



CITY OF CONCORD

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: Karen Hill, P.E., Transportation Engineer, staff representative for the Traffic Operations Committee

DATE: August 22, 2025

SUBJECT: Response to City Council Referral: Private association of Metalak Drive requesting permission to install a gate at Loon Ave

Recommendation

Accept this report.

Background

On May 12, 2025, City Council referred a communication from the private association of Metalak Drive requesting permission to install a gate at Loon Ave to the Traffic Operations Committee (TOC) for review.

Discussion

TOC discussed the referral during its May 20, 2025 meeting. The Committee discussed that Metalak Drive is a private road, not-maintained by the City. The neighborhood was approved by Planning Board in 1987 in conjunction with the Loon Ave neighborhood, although Loon Ave is a public-local street.

Fire Chief Chisholm stated that if access was to be restricted by a gate, that it will be required to open with Opticom; any locked gate would require a cul-de-sac turnaround.

The Committee reviewed a map and discussed that a gate may be challenging with nearby driveways and existing access and utility easements. The placement of a gate would need to be considered against the easement language as the City needs to be able to maintain their underground utilities in the area. The Committee also discussed that snow removal may prove difficult with a gate, especially for the association, as snow piles could impede on the driveway of #76 Metalak Drive.

The Committee unanimously agreed to continue discussions to a future meeting, at the request of the resident.

TOC discussed the referral again during its June 17, 2025 meeting. Jeanne Dube, a resident of Metalak Drive, spoke about residents' concerns of speed and cut-through traffic from Loon Ave. Their association has discussed installing speed bumps but do not believe they will resolve all the issues, as vehicles are also using their private dumpsters as they cut-through the neighborhood.

The Committee recommended that the best path forward would be to pursue an amendment to the approved site plan to install a gate. The gate would need to be approved by Concord Fire Department. Any potential gate would need to be reviewed by the Planning Board within the context of the City's 1,000' limit on cul-de-sac streets. Other design details associated with a potential gate, such as proximity to / conflict with driveways and utilities, as well as snow removal would also need to be reviewed.

The association has been notified.

Additionally, the Engineering Division notes that there is an active 15 lot residential subdivision directly adjacent to the Metalak Drive neighborhood. Construction activities related thereto within Sewalls Falls Road may be contributing to cut through traffic. Work within Sewalls Falls and Abbott Roads associated with said development project will be wrapping up in the near future.

cc: Traffic Operations Committee