



February 20, 2024

Ms. Elizabeth Hughes, AICP, Town Planner  
Town of Concord  
Planning Division  
41 Keyes Road  
Concord, MA 01742

Via: Email: [ehughes@concordma.gov](mailto:ehughes@concordma.gov)

Reference: NOVO Riverside Commons Comprehensive Permit Application  
Meeting and Plan Review with Concord Fire Department  
292-294 Baker Avenue  
Concord, Massachusetts  
B+T Project No. 2063.27

Dear Ms. Hughes:

The NOVO Riverside Commons project team (Beals and Thomas, Cube3, and Hurley Associates) met with Fire Chief Thomas Judge, Assistant Fire Chief Walter Latta, and Fire Prevention Inspector David Nichols on November 21, 2023. As requested by the Board of Appeals, please find the attached exhibits, depicting fire apparatus and delivery vehicle (to approximate an ambulance) swept paths, which were reviewed with the Fire Department at that meeting.

The proposed access was acceptable to the Fire Department. The Fire Department also requested that the 10-foot wide public access trail and its 3-foot wide shoulders be modified to support some of the Fire Department's smaller equipment. The enclosed Typical Multi-Use Trail Section plan incorporates those modifications and will be added to the civil site plans to be submitted to the Board of Appeals.

Should you have any questions regarding the above or require additional information, please contact us at (508) 366-0560.

**Corporate Office**

144 Turnpike Road  
Southborough, MA 01772

[bealsandthomas.com](http://bealsandthomas.com) T 508.366.0560 F 508.366.4391

**Regional Office**

32 Court Street  
Plymouth, MA 02360

Ms. Elizabeth Hughes, AICP, Town Planner  
Town of Concord Planning Division  
February 20, 2024  
Page 2

Sincerely,

BEALS AND THOMAS, INC.

