

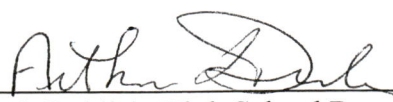


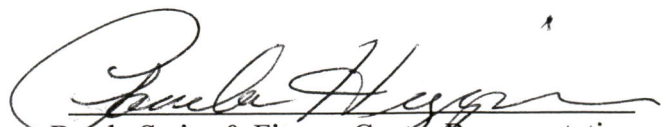
498 Walden Street  
Concord, MA 01742  
Tel: 978•287•1000  
Fax: 978•287•1011

## **Beede Swim & Fitness Center and Concord Carlisle High School Parking use Agreement**

- It is agreed that the Beede Center will not schedule any large events that coincide with Concord Carlisle High School large events. The Beede Center Management will notify the Concord Carlisle High School Principal of any large events scheduled while school is in session. The high school will provide the Beede Center with a schedule of their events and notify the center of any large events that are not on the schedule.
- Beede Center members shall parking in the center's gated parking lot and are subject to penalties enforced by the high school if it is determined they are illegally parking on high school properties. Conversely, Concord Carlisle High School students and faculty are subject to penalties enforced by the center if it is determined they are illegally parking in the Beede Center parking lot.
- During Concord Carlisle High School swim team home meets the Beede Center parking lot will be available to both participants and spectators of the meet.
- During the Town of Concord's "Town Meetings" the Beede Center will provide 40 parking spaces to Concord residents.

✓  
OK  
JAL

  
Concord Carlisle High School Representative

  
Beede Swim & Fitness Center Representative

1/18/07

## DEPARTMENT OF PLANNING & LAND MANAGEMENT

Site Plan 12-#16  
CCHS  
500 Walden Street

Report Date: September 7, 2012  
Prepared by: Julie Vaughan, Senior Planner

### GENERAL INFORMATION

Owner/Applicant: David Anderson, Director of Facilities  
Concord Carlisle Regional School District  
120 Meriam Road  
Concord, MA 01742

Engineer/Architect: Nitsch Engineering, Inc. OMR Architects  
186 Lincoln Street, Suite 200 542 Massachusetts Avenue  
Boston, MA 02111 West Acton, MA 01720

Requested Action: Recommendation to the ZBA for a Special Permit, Variance and Site Plan Approval for an educational use, under Sections 6.2.11, 7.1.2, 7.6, 11.6, 11.7 and 11.8.7, to allow the construction of a new high school that exceeds both the maximum building height permitted within the Residence A Zoning District and the maximum lot coverage permitted within the Groundwater Conservancy District, at 500 Walden Street (*See Attachment*).

Location: The property is located along the north side of Route 2, with frontage on both Walden and Thoreau Streets. The MBTA Commuter Rail tracks form the western boundary of the site; the new Concord Academy playing fields are across the railroad tracks. (Parcel 0298)

Size of Tract: 94.4 acres (4,112,468 SF)

Zoning/Existing Land Use: The property is located in the Residence A Zoning District and is entirely within the Groundwater Conservancy District. Portions of the site are within delineated wetland and 100-foot wetland buffer areas. The site is developed with the existing high school building and its auxiliary facilities, parking lots and athletic fields. The Beede Center is also on the property.

Surrounding Land Uses/(Zoning): The property abuts a Residence A Zoning District to the north, east, southwest (Concord Academy fields) and south across Route 2, and abuts a Residence B Zoning District to the west. While the property is mostly surrounded by single-family residences, there is a large open space, the Hapgood Wright Town Forest, across Walden Street.

Utilities: The site is served by Town water, sewer and electric, and by private natural gas. There is a small septic field near the bus depot.

### **I. Existing Conditions**

The site, which is owned by the Concord Carlisle Regional School District, is comprised of one parcel that is within the Residence A Zoning District and the Groundwater Conservancy District (an overlay district). Portions of the site near Thoreau Street are also within delineated wetland and wetland buffer areas. The site is approximately 94.4 acres and is currently developed with a 227,470 SF, 1-story high school, associated access driveways, 420 parking spaces, athletic fields, a transportation building and various site utilities, including a small septic field that serves the bus depot and synthetic turf fields. The site is accessed via both Thoreau Street and Walden Street and has a drop-off/pick-up circle in front of the building that is used for both buses and parents. The existing high school building was constructed in phases between 1958 and 1973. The site also includes the community Beede Center and its associated parking and driveways.

The site has some areas with steep topography, notably south of the existing building up to the athletic fields and northwest of the building down to the football and practice fields. There are more gradual slopes to the east of the building towards Walden Street and to the north and west of the building towards Thoreau Street and the wetland areas. The site currently drains in these directions. The site does not experience major flooding issues.

