

August 1, 2022

Elizabeth Hughes
Town Planner
Town of Concord
141 Keyes Road
Concord, MA 01742

RE: Nitsch Project #13857
Request for Relief
Concord Middle School
Concord, MA

Dear Ms. Hughes:

Nitsch Engineering, on behalf of the Concord Public Schools and SMMA, the project architect, is requesting relief for the proposed Concord Middle School building project, which includes new drive aisles, parking lots, site lighting, utilities, and stormwater utilities for the 31.29 acre site located at 835 Old Marlboro Road, Concord, Massachusetts. Nitsch Engineering requests relief from the following based on the current Concord Zoning By-Laws, dated June 2021:

1. Request that the Zoning for the site be reviewed under Section 4.3 Institutional Uses – Section 4.3.1 Educational;
2. Request relief from Section 6.2.11 Height
 - a. The proposed building has two separate grade floor elevations, a ground level finished floor elevation of 197.0 and a lower level finished floor elevation of 183.0. Per Zoning Bylaw 6.2.11 for Residence AA District, the maximum height allowed in the AA District is 35-feet. The 'base elevation' of the project is calculated by averaging the grade between the corners of the lowest foundation wall which occurs at the lower level finished floor. The base elevation is calculated to be 180-ft3-inches. The building height at the top of the stair tower, which is the highest roof level, is at elevation 235-ft 3-inches (55-foot building height). When viewed from Old Marlboro Road, which has an average elevation of 201.0 at the new school location, the building will appear to have a height of 34-feet 3-inches. Reducing the height of the new school building will severely impact and limit the program space required by the Concord Public Schools for educational purposes. The project respectfully seeks relief from Section 6.2.11 as the new school's location and building height, as viewed from the Old Marlboro Road, is minimized by the road grade in relation to the school placement on the site. In addition, the mature forest that will remain as a buffer, the Jennie Duggan well property, the Bruce Freeman Rail Trail, and associated wetlands located to the south and east of the new school will buffer the visibility of the building from the abutters located on Captain Miles Lane and does not represent a detriment to the neighborhood.
3. Request a review and relief from Section 7.6 Groundwater Conservancy District (GCD)
 - a. Per Zoning Bylaw 7.6.5.1 Uses permitted subject to review by the Board after notice and public hearing for any institutional use...under Section 7.6.4.2 which exceeds the maximum lot coverage permitted provided that that proposed lot coverage does not exceed the maximum permitted in the underlying district. The GCD states that the site impervious area (buildings, pavement) should not exceed 15% of the total lot area. The new Concord Middle School will exceed the impervious area by an additional 1.3% for a total impervious percent cover of 16.3% or 5.1 acres for the site. The existing impervious cover is currently 3.89 acres. The project will use the sandy-gravelly underlying soils to maximize stormwater infiltration, total suspended solids (TSS) capture, and provide more than 30,000 cubic feet of stormwater recharge for the site. The proposed stormwater systems will employ Low Impact Development (LID) techniques (sheet flow, bioretention, underground chambers) to reduce

rate and volume from the existing condition. The existing site provides minimal TSS removal and stormwater recharge. The project respectfully seeks relief under Section 7.6 for impervious lot coverage in the GCD as the underlying district does not have a maximum lot coverage and the project is providing an improvement in stormwater mitigation and recharge from the existing condition.

4. Request relief from Section 7.7 Off Street Parking, Loading and Design Standards;
 - a. Section 7.7.2.12 Relief from Parking requirements: Per Section 7.7.2.1 of the Concord Zoning Bylaw, middle school minimum parking space requirements are based on one (1) space per staff member plus one (1) space per classroom. For the proposed middle school, there will be 140 staff members and 52 classrooms, resulting in a total of 192 required parking spaces. The proposed site plan for the middle school includes a total of 150 parking spaces (including accessible spaces), separated into two lots, both accessed by the main entrance drive. The parking quantity is a result of Concord Public School's stated parking requirements for the new building, and the understanding that all spaces will not be required at all times during the school week, as a portion of the faculty and staff are part-time employees.
The current parking design represents a reduction in impervious area of over 11,000 square feet (0.26 acres) relative to the requirements of the By Law if the request for parking relief is applied. This is a critical element of the project given that the site is located in a Groundwater Conservancy District. The overlay district requires that the site's impervious area does not exceed 15% of the entire parcel. As noted in item 3 above, the current design already slightly exceeds the 15% threshold, so any impervious area reductions are critical to attempt to minimize the impacts on this requirement. The reduced pavement area also results in the reduction of stormwater infrastructure.
5. Request a Special Permit under Section 11.6 Special Permit based on the criteria under Section 6.1 set forth in the section for the proposed new work which includes razing the existing Concord Middle School (pavement, utilities, accessory structures), and construction of a new building, parking lot, driveways, and associated utilities.
6. Request review under Section 11.8 Site Plan Review concerning the new work under sub-Section 11.8.7.1 for Education.

Nitsch Engineering notes that the new work is in conformance for setbacks and frontage within the Residence AA requirements.

The Design Team looks forward to meeting the Planning Board in September and Zoning Board after satisfying the Planning Boards comments. Please do not hesitate to call with any questions.

Very truly yours,

Nitsch Engineering, Inc.



Steven Ventresca, PE, LEED BD+C
Senior Project Manager

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