



March 21, 2024

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

Via: Email: ehughes@concordma.gov and Hand Delivery

Reference: NOVO Riverside Commons Comprehensive Permit Application
292-294 Baker Avenue
Concord, Massachusetts
B+T Project No. 2063.27

Dear Ms. Hughes and Members of the Zoning Board of Appeals:

On behalf of the Applicant, NOVO Riverside Commons, LLC., enclosed please find a complete set of updated civil, architectural and landscape plans for the NOVO Riverside project (the Project). We have also included an updated Stormwater Management Report. Below is a summary of the plans and stormwater report modifications that have occurred since the December 18, 2023 project documents were issued.

Civil Engineering Plans and Specifications by Beals and Thomas, Inc.

1. Plans entitled "NOVO Riverside Commons 292 & 294 Baker Avenue in Concord, Massachusetts" consisting of twelve (12) pages.
 - a. Sheet C1.01 - No changes except to date the plans March 21, 2024
 - b. Sheet C1.1 - No changes except to date the plans March 21, 2024
 - c. Sheet TP-1 - No changes
 - d. Sheet TP-2 - No changes
 - e. Sheet TP-3 - Update note #7 to indicate the parcel is within the 1% annual chance floodplain
 - f. Sheet PL - No changes
 - g. Sheet C2.1 - The following modifications were made to this sheet:
 - i. Additional stop signs/stop lines: Additional stop lines and stop signs have been added at the podium parking exit ramps. Additionally, the stop line at the intersection of 294 Baker Avenue site driveway and main driveway has been shifted.
 - ii. Additional sidewalk - The sidewalk opposite 292 Baker Avenue has been extended to the existing Baker Avenue sidewalk.

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- iii. Building drop off area - the handicap parking spaces and pedestrian connection to the main building entries at 292 and 294 Baker Avenue have been revised. The sidewalk between the handicap parking spaces and the trail has been removed.
 - iv. Parking area modifications - 294 Baker Avenue parking lot (west of building) has been shifted slightly to eliminate a retaining wall and modify rip-rap slope to a vegetated slope.
 - v. Modifications to 292 Baker Avenue - Updated civil plans to accommodate revised 292 Baker Avenue building layout.
 - vi. Fence along retaining wall - A fence has been added to the plans along the top of the retaining wall.
 - vii. The raised multi-use trail - The 224 feet portion of the trail from Point A to A-1 has been reduced in width from 18' wide to 14' wide.
- h. Sheet C3.1
- i. Existing pipe from wetland pond - The 4" pipe invert from the wetland pond has been revised to be consistent with the existing invert.
- i. Sheet C4.1
- i. Sewer Inverts - Rim invert elevations have been added to the plans for proposed sewer manholes.
 - ii. Existing sewer pipe - Surveyed pipe inverts and rim elevations have been added to the plan for the existing sewer manholes from the rear of 300 Baker Avenue to the sewer manhole located across the Assabet River (offsite, west side of river).
- j. Sheet C5.1
- i. Retaining wall - A fence has been added to the retaining wall detail.
 - ii. Site Signage - Signage detail for main entry signage including the new building at 292 and 294 Baker Avenue has been added.
 - iii. Trail Sections - The details for the at grade and raised trail sections have been added to the plans.
- k. Sheet C5.2 No changes.
- l. Sheet C1.2 Site Prep Plan
- i. A new sheet has been created to depict erosion control barriers, soil stockpile areas, dewatering locations, and other erosion control measures.
2. Stormwater Management Report
- a. The following modifications have been made to the Stormwater Report:
 - i. The Stormwater Checklist has been revised as noted in Comment #31 in our March 13, 2024 response letter to the GPI Peer Review Letter.
 - ii. The pre-development and post-development models have been revised to utilized a Type III rainfall distribution.

- iii. The infiltration system description has been revised to indicate the static method was utilized.
 - iv. The stormwater narrative was updated to note the Project is a mixture of new development and redevelopment.
 - v. The pre-development and post-development drainage areas to DP-1 have been updated to include offsite areas to the center of the MBTA tracks.
 - vi. The drawdown calculation for Basin-1 was updated to include a rate of 2.41 inches/hour.
 - vii. The post-development model was updated to direct flow from Stormwater Basin 2 and the wetland parcel to DP-3.
 - viii. Subsurface Basin-2 was removed from recharge calculations.
3. Exhibit plans documenting vehicle swept paths have been included.
4. Letter by B+T to Concord Water and Sewer Department on March 5, 2024 providing responses to a review letter dated February 21, 2024 has been included.