The site is served by Town electricity via one feed from Thoreau Street – overhead wires fed to underground conduits – and a second feed from Walden Street. The site is connected to Town water and has been connected to the Town sewer system since 1974 when the septic system serving the high school was abandoned. The abandoned leach field and tanks are located near the Walden Street entrance to the site. As mentioned above, in addition to the sewer service, there is a small septic field near the bus depot for the depot and synthetic turf field toilets. The existing kitchen, hot water heater and mechanical equipment run on natural gas, which is fed into the site at both the Walden Street and Thoreau Street entrance points. There is an emergency generator that runs on diesel fuel.

Historical uses of the site include a sand and gravel pit and an ash landfill prior to Town purchase of the land in the 1950's. The ash landfill was located on a portion of the eastern end of the site, under the existing student parking lot, skateboard park and faculty lot and including the access driveways east and north of the student lot. More specifically, it was considered a "burn dump" where solid wastes were burned at low temperature and the residual ash landfilled. The Applicant is working with CDW Consultants, Inc. and the DEP (per the Massachusetts Contingency Plan) to "Tier Classify" the site (determine its danger to human health and the environment) and to remediate it to a condition of No Significant Risk. The Applicant has indicated that remediating and capping the landfill is a separate project unrelated to the construction of the High School, and that none of the proposed school buildings (including utilities) or recreational areas, as described below, will be located within the boundary of the landfill area.

### **II. Proposed Project**

The proposed project involves the demolition of the existing high school structure, parking lots, walkways, the existing transportation facility, one of the athletic fields, tennis courts and portions of the utilities to allow for re-grading and construction of a new 236,495 SF high school building programmed for 1,225 students, 429 parking spaces (including 9 handicap spaces), access drives, a two-way loop drive, pedestrian walkways, new tennis courts and utilities. The project is not anticipated to increase the student population or traffic flow on adjacent streets or within the site. Maintenance and fueling of school vehicles and/or buses is not proposed on the site.

The project will be phased, and the existing high school will remain in use while the proposed high school is constructed south of the existing school. Though the existing access roads throughout the site may be

closed temporarily, provisional means of public and emergency access will be available during construction. **ADA compliant routes shall also be maintained/provided during construction.**

While the base building will be 4 stories as viewed from the front/north, portions of the building at the perimeter will be 1 or 2 stories. [The building will appear to be 3 stories if viewed from the rear/south (Route 2 side), because it will be built into the existing hill.] The base building will be linked via a 1-story lobby space to the 1-story athletic building (with a 29'-4" high gymnasium) to the north. The base building will be funded by the towns of Concord and Carlisle as well as the Massachusetts School Building Authority (MSBA). The athletic building will be solely funded by the towns.

The 1<sup>st</sup> floor of the base building will be set into the grade of the existing hillside, which will be re-graded to balance the cut-to-fill ratio so that no excess fill will be removed from the site. The building will be approximately 9,000 SF larger than the existing building (not including the existing trailers), with 72,905 SF on the 1<sup>st</sup> level, a 10,669 SF athletic building, 47,185 SF on the 2<sup>nd</sup> level, 52,998 SF on the 3<sup>rd</sup> level, and 52,738 SF on the 4<sup>th</sup> level. While the proposed building will be larger than the existing building, the proposed building footprint will be smaller than the existing footprint, thereby reducing the total impervious coverage on the site, providing for a more energy efficient design and enabling the building to fit into the contours of the buildable area of the site. There is a net reduction in overall impervious area of about 1.25 acres. [Please note that the total proposed impervious area includes the future tennis courts (also a separate construction project) and the existing parking lot over the landfill which is proposed to be incorporated into the final design for capping the historic landfill area].

The 1<sup>st</sup> floor of the building will house the dining commons, kitchen, performance gym, locker rooms, health/fitness area, a 600-seat auditorium/stage, music room, fabrication lab, and CCTV and radio spaces. It will be connected via a lobby area to the athletic building and multi-purpose room. Deliveries will be received at the eastern end of the 1<sup>st</sup> floor. The 2<sup>nd</sup> floor of the building will house the learning commons (library & media center), administrative offices, SPED/guidance spaces, the nurse's office, and art/photography rooms, and will provide a view down into the performance gym and auditorium/stage. Outdoor classroom space will be located at the rear of the building on the 2<sup>nd</sup> floor level. The 3<sup>rd</sup> floor of the building will house the foreign language, English and social studies classrooms as well as language labs, break out spaces and teacher's rooms. The 4<sup>th</sup> floor of the building will house the science, technology, engineering and math (STEM) classrooms. While the highest roof edge of the building is at 62', different roof heights are proposed throughout the building to meet educational and programming needs and to vary the scale of the structure. Mechanical units and skylights will be placed on many of the roofs.

