

March 10, 2022

Town of Concord Planning Board
c/o Elizabeth Hughes – Town Planner
141 Keyes Road – 1st Floor
Concord, Massachusetts 01742

Via: Email c/o ehughes@concordma.gov and US Mail

Re: Sunnyside Lane Definitive Subdivision Application

Dear Members of the Board:

Unfortunately, I may be unable to attend the upcoming hearing to be held on March 22, 2022 regarding the Sunnyside Lane Definitive Subdivision Application. We have been a resident of 30 Sunnyside Lane for over 25 years and have enjoyed the peaceful setting proximate to Warner's Pond and the village of West Concord. Please note that Mark White, Jim Kelly and the team at Bentley have been incredibly professional, transparent and courteous in all of my interactions. It is very reassuring to have such a conscientious and quality builder on the project and member of our community.

I respectfully request that you consider the following comments noted below in your deliberations.

1. I am not in favor of widening the pavement width to 22' to replace the street section as noted in the comment letters provided by the Concord Public Works Engineering Division and supported by the Director of Sustainability. I applaud the efforts to emphasize the importance of mobility. However, in this instance, a wider paved width does not seem to be the appropriate context sensitive solution. The wider pavement section will:
 - a. Induce higher vehicular travel speeds,
 - b. Increase the impervious area by over 20 percent (an increase of nearly 2,500 sf),
 - c. Increase stormwater runoff,
 - d. Further exacerbate heat island effect,
 - e. Degrade water quality to sensitive environmental receptors surrounding Warner's Pond; and
 - f. Potentially cause root damage to 7 mature trees along Sunnyside Lane.

Numerous studies have been conducted that clearly demonstrate the benefits of reduced pavement widths for low volume residential shared streets. I respectfully request that the Planning Board accept the roadway cross-section offered by the Applicant which includes an 18' wide paved width and a 2' unpaved shoulder on each side of the road.

- 2. The residents along Sunnyside Lane have also enjoyed unencumbered access to Warner's Pond and Pond Street via the Sunnyside Lane right-of-way which extends to the pond, the paper street right-of-way that connects Sunnyside Lane and Pond Street and the town owned land along the aforementioned rights-of-way (shown in pink in the Town GIS excerpt below). These connections are important and enhance the mobility in the neighborhood by offering an alternative to walking along Laws Brook Road which has an unprotected sidewalk and very high vehicular travel speeds. I respectfully request that the Planning Board include a condition that acknowledges that the Applicant will preserve and ideally enhance access to Warner's Pond and Pond Street subject to any environmental permits. The Town owned parcels and possibly Parcel 7A also have a meaningful amount of historic dumping that would be nice to clean up.



Thank you very much for your time and consideration.

Best Regards,

Richard S. Hollworth, P.E.
30 Sunnyside Lane
Concord, Massachusetts 01742

cc: AWMW, LLC c/o Mark White via email
Steve Dookran, P.E. and Justin Richardson P.E. c/o Engineering Department via email
Amada Kohn, Director of Sustainability via email