



July 31, 2020

Concord Planning Board and Zoning Board of Appeals
141 Keyes Road
Concord, MA 01742
Attn: Ms. Elizabeth Hughes

And

Concord Natural Resources Commission
141 Keyes Road
Concord, MA 01742
Attn: Ms. Delia Kaye

Dear Members of the Concord Land Development Boards,

We are in receipt of several comment letters from Staff and Advisory Committees, and this correspondence includes our response to these items follows with a summarized or shortened comment and a response immediately following in blue italicized text.

Building Commissioner Memo dated 6/24/2020

Comment – Parking Compliance, Lighting Code compliance, and signage code compliance.

Core States Group had a conversation with Mr. Matte, and since the comment memo, Mr. Matte is now satisfied with the parking count for this project. Subsequent memo from Mr. Matte is forthcoming if not received already. Chase Bank intends to comply with local lighting and signage codes.

Concord Public Works – Water & Sewer Division dated 6/24/2020

1. Wet taps note
Revised as suggested – wet tap shall be performed by licensed Drain Layer in the Town.
2. Sewer Service condition and replacement recommendation
As recommended, the plan is revised to indicate slip-lining or re-lining the interior of the existing service line in the street, with new construction sewer service line to the building.



3. Domestic Water Service recommendation

Recommendation to be followed as recommended. A new shutoff valve and curb stop shall be installed at the ¾-in. service at the sidewalk. A new 1-in. domestic line (with increaser) shall be installed on the project site, to eliminate trenching in Baker Avenue. This will be adequate for the Chase Bank supply.

4. Wastewater Flow

Using Title 5 flow rates, there will be a slight increase in design wastewater generation. At a design rate of 75 gpd/1000 SF, the proposed bank is predicted to generate 165 gpd of wastewater, while, the existing bank is predicted to generate 95 gpd based on the comparative footprints. The 70 gpd increase is considered minimal.

Sustainability Director Memo dated 6/25/2020

Encourages all-electric design or ground-source heat pumps, positive comments on LED fixtures.

West Concord Advisory Committee dated July 6, 2020

Prefers energy efficiency

Response to both – See attached Memo regarding high efficiency low energy requirements.

Building Entrance Location

The Building entrance is located approximately 20-ft. from Main Street, and the location of the building is proposed to promote pedestrian access and walkability.

Signage Compliance

Per previous comment, signage is proposed in compliance with local sign codes

The Planning Report prepared on July 6, 2020 summarizes and repeats several of these issues brought forward during the thoughtful reviews by interested parties. So several of the issues are addressed herein; and a lighting study is scheduled to confirm dark skies compliance with our lighting design. If any questions or comments remain, please feel free to contact me directly @ 857-262-0191.

Respectfully Submitted,
CORE STATES GROUP



Alan D. Roscoe, P.E.