The project will include a new stormwater management system designed in accordance with the Best Management Practices outlined in the Town's Stormwater Regulations; stormwater will be treated to a higher level in compliance with the requirements for an Interim Wellhead Protection District. During construction, the site will be designed to account for the 25-year storm event while both buildings are still standing and impervious coverage is doubled. Erosion controls such as seeding and stabilizing will be in place during construction in case of heavy rain events. Snow will continue to be pushed to the edge of parking lots and to designated snow storage areas, and will not be stockpiled in resource areas. When stockpiles are too cumbersome, snow will be removed from the site. Deicing chemicals will be locked inside the building and used only for exterior stairs and walkways; salt-based deicing chemicals will not be used within buffer and resource areas. The Applicant has indicated that construction materials will be staged around the perimeter of the site; **snow stockpiling areas should be kept clear of materials and debris when storm events are predicted.**

The site will maintain the two existing access points (off of Thoreau Street and Walden Street), and will

be navigable via 2-way (24-foot) access drives through the parking lots. A 2-way (24-foot) loop drive is proposed around the southern side of the building that will be used for drop-off/pick-up by parents in one direction and buses in the other direction as well as by students/teachers who are seeking parking spaces on the loop. Bumper overhangs are proposed for the parking spaces on the loop. Pedestrians will be able to safely negotiate the site via the proposed crosswalks and pedestrian paths, which will also be handicap accessible. Bike racks will be provided at various locations throughout the site that are near parking areas and building entrances. Trash and recycling will be disposed of in bins throughout the school that will be collected and emptied daily in a room adjacent to the loading dock on the eastern end of the building; this method complies with the requirements of the Massachusetts Collaborative for High Performance Schools (MA CHPS).

Site lighting will be provided for safety and security along access routes, pedestrian walkways and in parking areas. The fixtures will be white light LED's, will comply with the dark-sky requirements of the Zoning Bylaw and will be designed to prevent glare and spillover onto adjacent properties. Pole-mounted fixtures in the parking lots will be 25 feet high; pole-mounted fixtures in pedestrian areas will be 10 feet high. Proposed signage will meet the requirements for a Residence District in the Town's Sign Bylaw, and will be provided as needed to identify handicap accessibility. **A sign permit will be required from the Building Department.** New water and sewer service pipes will be installed during construction – outside of the landfill area; fire protection sprinklers will be installed throughout the building. A new gas line will be provided from Walden Street to the proposed building in coordination with all of the other utilities. A gas generator with diesel backup is also proposed; **the generator will require separate approval by the Zoning Board of Appeals.** New electrical service will most likely be required; all new electrical services will be installed underground.

### III. Zoning

**Table 1: Principal Use Regulations**

| Residence A District Bulk Requirements and Proposed Measurements |          |           |                     |
|------------------------------------------------------------------|----------|-----------|---------------------|
| Item                                                             | Required | Existing  | Proposed            |
| Minimum Lot Area (SF)                                            | 40,000   | 4,114,474 | 4,114,474           |
| Minimum Lot Frontage                                             | 150      | 375/434   | 375/434             |
| Minimum Lot Width                                                | 120      | >120      | >120                |
| Minimum Front Yard Setback                                       | 40       | 655       | 1176 (Thoreau)      |
| Minimum Side Yard Setback                                        | 15       | 277       | 518 (Bristers Hill) |
| Minimum Rear Yard Setback                                        | 30       | 764       | 579 (Route 2)       |
| Minimum Corner Clearance                                         | 10       | >10       | >10                 |
| Maximum Building Height                                          | 35       | 34'-4"    | 62'-0" (roof)**     |
| Maximum Lot Coverage (GWCD)                                      | 15%      | 20.26%*   | 18.93%***           |
| Parking/Loading Spaces                                           | 245/2    | 420/0     | 429/2               |

\*Existing non-conforming condition

\*\*As the application is for an Educational Use, the height of the building is protected under the Dover Amendment.

\*\*\*The proposed non-conforming condition is an improvement on the existing non-conforming condition.

#### **6.2.11 Height**

*The height of a building shall be measured as the vertical distance from the mean ground level of each side of the building to either the highest point of the exterior in the case of a flat roof or to the mean average finished grade between the plate and the ridge in the case of a pitched roof. Chimneys, spires, towers, and other projections not used for human occupancy or storage may extend above the height limits herein fixed...*

The maximum height permitted within the Residence A Zoning District is 35 feet. The Applicant is requesting a variance to allow the proposed high school building to be 62 feet in height.

*[As an educational use, the proposed building height is protected from zoning regulations by the Dover Amendment, M.G.L. Ch. 40A Section 3 and subsequent case law relating thereto.]*

It should be noted that the increased height is due to the multiple stories in the building which has reduced the building footprint thereby decreasing the overall amount of impervious lot coverage for land within the Groundwater Conservancy District.

#### **7.1.2 Nonconforming Uses**

*The Board may grant a special permit to change or substantially extend a nonconforming use in accordance with this section only if it determines that such change or substantial extension shall not be substantially more detrimental than the existing nonconforming use to the neighborhood.*

The existing use is nonconforming with regard to lot coverage in the Groundwater Conservancy District. (see below)

#### **7.6 Groundwater Conservancy District**

##### **7.6.5.1** *(Uses permitted subject to review by the Board):*

*Any institutional use, governmental and utility use, business use and industrial use permitted under Section 7.6.4.2 which exceeds the maximum lot coverage permitted under Section 7.6.4.2(b) provided, in part, that the proposed lot coverage does not exceed the maximum permitted in the underlying district.*

**7.6.4.2(b)** *the maximum lot coverage by the total ground area covered by the principal and accessory structures and all paved areas does not exceed 15 percent or 2,500 square feet per lot, whichever is greater.*

The existing lot coverage is 20.26%, where 15% is the maximum permitted. This is a pre-existing non-conforming condition because it occurred prior to adoption of the Groundwater Conservancy District Bylaw. The Applicant is proposing to reduce the lot coverage to 18.93%, which will still be nonconforming.