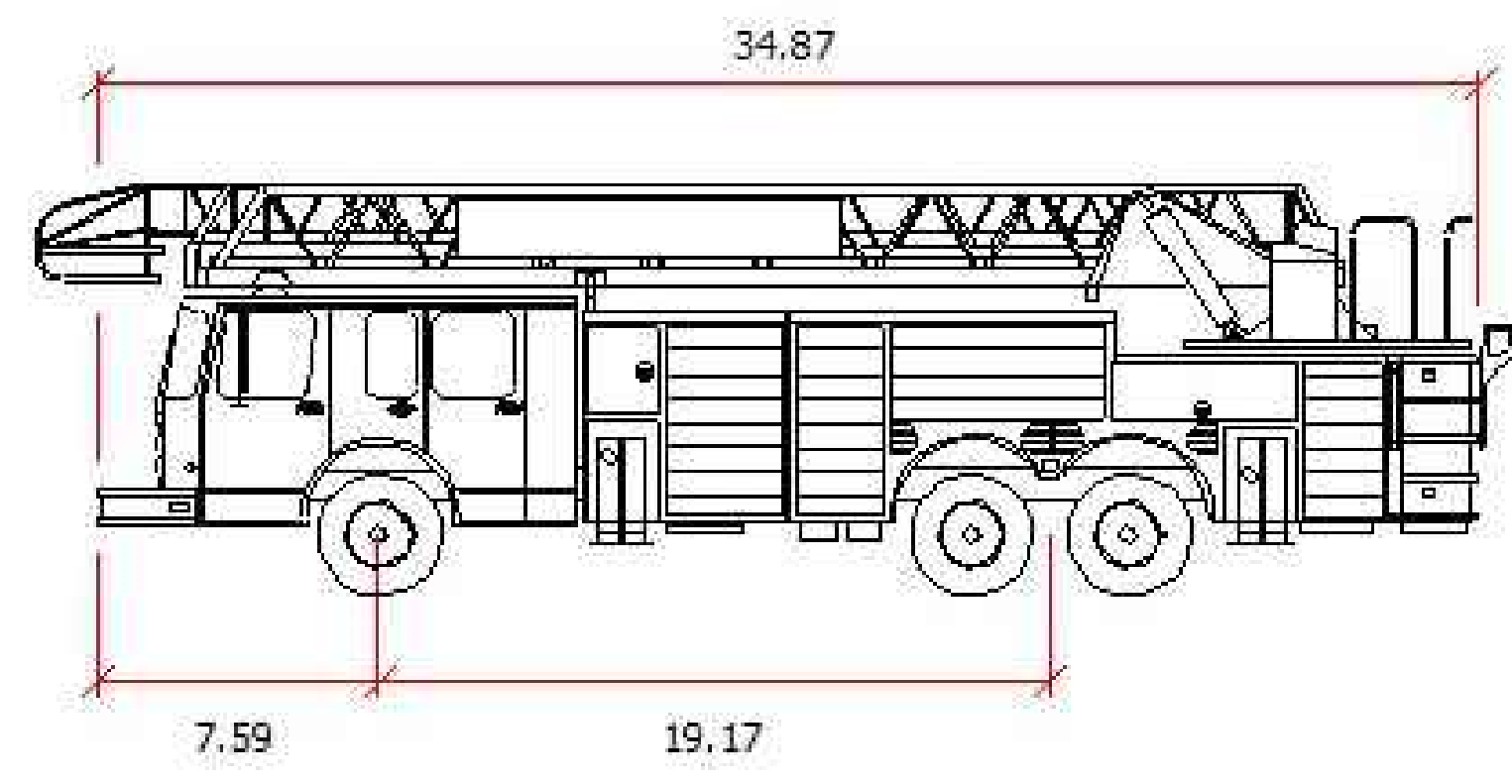


Thomas J. Michalak, PE  
Senior Civil Engineer

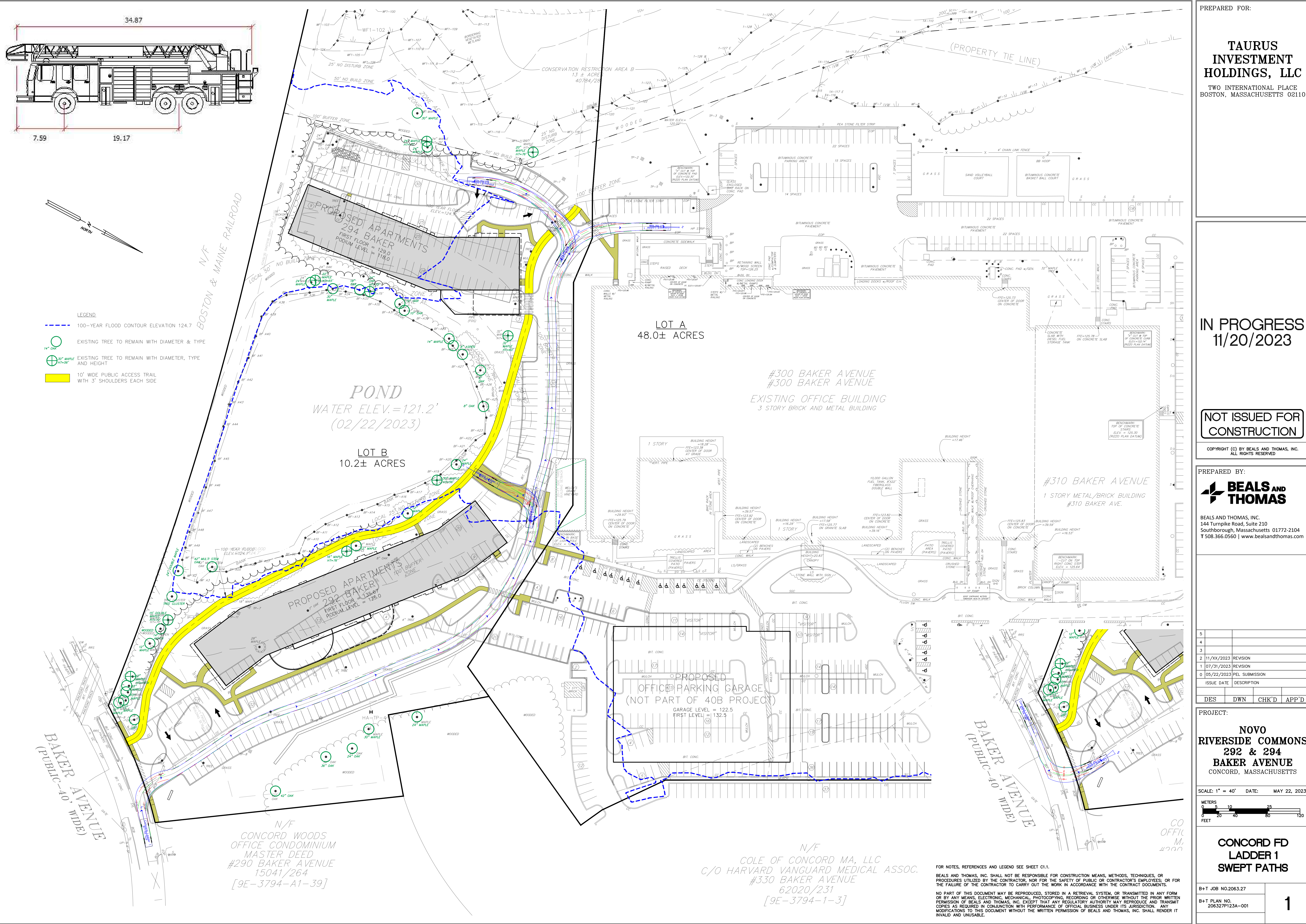
Enclosures: Concord FD Ladder 1 & DL-23 Drop-Off Swept Path Exhibits (2 sheets)  
Typical Multi-Use Trail Section Plan (one page)