Landscape Architecture Plans By Hawk Design

The updated Landscape Architecture Plan submitted to the Boards of Appeals on December 18, 2023 for Riverside have been updated. Enclosed herewith are the following updated Landscape Architecture Plans with following noted revisions:

1. Plans entitled "292 & 294 Baker Avenue", Concord, Massachusetts consisting of twelve (12) pages
 - a. Cover Page - Updated for date only
 - b. Sheet L1.1 - The following modifications were made to Sheet L1.1
 - i. Sidewalks have been modified
 - i. Site trees labeled and tree schedule has been added to the plan.
 - ii. The synthetic turf has been deleted from the plans.
 - c. Sheet L1.2 - The sidewalk to Baker Avenue has been added and the sidewalk from the handicap parking spaces to the trail has been deleted.
 - d. Sheet L1.3 - Background information has been updated.
 - e. Sheet L1.4 - Sheet added to depict 292 Baker Avenue courtyard materials and planting design.
 - f. Sheet L2.1 and L2.2 - No significant modifications
 - g. Sheet L3.1 and L3.2 - The following modifications were made to these sheets.:
 - i. Shoulders added to at-grade trail

- ii. Deletion of tree in lower left corner and addition of trees on window #3.
 - iii. Window #5 updated sidewalk location between 10 diameter granite circle and parking lot.
- h. Site Section A-A - Updated rendering with new building elevation
 - i. Site Section B-B - Updated rendering with new building elevation
 - j. Site Section C-C - Updated rendering with new building elevation

Architectural Plans by CUBE 3

The Architectural Plan submitted to the Board of Appeals on December 18, 2023 for Riverside have been updated. Enclosed herewith are the following updated Architectural Plans with the noted revisions.:

1. Plans entitled "NOVO Riverside Commons, 292 and 294 Baker Avenue, Concord, MA" consisting of twenty-three (23) pages.
 - a. Sheet A-000 - Modified unit mix and building program to reflect plan changes
 - b. Sheet A-001 - Updated conceptual rendering of 292 Baker Avenue based on plan and architectural massing and design changes.
 - c. Sheet A-002 - Updated conceptual rendering of 294 Baker Avenue based on plan and architectural massing and design changes.
 - d. Sheet A1-000 - Updated unit matrix and programming summary based on plan and massing changes. Reduction of 14 units throughout all floors.
 - e. Sheet A1-100 - Detail 1 - Parking L1; update to floor slab geometry and finished floor elevations. Detail 2 Parking L2; update to the finished floor elevation
 - f. Sheet A1-101 - Detail 1 - First Floor, removed four units at center of building; Detail 2 Second Floor, removed two units at center of building. Bay and balcony locations, counts updated.
 - g. A1-102 - Detail 1&2 Third and Fourth floors, removed two units at center of building Bay and balcony locations, counts updated.
 - h. A1-103 - Fifth floor, removed two units at center of building, removed two units at south end of building. Bay and balcony locations, counts updated.

- i. Sheet A1-104 - Updated affordable unit matrix and plans based on updated building program and floor plan modifications. Two-bedroom affordable units reduced to 13, three-bedroom affordable units reduced to 3 units. Overall affordable unit counts reduced from 30 to 27.
- j. Sheet A1-150 - No significant modifications
- k. Sheets A1-200, A1-201 - Updated architectural elevations based on plan and architectural massing and design changes. Changes include but are not limited to: color palette, window mullion patterning, application of trim and accents, relocation of balconies, modified parapet heights, revised storefront glazing at amenity/leasing entry.
- l. A1-300 - Updated building sections based on plan and architectural massing changes.
- m. Sheet A2-000 - Modified unit mix and building program to reflect plan changes
- n. Sheet A2-100 - Detail 2 - Bay and balcony locations, counts updated.
- o. Sheet A2-101 and A2-102 Detail 1&2, Third and Fourth floor plans, bay and balcony locations, counts updated. Fifth floor plan, updated unit demising.
- p. Sheet A2-103 - New added Sixth floor plan with fifteen units.
- q. Sheet A2-104 - Updated affordable unit matrix and plans based on updated building program and floor plan modifications. Two-bedroom affordable units increased to 13, three-bedroom affordable units increased to 3 units. Overall affordable unit counts increased from 21 to 24.
- r. Sheet A2-150 - No significant modifications.
- s. Sheet A2-200 and A2-201 Updated architectural elevations based on plan and architectural massing and design changes. Changes include but are not limited to: color palette, window mullion patterning, application of trim and accents, relocation of balconies, modified parapet heights, revised storefront glazing at amenity/leasing entry.
- t. Sheet A2-300 - Updated building sections based on plan and architectural massing changes
- u. Sheet A-600 - No significant modifications

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

Sincerely,

BEALS AND THOMAS, INC.



Daniel M. Feeney, PE, LEED AP
Vice President

Enclosures: Civil, Landscape, and Architectural Plans
Stormwater Management Report
Vehicle Swept Path Exhibits
Letter to Concord Water and Sewer Department

cc: Delia Kaye, Concord Natural Resources Commission
(omitted Architectural Plans and Truck Sept Path Exhibits)
Brian Butler, Oxbow Associates, Inc.
Kevin Hurley, Hurley Associates, Inc.
Allen Peacock, Taurus Investment Holdings, LLC

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