##### **7.6.7** *(Procedure for review by the Board)*

**7.6.7.1:** *Any person who desires to use land within the Groundwater Conservancy District for a use permitted subject to review by the Board shall submit a written application for a special permit to the Board, with copies to the Planning Board, Public Works Commission, Natural Resources Commission and Board of Health. Each such application shall be accompanied by the following submissions:*

- (a) A complete list of chemicals, pesticides, herbicides, fertilizers, fuels, and other potentially hazardous materials to be used or stored on the premises in quantities greater than those associated with normal household use;*
- (b) For those activities using or storing such hazardous materials, a hazardous materials management plan shall be prepared and filed with the Fire Department and Board of Health. The plan shall include:*
  - i. Provisions to protect against the discharge of hazardous materials or wastes to the environment due to spillage, accidental damage, corrosion, leakage, or vandalism, including spill containment and clean-up procedures.*
  - ii. Provisions for indoor, secured storage of hazardous materials and wastes with impervious floor surfaces; and*
  - iii. Evidence of compliance with any local, state and/or federal regulations.*
- (c) Proposed down-gradient location(s) for groundwater monitoring well(s), should the Board deem the activity a potential groundwater threat.*

**Insufficient information was provided; see Health Division comments below.**

7.6.7.2: *The Planning Board, Public Works Commission, Natural Resources Commission and Board of Health shall submit to the Board written recommendations including an evaluation that the project:*

- (a) Minimizes any adverse effects to the existing or potential quality or quantity of water that is available in the Groundwater Conservancy District;*
- (b) Is designed to avoid substantial disturbance of the soils, topography, drainage, vegetation, and other water-related natural characteristics of the site to be developed;*
- (c) Provides a system of artificial recharge of precipitation that will not result in the degradation of groundwater quality; and*
- (d) Where a portion of the lot is located partially outside the Groundwater Conservancy District, site design shall, to the extent feasible, locate potential pollution sources, such as on-site disposal systems, outside the district boundaries.*

**The written recommendations of the Natural Resources Commission and Board of Health are incorporated into the staff comment section below. The Public Works Commission is scheduled to meet on Wednesday, September 12<sup>th</sup> and their recommendation will be provided to the Zoning Board on Thursday, September 13<sup>th</sup>.**

#### 11.6 Special Permit

*The Board may grant a special permit upon the determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the public interest, the town and the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site.*

As noted above, the Applicant has requested a Special Permit to exceed the maximum lot coverage of 15% permitted within the Groundwater Conservancy District. **The proposed lot coverage is 18.93%.** It should be noted that the existing high school building exceeds the maximum lot coverage and is at 20.26%.

#### 11.7 Variance

*A variance from the specific requirements of this Bylaw, including a variance authorizing a use or activity not otherwise permitted in a particular zoning district, may be authorized by the Board only where, after notice and a public hearing, the Board specifically finds that, owing to circumstances relating to the soil conditions, shape or topography of land or structures, and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of this Bylaw would involve substantial hardship, financial or otherwise, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of this Bylaw. The Board may impose such conditions, safeguards and limitations, both of time and of use, as it deems appropriate upon the grant of any variance. Any rights authorized by a variance which are not exercised within one (1) year from the date of grant of such variances shall lapse and may be reestablished only after notice and a new hearing pursuant to this subsection.*

As noted above, the Applicant has requested a variance to exceed the maximum height of 35 feet permitted within the Residence A Zoning District. **The proposed building height is 62 feet.**

***[As an educational use, the proposed building height is protected from zoning regulations by the Dover Amendment, M.G.L. Ch. 40A Section 3 and subsequent case law relating thereto.]***

#### 11.8.7 Site Plan Review for religious uses, educational uses and child care facilities

*The purpose of this section is to ensure that all religious and education uses, and all child care facilities are reasonably regulated in regards to, but not limited to, **bulk and height of structures** and determining **yard sizes, lot area, setbacks, open space, parking and building coverage** requirements. The Planning Board has the authority to place reasonable conditions on the aforementioned issues, but is not permitted to withhold approval of Site Plan Review.*

*11.8.7.1 In reviewing the site plan submittal for religious uses, educational uses and child care facilities, the following issues shall be considered:*

