



OLD NORTH BRIDGE  
1775

## TOWN OF CONCORD

SELECT BOARD'S OFFICE  
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Mr. Robert C. Haarde, Chairman  
Sudbury Board of Selectmen  
Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776

November 19, 2018

Re: Quarry North Comprehensive Permit

Dear Chairman Haarde,

The Town of Concord's Select Board wants to raise its concerns with regard to the affordable housing development, known as Quarry North, proposed at the Concord/Sudbury town line on Route 117 and requests that these concerns be addressed during the permitting process or as conditions of the Comprehensive Permit that may be issued. Our concerns are focused on: traffic impacts on Route 117 that affect Nine-Acre Corner and the intersection at Sudbury Road (and Route 2) and mitigation thereof; groundwater impacts from a large-scale on-site treatment plant and from stormwater run-off that may negatively affect groundwater resources that may be drawn towards Concord's White Pond Well when in use; Quarry North land in Concord that is left as open quarry in a degraded condition that may not be suitable as an open space amenity for the future residents of Quarry North; and, adequate resources for emergency/public safety response to the project as it impacts mutual aid agreements.

During review of the Comprehensive Permit, we recommend that any traffic study for the development be extended to include the intersection of Sudbury Road at Nine Acre Corner and at Route 2 in Concord because traffic moving along Route 117 already experiences significant delays during the morning and evening peak commute times. Further, consideration should be given to address ways to mitigate these traffic impacts, such as requiring that the rental management company participate in CrossTown Connect (a public-private transportation association that shuttles directly to local MBTA commuter rail stations) and offer ride-sharing options and other alternatives to private vehicle use for residents of the development and that the developer provide for sidewalks and other pathways on- and off-site to provide safe connections for pedestrians and bicyclists to various destinations (for transportation, school, shopping, recreation, etc.).

Concerning groundwater impacts from an on-site treatment plant and from stormwater run-off, the Town of Concord requests that the Comprehensive Permit application include modeling of existing groundwater conditions and a requirement for ongoing

monitoring to ensure there is no degradation of groundwater resources serving Concord's White Pond Well. Any on-site treatment facility should be located so that there is no adverse impact to Concord's active water supply well and associated groundwater flows/resources.

With 16+ acres of land in Concord included in the Quarry North project, where that land has been subject to extensive earth removal operations, we strongly encourage the developer to suitably restore and improve the land as habitat for wildlife and to provide park-like amenities for future residents of Quarry North, such as walking trails, ponds, picnic facilities, etc.

With regard to emergency/public safety response, the Concord Fire Chief notes that the proposed project is in the mutual aid response area for Concord's Station 2 apparatus (A3 located in West Concord) which currently has an ambulance that is staffed only 12 hours per day. When EMS mutual aid is requested during the hours that A3 is not staffed, that response will come from Station 1, which is located in Concord Center. This is the current practice now for these communities; additional housing development of this magnitude this will increase the demand for emergency/public safety services and we suggest that sufficiency and adequacy of emergency/public safety resources be addressed during project review.

We will continue to follow the review of this application as it moves forward and would appreciate consideration of the concerns outlined herein.

Sincerely,



Thomas McKean, Chair  
Concord Select Board

Cc: Senator Michael Barrett  
Representative Cory Atkins  
Massachusetts Department of Housing & Community Development (DHCD)

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