

Forest Ridge Association

April 20, 2024

By Electronic Mail

Town of Concord Zoning Board of Appeals
c/o Elizabeth Hughes, Town Planner
22 Monument Square Concord, MA 01742
ehughes@concordma.gov

Re: Post Site Visit request on the Proposed 40B Project – The Residences at Thoreau, Concord, MA MH ID No. 1206

With respect to the Proposed 40B Application cited above, based on the site visit on March 20, 2024, the Trustees of the Forest Ridge Association, the governing body of Forest Ridge Road, submit the following requests of the Concord Zoning Board of Appeal and in turn the The Residences at Thoreau project applicant:

1. Due to the significant site work, grading and infrastructure installation work associated with the project, we request that the Board require that the applicant prepare and submit a 'Cut and Fill' analysis for the project for a full assessment of the scope of the work and the expected amount of additional fill that would need to be brought into or removed from the site.
2. The Trustees, who are responsible for the use and maintenance of Forest Ridge Road have significant concerns with the location of the applicant's proposed driveway curb cut along the single lane terminal cul-de-sac styled rotary of Forest Ridge Road. As proposed three streets will connect to the cul-de-sac along a 150-foot arc of the roadway. This presents an unacceptable safety hazard for both pedestrians and vehicles traffic due to limited space and sightlines, especially given the number of daily trips coming and going from the Thoreau Club. We request that the applicant provide a capacity analysis of the cul-de-sac and utilize the Camp Thoreau driveway to access the development area/site. This would assure adequate curb cut radius and access for emergency vehicles and have the benefit of limiting the traffic entering directly into a small rotary that was not designed for 900 additional daily vehicle trips and eliminated the need to significantly alter the existing kettle hole abutting the Forest Ridge cul-de-sac.

Respectively,

The Forest Ridge Association Trustees