- a) Relationship of the bulk and height of structures and adequacy of open spaces to the natural landscape, existing buildings and other community assets in the area and compliance with other requirements of this Bylaw, which includes, but is not limited to, building coverage requirements, yard sizes, lot areas and setbacks.*
- b) Physical layout of the plan as it relates to convenience and safety of vehicular and pedestrian movement within the site, the location of driveway openings in relation to traffic or to adjacent streets and, when necessary, compliance with other regulations for the handicapped, minors and the elderly;*
- c) Adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the premises;*
- d) Physical lighting of the site, especially the adequacy of the method of exterior lighting for convenience, safety and security within the site and for protection of neighboring properties, roadways and the night sky.*

#### **IV. Staff Comments**

##### **A. Police Department**

Pending

##### **B. Fire Department**

Pending

##### **C. CPW Engineering**

Revised plans were submitted on Tuesday, September 4<sup>th</sup>. The Engineering Division is reviewing them and comments will be prepared for the Planning Board meeting on Tuesday night. In addition, a written recommendation from the Public Works Commission will be provided after their meeting on Wednesday, September 12<sup>th</sup>.

##### **D. CPW Water & Sewer Division**

Revised plans were submitted on Tuesday, September 4<sup>th</sup>. The Water & Sewer Division is reviewing them and comments will be prepared for the Planning Board meeting on Tuesday night.

##### **E. Concord Municipal Light Plant**

1. CMLP will need a digital copy of the plans (AutoCAD format). These plans will allow CMLP to issue an underground electrical design which will include a cost estimate for CMLP's portion of the job. The estimated cost for CMLP's portion of the job for the associated permanent electrical design will be paid for in advance by either the contractor, developer, and/or property owner as per CMLP's terms and conditions.
2. CMLP will need a detailed electrical load letter including proposed service size(s) in order to properly size the transformer.
3. If applicable, CMLP will issue a temporary electrical overhead design which will include a cost estimate for CMLP's portion of the job. The estimated cost for CMLP's portion of the job for the associated temporary electrical design will be paid for in advance by either the contractor, developer, and/or property owner as per CMLP's terms and conditions.
4. All proposed metering will require approval from the CMLP Meter Supervisor.
5. Upon completion of the project CMLP will require an As-built drawing of the proposed underground electrical distribution plan noting all conduit locations. A copy of this plan is to be sent to the Town of Concord Building Department as part of the As-built utility installation plan.
6. It is the responsibility of the contractor and/or developer to coordinate with CMLP.

##### **F. Building Commissioner**

The proposed new school building will meet all setback requirements.

The parking proposed for the site is in compliance with the zoning bylaw for its school use (245 parking spaces (PS) required and 429 PS provided).

The new High School building is 62 feet tall; which is higher than the 35 foot height requirement allowed for structures built in a Residence A zoning district. A variance from height requirements by the Board of Appeals is required.

The impervious lot coverage for this lot is proposed to be reduced from 20.25% impervious coverage to 18.75% impervious coverage.

My understanding is that in the near future, the school will be proposing an above ground diesel fuel storage facility for use by an emergency generator on this site. This is currently not shown on the plans. This fuel storage facility will require a future special permit for work in the Groundwater Conservancy District.

#### G. Health

I have reviewed the most recent plans for the proposed construction project for the new Concord Carlisle Regional High School. The project must conform to the requirements of the following local and state laws and regulations:

1. 105 CMR 590.000: STATE SANITARY CODE CHAPTER X--MINIMUM SANITATION STANDARDS FOR FOOD ESTABLISHMENTS
2. MASSACHUSETTS GENERAL LAWS CHAPTER 21C MASSACHUSETTS HAZARDOUS WASTE MANAGEMENT ACT and 310 CMR 30.000: HAZARDOUS WASTE for any hazardous wastes generated from school science laboratories, art classrooms or other processes.
3. Town of Concord Groundwater Conservancy District.

The following is required of the applicant:

#### Hazardous materials management

1. The recent submission of information from Nitsch Engineering, dated August 15, 2012, provides a list of hazardous materials that will be used or stored on site, including chemicals used in science laboratories, photographic/art supplies and janitorial supplies. No quantities of the chemicals stored and used in science laboratories and photography studios are given, so it is difficult to evaluate the amounts of each chemical that will be used.
2. Floor plans of the fourth floor (sheet ZBA A2.3) science classroom and laboratory area show one chemical storage closet, 5 prep rooms serving the chemistry and biology labs, 2 prep rooms serving the earth science labs, and 2 prep rooms serving the physics labs. All of the prep rooms contain sinks. All of the science classroom/labs also contain sinks (three per classroom).
3. Floor plans of the second floor (sheet ZBA A2.1) show a photography classroom with sinks and a darkroom, and several art classrooms with sinks.
4. The applicant must provide a plan describing the handling, storage, containment, and disposal of hazardous science lab and photographic/art wastes to assure hazardous materials will not be released to the environment, including the town's sewer system.
5. Specifically, the applicant must provide detailed schematic plumbing plans showing how science laboratory and photographic/art chemical wastes will be collected to ensure that chemicals are not disposed of down sink drains. The applicant may designate specific sinks to be used for chemical disposal, provided that these sinks drain to watertight holding tanks or containers. Plumbing schematics for sinks so designed must be provided, and the location of these sinks clearly indicated on the plans.