cc: Allen Peacock, Taurus Investment Holdings, LLC  
Kevin Hurley, Hurley Associates, Inc.  
Michele Quinn Littlefield, Cube3

TJM/mac/206327LT005



- LEGEND**
- 100-YEAR FLOOD CONTOUR ELEVATION 124.7
  - EXISTING TREE TO REMAIN WITH DIAMETER & TYPE
  - ⊕ EXISTING TREE TO REMAIN WITH DIAMETER, TYPE AND HEIGHT
  - 10' WIDE PUBLIC ACCESS TRAIL WITH 3" SHOULDERS EACH SIDE



PREPARED FOR:

**TAURUS INVESTMENT HOLDINGS, LLC**

TWO INTERNATIONAL PLACE  
BOSTON, MASSACHUSETTS 02110

IN PROGRESS  
11/20/2023

NOT ISSUED FOR CONSTRUCTION

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PREPARED BY:

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BEALS AND THOMAS, INC.  
144 Turnpike Road, Suite 210  
Southborough, Massachusetts 01772-2104  
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NO.	DATE	DESCRIPTION	
5			
4			
3			
2	11/XX/2023	REVISION	
1	07/31/2023	REVISION	
0	05/22/2023	PEL SUBMISSION	
	ISSUE DATE	DESCRIPTION	
DES	DWN	CHK'D	APP'D

PROJECT:

**NOVO RIVERSIDE COMMONS**  
292 & 294 BAKER AVENUE  
CONCORD, MASSACHUSETTS

SCALE: 1" = 40' DATE: MAY 22, 2023

METERS  
0 10 20 30 40 50 60 70 80 90 100 120  
FEET

**CONCORD FD LADDER 1 SWEEP PATHS**

B+T JOB NO.2063.27

B+T PLAN NO. 206327P123A-001

**1**

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.1.

