

March 13, 2026

Via Electronic Mail and FedEx

Town Of Concord
Planning Division
141 Keyes Road
Concord, MA 01742

Attn: Christine Zale, Senior Planner

**Re: Response to Comments
Concord Country Store LLC,
166 Commonwealth Avenue,
Special Permit with Site Plan Review**

Dear Ms. Zale:

Bohler is in receipt of a comment letter from Division of Natural Resources (NRC), dated March 2, 2026. On behalf of Applicant Concord Country Store LLC, Bohler offers the following responses. For clarity, the original comments are in italics, while our responses are directly below in bold type.

Comment 1. An invasive species mitigation plan is needed. Comment partially addressed. A plan has been submitted. Mechanical removal and herbicide treatment are proposed within the 25-foot NDZ and 200-foot Riverfront Area for management of tree of heaven, Japanese knotweed, and bush honeysuckle. Herbicide treatments proposed include cut and dab, basal bark application, stem injection, and foliar herbicide spraying. Foliar spray should be removed from the ISMP. The waiver request for work in the 25-foot NDZ should be updated to reflect include invasives species management.

Response: The ISMP has been revised to remove foliar spray as an herbicide treatment. The waiver request for work within the 25-FT No Disturb Zone has been updated to specify invasive species management of tree-of-heave, Japanese knotweed, and honeysuckle removal methods including herbicide application though cut-and-dab and stem injections and hand removal of weed wrench for smaller plants. Refer to the "Local Wetland Protection Bylaws Waiver Request" within the revised Notice of Intent application prepared by Bohler and the "Invasive Species Management Plan" prepared by Goddard Consulting, LCC revised through February 20, 2026 for additional information.

Comment 2. Snow storage should be shown on the plan and outside the 50-foot No Build Zone. Comment partially addressed. The proposed snow storage shown on the Site plan is not clearly defined and appears to be at or over the landscape plantings.

Response: Snow shall be stored outside of the 25-, 50-, and 100'-FT jurisdictional buffers and within the landscape area south of the proposed building as depicted on Sheet C-301. The plantings proposed in this area are native species that can tolerate moderate snow storage.

Comment 4. The proposed tree protection detail is inadequate. Please replace the proposed tree protection with the Town of Concord tree protection detail. Comment partially addressed. The landscape plans have been revised accordingly, but sheet C-802 still shows a different tree protection detail.

Response: The tree protection detail on Sheet C-802 has been updated to reflect the Town of Concord tree protection detail consistent with the landscape plans.

Comment 7. The floodplain fill and floodplain storage table on Sheet C-401 is confusing. Please revise the table to indicate SF and CF of floodplain fill and compensatory storage. Please provide calculations for review. Comment outstanding.

Response: The floodplain storage table has been updated to indicate the SF and CF of floodplain fill and compensatory storage at each elevation interval. Additionally, an exhibit had been prepared visually showing the areas of cut and fill within the floodplain. Refer to Sheet C-401 of the “Proposed Site Plan Documents” and the “Compensatory Flood Storage Exhibit” prepared by Bohler, revised through 3/13/2026.

Comment 14. Please provide the square footage of the area to be planted so that the proposed plantings’ compliance with the NRC’s spacing criteria can be confirmed (10-foot OC for full size trees and 5-foot OC for full size shrubs). Comment outstanding. Although the site rendering showing landscaped areas is a helpful visual, please provide spacing of proposed plantings and calculate the total square footage of plantings within jurisdictional areas.

Response: Landscape plan has been updated to show square footage of planting beds within jurisdictional areas and proposed number of plantings for the same. Refer to sheet L-101 of the “Proposed Site Plan Documents” prepared by Bohler, revised through 3/13/2026.

We trust the above as well as the attached information are sufficient for your continued review of the project. Should you have any questions or require additional information, please do not hesitate to contact us at (508) 480-9900.

Sincerely,

BOHLER, LLC



Eric Dubrule, PE



John Kucick, P.E.