6. The applicant must provide a plan indicating how these sinks will be designated to ensure teachers and students use only these sinks for disposal of laboratory and photographic/art chemicals.
7. Alternatively, the applicant may provide watertight containers such that science lab and art waste can be directly disposed of into these containers.
8. The Nitsch Engineering report section 4.4 indicates that the school district uses Veolia Environmental Services to dispose of hazardous wastes. The school district must submit its current contract with Veolia, indicating the quantities and types of hazardous wastes being removed from the school.

#### Food Service

9. The Health Division must be provided with full architectural plans and schematics, including full equipment specifications, for design and construction of all facilities to be used for food storage, preparation and service. The applicant must complete and submit to the Health Division the Food Service Establishment Plan Review packet. The Food Service Establishment Plan Review must be completed prior to issuance of a building permit.
10. The Food Service Establishment Plan Review cannot be completed, and adequacy of the proposed food handling operation determined, until the following information is provided:
  - a. Will the CCHS kitchen be used in any capacity other than providing breakfast and lunch service for CCHS students? Will food for other Concord schools be prepared in the CCHS kitchen on a regular basis?
  - b. Will the CCHS kitchen be used by outside groups or otherwise be regularly used for purposes other than providing meals for CCHS students? If so, a plan describing these operations must be provided.

#### H. Natural Resources Division

The Natural Resources Commission opened and heard the Notice of Intent application for the new high school construction at their September 5, 2012 meeting, and expect to close and issue an Order of Conditions at their September 19, 2012 meeting.

#### I. Planning Division

The Planning Division has the following comments/requests:

- 1) Landscaping: the Applicant shall consider the use of a larger species of tree (other than the Upright Hornbeam specified, such as Black Gum/Tupelo, Pin Oak or Little-leaf Linden) in the proposed parking areas, both to provide shade and to be in scale with the size of the building.
- 2) Lighting: the Applicant shall indicate how the parking lot lighting, security lighting and any proposed playing field lighting will be regulated – whether it will be on timers and/or motion sensors and confirm that all light fixtures to be installed on the building façade direct light downward.
- 3) Bike Racks: bike racks that allow a bicycle to be locked at two points are preferred; this prevents bikes from toppling over and typically provides more room and makes them easier to lock up.
- 4) Pedestrian Paths: the Applicant shall indicate why the pedestrian paths are bituminous and not permeable pavement, in light of the fact that the proposed site is still in excess of 15% impervious coverage.
- 5) Crosswalks/Speed Humps: the Applicant shall depict proposed crosswalks and speed humps on the final set of site plans.

- 6) Pavement Width: the proposed drive aisles on the site are 24 feet in width; the Town's Subdivision Rules & Regulations require a pavement width of 22 feet for 2-way traffic. Planning staff feel that a 22-foot width of pavement for the loop drive will be adequate for 2-way traffic and will allow room for parking on both sides if needed for large events. In addition, a pavement width of 22 feet throughout the site will reduce the proposed impervious cover and cost of the project; however, Police & Fire Department staff support the 24-foot wide pavement as proposed.
- 7) Energy: the Applicant has indicated that the building will meet MA CHPS requirements (and Stretch Code requirements) for efficiency, and shall describe any and all energy efficient measures that will be incorporated into the building and site design.

#### **VII. Staff Recommendation**

Under ZBL Section 11.8.6, where a special permit from the Board is required or a variance from the Bylaw is requested in connection with any action subject to Site Plan Review, a site plan decision shall be made by the Board. *Therefore, with regards to the application herein, the Planning Board's main task is to provide a recommendation to the Zoning Board on the Site Plan and Special Permit.*

Under ZBL Section 11.8.7, the Zoning Board is not in a position to withhold approval of a Site Plan Review for an "educational use"; however, *the Planning Board and Zoning Board can consider reasonably conditioning the approval within the criteria defined under Section 11.8.7.* (see above)

If the Planning Board feels that sufficient information has been provided so there are no outstanding issues, then it will likely be in a position to move to recommend that the Board **grant** the Special Permit and Site Plan Approval to allow an educational use to exceed the maximum lot coverage permitted within the Groundwater Conservancy District, under Sections 7.1.2, 7.6, 11.6 and 11.8.7, and the variance to allow the high school structure to exceed the maximum building height permitted within the Residence A Zoning District, under Sections 6.2.11 and 11.7. Aside from any conditions or recommendation as determined by the Board, the following conditions and requested additional information are recommended:

- 1) Approval is based on the following plans prepared for a Special Permit, Variance and Site Plan Review for the Concord-Carlisle Regional High School, 500 Walden Street:

Nitsch Engineering, Inc., 186 Lincoln Street, Suite 200, Boston, MA 02111:

- a. Sheet ESP-LOC: Early Site Package – Site Locus Sheet, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- b. Sheets ESP-EX-1 through ESP-EX-6: Early Site Package – Existing Conditions Plans, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- c. Sheet EX-IMP: Early Site Package – Existing Cover Type Area, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- d. Sheet PR-IMP: Early Site Package – Proposed Cover Type Area, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- e. Sheet ESP-100: Early Site Package – Phasing Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- f. Sheet ESP-200: Early Site Package – Utility Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- g. Sheet ESP-GWC: Early Site Package – Groundwater Conservancy Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.

