation – Date: July 16, 2020

CONC-0020

Section 5.4.1

See - Site Evaluation Plan; Scale 1" = 40'; dated July 16, 2020; Prepared by Williams & Sparages, LLC. Center & Main; Definitive Plan Set (12 Sheets); dated July 14, 2020

Section 5.4.2

(a) Impact of the subdivision upon surface and groundwater quality and level;

Each subdivision road (Sheets 3 & 4) will be provided with deep sump hooded catch basins, and an offline sediment forebay to collect and treat the first 1-inch of runoff from impervious surfaces. The combination of the catch basins and sediment forebay will maintain the groundwater quality associated with each street.

The remainder of each storm event is then routed to a subsurface infiltration system under the culdesac island. Each System has been sized to store and recharge the necessary runoff volume to maintain existing conditions. This recharge of stormwater runoff associated with the streets and the roof drywells will maintain the level of groundwater in this subcatchment.

(b) Effects upon important wildlife habitats, outstanding botanical features, scenic or historic sites or buildings;

The standard vegetation removal and grading requirements associated with the road (subdivision regulations), with each dwelling lot (zoning bylaw & state building code) and with each septic system (Title V) results in the removal of the existing vegetation within both the road layout and within each typical minimum lot area (10,000 sq. ft).

Due its location in proximity to an abutting rail way and town center, there will not be any effect on areas designated as important wildlife habitat. The site also does not contain any outstanding botanical features, any scenic or historic sites or designated historic buildings.

(c) Capability of soils, vegetative cover, and proposed erosion control measures to support proposed development without erosion, silting or other instability;

The capability, of the above items, is very good to support the proposed development, thru implementation of the provisions specific to this site to protect against erosion, silting and other soil stability. The plan set, includes erosion control measures (Sheets 11 & 12) based upon the grading proposed (Sheet 5) at this site. Erosion Controls measures to be provided per the specifications provided by the Concord Public Works.

(d) Estimated increase of peak run-off caused by altered surface conditions, and methods to be used to return water to the ground;

There will not be an increase of peak run-off due to the implementation of the subsurface infiltration systems to store and recharge runoff (See Stormwater Report).

(e) Description of proposed alterations of wetlands or flood plain areas;

The onsite Isolated vegetated wetland does not have a buffer zone, therefore a permit under Chapter 131 WPA is not required, also there will not be any alteration to the flood plain.

The proposed filling of a portion of this Isolated vegetated wetland (Sheet 5) will be completed in accordance with the provisions of the U.S. Army Corp. of Engineers.

(f) A report estimating the traffic flow at peak periods in relation to existing traffic on the streets in and adjacent to the subdivision, and the effect of the project on public services such as water, sewer, schools, police, fire, waste disposal, and recreational facilities;

Traffic flow – (See Impact Study and peer Review on File with Planning Division for Site).

Public services - will realize an increase in demand associated with creation of sixteen (16) four-bedroom residential dwelling units as follows:

Town Water - 7,700 gallons per day (16 x 440 gpd/dwelling).

Town sewer – No-impact due to private septic systems on each lot. ANR lots will maintain available access rights to sewer connections associated with the three existing parcels.

Standard obligations per dwelling unit for schools, police, fire, waste disposal and recreational facilities.

(g) A summary tabulation of the total area being subdivided, the total area of all lots, the total area dedicated for streets and drainage or utilities, and the total area reserved for recreation, parks or other open land;

Definitive Plan – July 14, 2020 (Sheet 2 of 12)	Area (sq. ft. +/-)
Total Area Subdivided	347,300
Total Area of Subdivision Lots (1-16)	259,519
Total Area of ANR Frontage Lots (A1 & D1)	22,899
Total Area of Streets (ROAD A & B)	64,876
Total Area Reserved for recreation, parks, open land	0

(h) A projection of the direct, current Town costs and revenues associated with this development;

Annual Revenue

16 dwellings @ \$1,350,000 = \$21,600,000 x tax rate of \$14.23/M = \$307,368.

Average value of vehicles estimated at \$30,000/household, 16 x \$30,000 x \$25/M = \$12,000

Total annual estimated revenue is \$319,368.

One Time Revenue

Permit Fees: 16 x \$4500 = \$72,000.

Costs for the town would be the same as all other residences within the town, police, fire, DPW and schools. In 2019 the average assessed single family in Concord was \$1,105,783 therefore it is logical to conclude the revenue to cost ratio is more beneficial to the town than the average current single family in Concord.

(i) An analysis of the sight distances at the intersections of the proposed street(s) with any other street(s);

Traffic flow – (See Impact Study and peer Review on File with Planning Division for Site).

A Traffic Study and peer review were previously conducted at this location, which confirmed adequate sight distances at this proposed intersection with Main Street. Current access pavement is wider at 26' and traffic demand is less than reflected in study on file.

(j) Impact of the subdivision on any historical or cultural resources located within one hundred (100) feet of the proposed development as identified in the Survey of Historical and Architectural Resources and Historic Resources Masterplan;

To the best of the preparer's knowledge, there will not be an impact based upon site address location in relation to items of interest.

(k) Impact of the subdivision on any open space or natural resources located within one hundred (100) feet of the proposed development as identified in the Town of Concord Open Space Plan.

To the best of the preparer's knowledge, there will not be an impact based upon site address location in relation items of interest.