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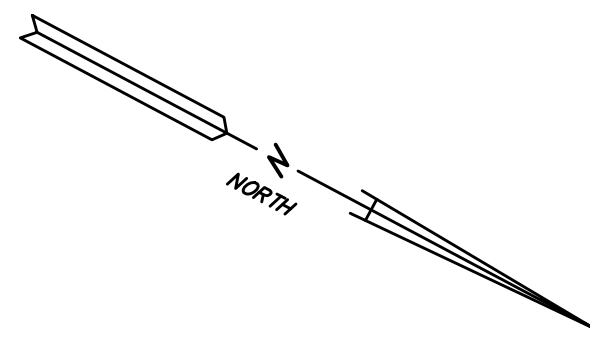
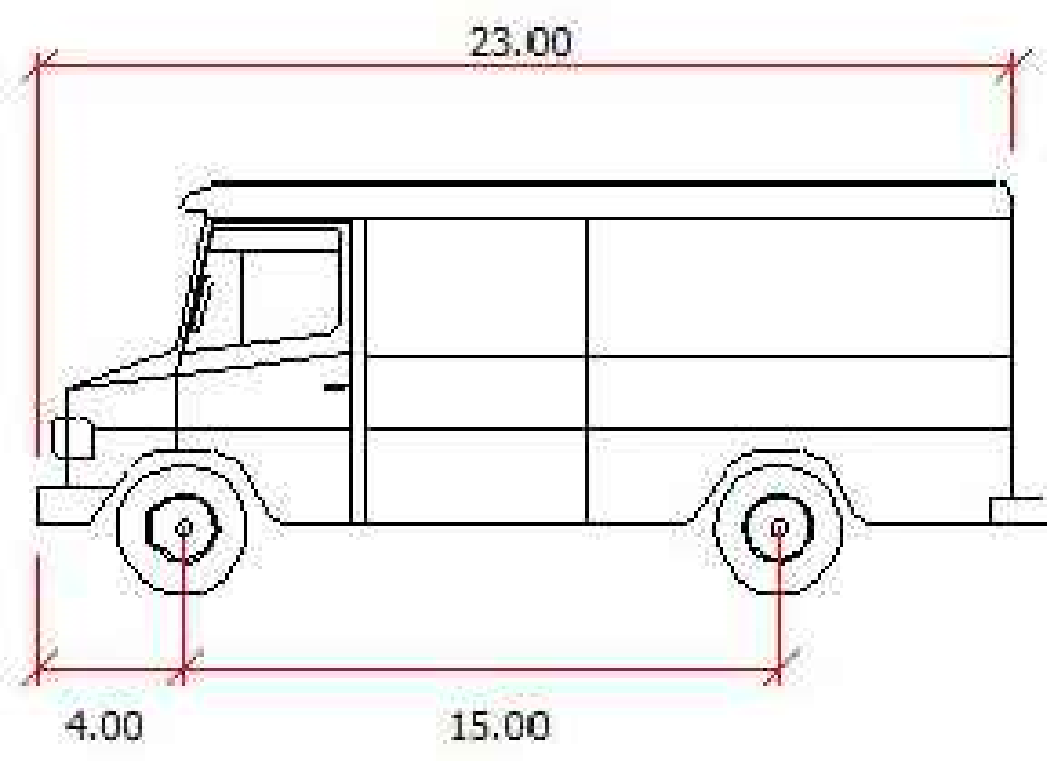
N/F  
COLE OF CONCORD MA, LLC  
C/O HARVARD VANGUARD MEDICAL ASSOC.  
#330 BAKER AVENUE  
62020/231  
[9E-3794-1-3]

N/F  
CONCORD WOODS OFFICE CONDOMINIUM MASTER DEED  
#290 BAKER AVENUE  
15041/264  
[9E-3794-A1-39]

BAKER AVENUE  
(PUBLIC-40' WIDE)

BAKER AVENUE  
(PUBLIC-40' WIDE)

CO OFFICE  
M  
4200



- LEGEND**
- 100-YEAR FLOOD CONTOUR ELEVATION 124.7
  - EXISTING TREE TO REMAIN WITH DIAMETER & TYPE
  - ⊕ EXISTING TREE TO REMAIN WITH DIAMETER, TYPE AND HEIGHT
  - 10' WIDE PUBLIC ACCESS TRAIL WITH 3" SHOULDERS EACH SIDE

BOSTON & MAINE RAILROAD

N/F  
CONCORD WOODS  
OFFICE CONDOMINIUM  
MASTER DEED  
#290 BAKER AVENUE  
15041/264  
[9E-3794-A1-39]

BAKER AVENUE  
(PUBLIC-40' WIDE)

PROPOSED APARTMENTS  
294 BAKER  
FIRST FLOOR = 129.0  
PODIUM LEVEL = 118.0

POND  
WATER ELEV. = 121.2'  
(02/22/2023)

LOT B  
10.2± ACRES

LOT A  
48.0± ACRES

#300 BAKER AVENUE  
#300 BAKER AVENUE  
EXISTING OFFICE BUILDING  
3 STORY BRICK AND METAL BUILDING

PROPOSED  
OFFICE PARKING GARAGE  
(NOT PART OF 40B PROJECT)  
GARAGE LEVEL = 122.5  
FIRST LEVEL = 132.5

#310 BAKER AVENUE  
1 STORY METAL/BRICK BUILDING  
#310 BAKER AVE.

N/F  
COLE OF CONCORD MA, LLC  
C/O HARVARD VANGUARD MEDICAL ASSOC.  
#330 BAKER AVENUE  
62020/231  
[9E-3794-1-3]

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**DL-23 DROP-OFF SWEEP PATHS**

B+T JOB NO.2063.27  
B+T PLAN NO. 206327P123A-002  
**2**