**Site Plan 12-#16: CCHS, 500 Walden Street  
September 7, 2012**

- h. Sheet ESP-300: Early Site Package – Stormwater Pollution Prevention Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- i. Sheet ESP-301: Early Site Package – Stormwater Pollution Prevention Plan Details, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- j. Sheet ESP-302: Early Site Package – Stormwater Pollution Prevention Plan Details, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- k. Sheet ESP-400: Early Site Package – Demolition Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- l. Sheet ESP-TM: Early Site Package – Turning Movements, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- m. Sheet C-101: Key Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- n. Sheet C-102: Notes and Legend Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012, Revised September 4, 2012.
- o. Sheet C-200 through C-205: Site Demolition Plans, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012, Revised September 4, 2012.
- p. Sheet C-300 through C-305: Site Utility Plans, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012, Revised September 4, 2012.
- q. Sheet C-400 through C-406: Driveway Plans and Profile Plans, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012, Revised September 4, 2012.
- r. Sheet C-407 through C-408: Sewer Profile Plans, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012, Revised September 4, 2012.
- s. Sheet C-500: Pavement Details, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012, Revised September 4, 2012.
- t. Sheet C-501: Sanitary Sewer and Water Details, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012, Revised September 4, 2012.
- u. Sheet C-502: Drainage Details, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012, Revised September 4, 2012.
- v. Sheet C-503: Drainage Sections – Infiltration Basin Sections A-A, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012, Revised September 4, 2012.
- w. Sheet C-504: Drainage Sections – Infiltration Basin Sections A-A, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012, Revised September 4, 2012.
- x. Sheet C-505: Drainage Sections – Infiltration Basin Sections B-B and C-C, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012, Revised September 4, 2012.
- y. Stormwater Report – Attachment D, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012, Revised September 5, 2012.

Brown / Sardina, Inc., 129 South Street, Boston, MA 02111:

Site Plan 12-#16: CCHS, 500 Walden Street  
September 7, 2012

- a. Sheet L1.0A: Sheet Layout and Site Context Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- b. Sheet L1.1A: Materials Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- c. Sheet L1.1B: Materials Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- d. Sheet L1.1C: Materials Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- e. Sheet L1.1D: Materials Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- f. Sheet L1.1E: Materials Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- g. Sheet L2.1A: Grading Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012, Revised September 4, 2012.
- h. Sheet L2.1B: Grading Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012, Revised September 4, 2012.
- i. Sheet L2.1C: Grading Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012, Revised September 4, 2012.
- j. Sheet L2.1D: Grading Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012, Revised September 4, 2012.
- k. Sheet L2.1E: Grading Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012, Revised September 4, 2012.
- l. Sheet L4.1A: Planting Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- m. Sheet L4.1B: Planting Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- n. Sheet L4.1C: Planting Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- o. Sheet L4.1D: Planting Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- p. Sheet L4.1E: Planting Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- q. Sheet L4.1F: Planting Details, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- r. Sheet L5.1A: Construction Details, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- s. Sheet L5.1B: Construction Details, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.

OMR Architects Inc., 543 Massachusetts Avenue, West Acton, MA 01720:

- a. Sheet ZBA G2.1: First and Second Floor Code Plans, Concord-Carlisle Regional High School, 500

Walden Street, Concord, MA 01742, Dated August 15, 2012.

- b. Sheet ZBA G2.2: Third and Fourth Floor Code Plans, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- c. Sheet ZBA A2.0: First Floor, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- d. Sheet ZBA A2.1: Second Floor, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- e. Sheet ZBA A2.2: Third Floor, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- f. Sheet ZBA A2.3: Fourth Floor, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- g. Sheet ZBA A3.1: Roof Plan, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- h. Sheet ZBA A4.1: North and East Orientation Elevations, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- i. Sheet ZBA A4.2: South and West Orientation Elevations, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- j. Sheet ZBA A4.3: Building Sections, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- k. Sheet ZBA A4.4: Building Sections, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- l. Sheet ZBA K0.1: Food Service Coordination Notes, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- m. Sheet ZBA K1.1: Food Service Utility Schedule, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- n. Sheet ZBA K1.2: Food Service Utility Schedule, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- o. Sheet ZBA K2.1: Food Service Equipment Layout, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.

Garcia Galuska DeSousa Consulting Engineers Inc., 370 Faunce Corner Road, N. Dartmouth, MA 02747:

- a. Sheet E0.3A: Electrical Site Plan – Part 1, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- b. Sheet E0.3A: Electrical Site Plan – Part 2, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.
- c. Sheet LC.1: Site Lighting Plan – Proposed Layout & Illumination Values, Concord-Carlisle Regional High School, 500 Walden Street, Concord, MA 01742, Dated August 15, 2012.

