

December 22, 2025

Town of Concord
Natural Resources Commission
141 Keyes Road
Concord, MA 01742

**RE: Notice of Intent
Proposed Country Store and Fuel Station
166 Commonwealth Avenue
Concord, MA**

Dear Members of the Commission:

On behalf of the Applicant, Concord Country Store LLC, Bohler is submitting an application for a Notice of Intent along with supporting documentation ("the Application") in accordance with the Commonwealth of Massachusetts Wetland Protection Act and the Town of Concord Wetlands Protection Bylaw ("the Regulations"). In addition to the Notice of Intent application under the Wetlands Protection Act, the Applicant is requesting a waiver to permit activities within the 25' No Disturb Zone and the 50' No Build Zone in accordance with Section 7.7 of the concord Wetlands Bylaw as further described within the Notice of Intent application narrative herein.

The following materials are provided for the Natural Resources Commissions review and consideration:

- Two (2) copies of this cover letter;
- Two (2) copies of the Notice of Intent Application;
 - Project Description;
 - WPA Form 3;
 - NOI Wetland Fee Transmittal Form;
 - Copy of Checks;
 - Affidavit of Notification of Abutters;
 - Notification to Abutters;
 - FEMA FIRMette Panel and USGS Mapping;
 - Wetland Border Report Prepared by Goddard Consulting, LLC;
 - Regulatory Compliance Narrative prepared by Goddard Consulting, LLC
- Two (2) full size (24"x36") copies of the Proposed Site Plan Documents prepared by Bohler dated December 18, 2025;
- Two (2) copies of the Drainage Report prepared by Bohler;
- Two (2) copies of the Resource Area Photo;
- Check in the amount of \$800.00 made out to "Town of Concord" for the WPA Filing Fee;
- Check in the amount of \$775.00 made out to "Commonwealth of Massachusetts" for the WPA Filing Fee;

We trust the materials provided are sufficient for your review. We look forward to presenting the application to the Commission at their next available meeting. In the meantime, please contact us at 508-480-9900 if you have any questions or need additional materials.

Sincerely,

BOHLER, LLC



Eric Dubrule, PE



John Kucick, P.E.