



September 2, 2020

Concord Planning Board  
141 Keyes Road  
Concord, MA 01742  
Attn: Elizabeth Hughes

**RE: 1134 Main Street Redevelopment – Proposed Chase Bank**

Dear Members of the Board,

We are in receipt of a Concord DPW comment letter dated June 29, 2020, and our responses immediately follow the comments that are repeated here for reference below. Apologies for not responding earlier, however, I do not have a record of receiving this correspondence.

1. Please submit Total Suspended Solids (TSS) removal calculations for the each BMP treatment train on site.  
[TSS removal consist of parking lot sweeping and Catch Basins fitted with gas traps, as this is a redevelopment project in terms of Massachusetts Stormwater Standards, we are reducing overall impervious areas with commensurate reduction in runoff quantity, and the BMPs proposed also improve stormwater quality.](#)
2. Please provide Rational Method Calculations for the piping on site.  
[We will provide Rational Method Analysis if absolutely required, however we have provided our Hydraflow Analysis using TR-55 methodology.](#)
3. The Stormwater Report states that an Operation and Maintenance (O&M) Plan was provided with the submittal, but I did not see that document. Please provide the O&M Plan.  
[We will provide the requested O&M Plan regarding inspections and maintenance of the stormwater system elements by 9/4/2020 for your review.](#)
4. There is a drain manhole located immediately south of the catch basin that is the connection point for the new drainage system. The plans do not indicate if the drainage main passes through the catch basin or the manhole. If the main passes through the manhole then that is the preferred connection point. The plans shall be revised to tie into the existing manhole or install a new manhole on the drainage main.



Yes, the catch basin in question is connected to the manhole (in-line with existing Town drain) and both of these structures are existing and serve as the existing connection point that shall be re-used (with permission) during redevelopment.

5. The drive-up ATM appears to block the line of sight of a vehicle that has just used the ATM and is stopped at the stop bar. Is it possible to move the ATM south to allow for a better line of sight? The ATM is positioned to maximize queuing potential and for safety. We propose an added sign for the benefit of drivers to expect merging vehicles; or reminding the exiting vehicle to look left before proceeding.
6. Please provide vehicle turning simulations for the newly configured driveway onto Main Street. The driveway configuration to Main Street is unchanged. We will provide vehicle turning diagrams as requested by 9/4/2020.
7. Recommend a “No Left Turn” sign at the ATM stop location.  
Will be added to our plans and I trust this could be considered a condition of approval.
8. Recommend a “Stop” sign at the northwest corner of the site adjacent to the dumpster.  
Will be added to our plans and I trust this could be considered a condition of approval.
9. A Right of Way (ROW) permit is required for the work being performed on Main Street and Baker Ave with the drainage pipe, driveways, curbing and the sidewalks.  
Understood, and expected. We will commence permit applications as requested.
10. All proposed curbing within the Town’s right of way shall be granite curbing and follow the CONCORD PUBLIC WORKS DESIGN & CONSTRUCTION STANDARDS & DETAILS.  
Understood. We trust this is considered a condition of approval.
11. Work inside the right of way shall comply with CONCORD PUBLIC WORKS DESIGN & CONSTRUCTION STANDARDS & DETAILS.  
Understood. We trust this is considered a condition of approval.

Respectfully Submitted,  
**CORE STATES GROUP**

Alan D. Roscoe, P.E.