- 2) To ensure adequate time for staff review, any revised materials must be submitted to the Engineering Division **at least two weeks prior to making application for a building permit.**
- 3) All utility mains, services, and appurtenances shall be constructed in accordance with Town standards. As-built drawings of any water or sewer utility work connected to the Town's system shall

be submitted to the Water and Sewer Division **prior to the issuance of a Certificate of Occupancy.**

- 4) **Prior to the issuance of any Building Permit to start construction**, the Concord Municipal Light Plant (CMLP) will need a detailed load letter, including proposed service size(s) for the new facility as well as a digital copy of the plans (AutoCAD format) which will allow the CMLP to properly size the transformer and to issue an underground electrical design which will include a cost estimate for CMLP's portion of the job. The estimated cost for CMLP's portion of the job for the associated permanent electrical design [and the associated temporary electrical design, if applicable] will be paid for in advance by either the contractor, developer, and/or property owner as per CMLP's terms and conditions.
- 5) **Prior to the issuance of a Certificate of Occupancy**, CMLP will require an As-Built drawing of the proposed underground electrical distribution plan noting all conduit locations. A copy of this plan is to be sent to the Town of Concord Building Division as part of the As-built utility installation plan.
- 6) In compliance with the requirements of the Groundwater Conservancy District Bylaw, and **prior to the issuance of a Certificate of Occupancy**, the Applicant shall provide the following information to the Health Division and Fire Department:
  - a. Proposed quantities of the chemicals stored and used in the science laboratories and in the photography studios;
  - b. A plan describing the handling, storage, containment, and disposal of hazardous science lab and photographic/art wastes to assure hazardous materials will not be released to the environment or the Town's sewer system;
  - c. Detailed schematic plumbing plans showing how science laboratory and photographic/art chemical wastes will be collected (i.e., sink drains, watertight containers) to ensure that chemicals are not disposed of down sink drains without proper design accommodations;
  - d. A plan indicating how specific sinks designated for chemical disposal will be distinguished from other sinks to ensure proper use by students and teachers;
  - e. A copy of CCRHS' contract with Veolia Environmental Services, that indicates the quantities and types of hazardous wastes being removed from the school;
- 7) **Prior to the issuance of a Building Permit for the proposed high school**, the Applicant must complete and submit to the Health Division the Food Service Establishment Review packet. This application shall include full architectural plans and schematics with full equipment specifications, for design and construction of all facilities to be used for food storage, preparation and service.
- 8) **Prior to the start of any site work**, the Applicant shall receive project approval from the Natural Resources Commission. In addition, as the project progresses, the Applicant must comply with all conditions set forth in any Order of Conditions issued by the NRC.
- 9) **Prior to the issuance of a Certificate of Occupancy**, Planning Staff shall review the landscape installation to confirm that work has been done in accordance with the above-mentioned plan.
- 10) One year and three years following the project approval, the Applicant shall submit a report to the Planning Board noting viability of the established landscaping.
- 11) **Prior to the start of any site work**, the Applicant shall provide details regarding the proposed construction access route and hours of work, which shall comply with the construction bylaw.
- 12) The Applicant shall note that any above ground diesel fuel storage facility for use by an emergency generator on this site will require an application to the Board of Appeals for a special permit for work in the Groundwater Conservancy District.

- 13) **Prior to the issuance of the final Certificate of Occupancy**, the Applicant shall provide a list of any and all energy efficient measures that will be incorporated into the building and site design to the Planning Division.
- 14) More recommended conditions to be developed upon receipt of comments from CPW Engineering, Water & Sewer, Police, Fire and Natural Resources.

**Thoughtforms Corporation**

543 Massachusetts Avenue, West Acton, MA 01720

**MEMORANDUM**

TO: John Ross Minty, Jr  
Building Commissioner

CO: Town of Concord  
Board of Health  
141 Keyes Road  
Concord, MA 01742

FROM: David Joliat 978-897-0130  
Project Manager

DATE: December 3, 2003

RE: CC Pools, Inc Special Permit Application Conditions: SPO2-16, 3/28/03

REMARKS: Regarding Special Permit Application Conditions set forth by Town of Concord Department of Planning & Land Management in document dated 3/28/03, we respond to the conditions, itemized by the original reference numbers, as follows:

- 2.g) The demolition and exterior construction will be limited to Monday through Friday from 7 a.m. to 7 p.m. and Saturday 8 a.m. to 5 p.m.
- 8. Two copies of the "Construction Operations Plan" entitled "Utility Plan, C-8", dated 6/30/03, with attached "Construction Phasing and Site Layout" dated 10/28/03, were submitted with the permit application on Friday October 31, 2003
- 9. Plan, details and methods for protection of any trees to remain will be submitted prior to issuance of building permit.
- 12. Tree protection measures will be in place prior to the start of any grading and/or construction activities

Signed by:

\_\_\_\_\_  
David Joliat, Project Manager

PLANNING  
CAPW  
BoH  
ENGINEERING  
FIRE DEPT.