

Nancy Hausherr

From: Elizabeth Hughes
Sent: Wednesday, December 16, 2020 3:35 PM
To: Nancy Hausherr
Subject: Fw: URGENT-1440-1450 Main St Subdivision Conditions

Categories: Red Category

Nancy,

Please print and include in the file.

Thanks,
Elizabeth
Elizabeth Hughes
Concord Town Planner
141 Keyes Road
Concord, MA 01742
978-318-3290

From: Walter Latta
Sent: Friday, December 11, 2020 2:03 PM
To: Elizabeth Hughes
Subject: RE: URGENT-1440-1450 Main St Subdivision Conditions

In response to 1440 Main Street,

We are in agreement with the 24 foot wide road way entrance into this subdivision and then going to 22 feet. As for any other specifics or issues we do not have anything else to add. Thank you

Walter Latta Jr., EFO
Assistant Fire Chief
Concord Fire Dept.
209 Walden Street
Concord, MA 01742
978-318-3451 office



From: Elizabeth Hughes <ehughes@concordma.gov>
Sent: Thursday, December 10, 2020 11:51 AM
To: Delia Kaye <dkaye@concordma.gov>; Susan Rask <srask@concordma.gov>; Raymond Matte <rmatte@concordma.gov>; Steve Dookran <sdookran@concordma.gov>; Justin Richardson <jrichardson@concordma.gov>; John Rogers <jrogers@concordma.gov>; Valerie Doerrer <VDoerrer@concordma.gov>; Ron Holsinger <rholsinger@concordma.gov>; Walter Latta <wlatta@concordma.gov>; David Nichols <dnichols@concordma.gov>; Jeff Cosgrove <jcosgrove@concordma.gov>; Joseph Repoff <jrepoff@concordma.gov>
Subject: Re: URGENT-1440-1450 Main St Subdivision Conditions

Thank you Jeff!

Just an email response is fine.

Thanks,
Elizabeth
Elizabeth Hughes
Concord Town Planner
141 Keyes Road
Concord, MA 01742
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From: Elizabeth Hughes
Sent: Thursday, December 10, 2020 10:53 AM
To: Delia Kaye; Susan Rask; Raymond Matte; Steve Dookran; Justin Richardson; John Rogers; Valerie Doerrer; Ron Holsinger; Walter Latta; David Nichols; Jeff Cosgrove; Joseph Repoff
Subject: Re: URGENT-1440-1450 Main St Subdivision Conditions

Thank you Justin!

To clarify, this road will not be accepted as a PUBLIC way.

Elizabeth Hughes
Concord Town Planner
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From: Elizabeth Hughes
Sent: Thursday, December 10, 2020 10:35 AM
To: Delia Kaye; Susan Rask; Raymond Matte; Steve Dookran; Justin Richardson; John Rogers; Valerie Doerrer; Ron Holsinger; Walter Latta; David Nichols; Jeff Cosgrove; Joseph Repoff
Subject: URGENT-1440-1450 Main St Subdivision Conditions

Good morning everyone,

At 11:45 pm Tuesday night, the Planning Board directed me to draft with Town Counsel a decision with conditions for the Definitive Subdivision Plan at 1440-1450 Main St.

The only modification the Board is requiring is a reduction in the pavement width from 26 ft wide to 22' to 24' wide. After speaking with Walter, he was agreeable to having the main entrance on Road A be 24' wide up to

the intersection with Road B and then the remainder of Road A and Road B at 22' wide with no parking on the sidewalk side of the street.

The Board also determined that a condition would be included that the road be maintained a private way and will not be accepted as a private way.

The Planning Board does not have the ability to discuss the overall impacts to the neighborhood with regards to the whole earth removal process. They will be required to get a special permit from the Zoning Board of Appeals before the Definitive Plan is endorsed and recorded, which is required before they can even put a shovel in the ground.

However, the Board can place reasonable conditions on the trucking associated with the construction of the subdivision, such as hours of operation for the trucking on Main Street and other safety issues, such as a stated condition that **At all times**, trucks shall be prohibited from ideling on Main Street to enter the site.

What I urgently need from everyone by **Monday** are your recommended conditions to include in the draft so I can send it to Town Counsel for review on Tuesday and then to the Board on Friday for the meeting on December 22nd.

I have attached 3 other recent decision so you can cut and paste all of the standard conditions (with modifications if needed) that you feel need to be included. One is the Definitive Plan decision for Keuka Rd, one is the PRD decision for 1651-1657 Main St PRD-Millrun Commons, and the third is the Planning Board's recommendation for the proposed PRD at this location that ultimately did not go through, just in case there were some site specific conditions that would still apply for a subdivision (thanks for the suggestion Delia!)

There may also be additional conditions that you think are needed. Please just include them. I may wordsmith them, but will contact you if I have any questions or concerns. I will work with Town Counsel to make sure they are not outside the Board's jurisdiction.

Steve and Justin -

With the reduction in the pavement width, please let me know if there should be a condition that requires a revised stormwater drainage report to be submitted for review and approval by Engineering and appropriate modifications to the plans prior to the endorsement of the plan.

As always, please let me know if you have any other questions or need something from me.

Thank you in advance for your help with this,

Elizabeth

Elizabeth Hughes

Concord Town Planner

141 Keyes Road

Concord, MA 01742

978-318-3290

