

Town of Concord Board of Appeals

141 Keyes Rd

Concord, MA

Via email: planningdivision@concordma.gov

March 14, 2024

Subject: 262 Virginia Rd special permit application for a 999sq ft ADU

Dear Members of the Zoning Board of Appeals,

We are writing to oppose an application by Michael Gresky for a Special Permit under Zoning Bylaw Sections 4.2.2.2 and 11.6 for a 999sf detached additional dwelling at 262 Virginia Rd.

We are direct abutters at 50 Quail Run Drive and have the following concerns:

Issue 1: High water table and Groundwater flow

- Our neighborhood has a high water table and there is underground water flow from 262 Virginia Rd and 24 Virginia Road. Flooding is common in our area. See exhibit A.
- While 262 Virginia Road may appear somewhat flat, from a water flow perspective we are downward gradient to 262 Virginia Road.
- In early 2023, we had water in our basement. We had to file an insurance claim on the house for the water damage and replace the carpeting in our finished basement.
- We are concerned that soil removal for the large basement and 3 bedroom septic for the proposed 999sq ft ADU will disrupt 262 Virginia Road's groundwater as it flows onto our property. We are very concerned that the proposed project will cause water damage to our home.

Issue 2: Dwelling use, excessive development, location, and traffic safety.

- The proposed project is overdeveloped and is not within the intention or spirit of an ADU. In speaking with Town Representatives, it was explained to me the intent of an ADU was to provide "a small home to a widower who could then rent the primary home in order to keep the property", or a "small apartment above a garage or a barn that is converted into an apartment."
- The proposed ADU plans are excessive and include a large basement area, which is positioned to be finished, 4+ parking spaces for a 2-bedroom home, a long gravel driveway, which is not plowable and will need to be paved, and a large backyard deck. The overdevelopment of the proposed ADU appears to be that of a high-end rental or single family dwelling rather than an ADU.

- The proposed project is located in the front yard of 262 Virginia Road, far away from the Applicant's home for their own privacy purposes, and close to all the neighbors. There has been no consideration for neighbors' privacy as it pertains to this development.
- The proposed project poses a traffic safety issue as it is located on a blind hill and will entail a curb cut for four vehicles to come and go from the ADU. We already have issues seeing traffic when exiting Quail Run Drive neighborhood due to the blind hill. We have small children that use the Quail Run bus stop and are concerned that the tenants renting the proposed ADU will not be familiar with the area and may not exercise caution when exiting the property.
- The impact of the proposed 999sq ft ADU will go beyond what a 750sq ft ADU. Once built, it will be difficult to enforce and will have a detrimental impact on the neighborhood.

In summary, we oppose this project request and ask the Board to deny the application due to the direct adverse effect on groundwater flow, flooding, and traffic safety.

Respectfully,

Rachel and Jonathan Bandi
50 Quail Run Drive
Concord, MA 01742
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Exhibit A:

Examples of high water table and flooding in our area

