



DRB Memorandum

Project: Nagog Pond Water Treatment Plant

Project Location: Nagog Pond, Existing Water Aeration Plant

Memorandum Date: 11.04.15

Drawings Reviewed:

Nagog Pond Water Treatment Plant – Permit Package

Sheets: G1-3; C1-13, A1-5, M1. E199

Date: 11-03-15

Proponent Representatives:

Civil Engineer: Stephen C. Olson, PE (Environmental Partners Group)

Town of Concord: Alan Carthcart (Water and Sewer)

DRB Members:

Holly Ben-Joseph (HBJ), Kim Montella (KM), Michael Dube (MD), David Honn (DH); Peter Darlow (PD)

First Review of Project

Date of DRB Review: 11.04.15

The DRB met on the above date to meet the proponents and review the drawings. The Town of Concord plans to build a full scale surface water treatment system at the location where currently an ozone system is disinfecting water.

The proposed building will replace the existing building and will generally fit within the existing fenced area. The new project involves updating the intake pipe, constructing the new treatment plant and erecting a photovoltaic array to power the plant. The installation of the photovoltaic panels will require removing existing woodland both at the array site and to the south of the field.

The proponents plan to request a waiver for the lighting plan requirement as this is not a public building. Only minimal security building mounted lighting fixtures are being proposed.

This project will be built within the guidelines of an 'Envision Program' which is the equivalent of a LEED project except for municipal buildings.

The abutter, Quail Ridge Housing, is aware of this project.

The proponents are beginning the process of permitting and have come before the DRB as they will be pursuing a Special Permit Site Plan before the BoS. The DRB in general had a favorable opinion of the project and will support moving forward with the project if the following suggestions are incorporated into the plans:

Comments:

1. The DRB suggests integrating the ozone chamber with the rest of the building so that it doesn't read as a standalone building.
2. Show the oxygen tanks on the drawings (to scale).
3. The DRB questions if the solar array as suggested will be feasible since the panels will be set on a steep downward incline, and we are concerned that an extensive portion of woodlands will need to be cut on the south side. The DRB would like to know where the new tree line will be and how will that affect the buffer to the close by Quail Ridge housing.

4. If the solar array is installed as shown, the DRB recommends constructing it with clean and square lines and a site section should be provided showing how the array and topography will work.
5. The DRB supports the use of black vinyl coated chain link fence as the surrounding fence for the solar array field.
6. The DRB agrees with the proponent to minimize the asphalt the access drive to an 18 foot width with a one foot gravel shoulder on either side.
7. The DRB would like to see a cutsheet of the wall stone of the retaining wall.
8. The floorplans of the facility seem to be fine.
9. The DRB believes that playing off a barn motif for the building works well at this site, but does not think the entrance curtainwall wall works with this motif and recommends removing it.
10. The main pedestrian entrance has no protection or canopy and the DRB would support the addition of this element.
11. If the requirement for a lighting plan is waived, then the exterior lighting fixture cuts should be submitted for review to ensure that the fixtures contain cutoff visors so that light spillage is prevented to avoid annoying the nearby residences.

We look forward to meeting with the proponents again once the architectural plans are more developed, building materials are selected, the extent of tree removal for the solar array is known and a landscape plan is developed.

Respectfully Submitted,

Design Review Board