

51 Birch Drive
Concord MA 01742

March 22, 2024

Zoning Board of Appeals

Town of Concord, MA

To whom it may concern:

As Concord homeowners and residents, we are writing to you to let you know that we strongly support the Application for Special Permit to build a 1,000 GSF Accessory Dwelling Unit at 262 Virginia Rd. The siting and design of the proposed ADU are respectful of the context and modest in scale on this large parcel of land.

The as-of-right ADU's up to 750 GSF permitted by the Town already deliver a host of benefits to the Town, to homeowners, and to those seeking housing:

- Increasing the housing supply and diversity, especially in areas with high demand and limited land availability.
- Providing a source of rental income for homeowners, which can help them afford their mortgages, taxes, or maintenance costs, especially on larger parcels.
- Enabling residents to reunite with extended family without having to relocate, thereby ensuring continuity and stronger ties with the community.
- Offering more affordable and flexible housing options for renters, such as seniors, young adults, or people with disabilities.
- Enhancing the property tax base and generating more taxable income for the Town.
- Creating more opportunities for social interaction and community support among neighbors.
- Making use of existing infrastructure and reducing the environmental impact of new development.
- ADUs can be delivered faster than large multi-family developments, and can be a source of business for local trades and small businesses who might otherwise be excluded from bigger housing projects.

The modestly larger (1000 GSF) ADUs allowed by Special Permit, without notable marginal downsides compared to the 750 GSF option open to owners by right, offer additional benefits including:

- Greater flexibility and diversity in the format and supply than the smaller counterparts.
- Further increase in the property tax base without any adverse effects.
- As rentals, are substantially more livable and appealing to tenants. This in turn will

encourage longer sustained and more stable rental situations, thereby benefiting their neighborhood.

- Rental of such an ADU will appeal more broadly to include younger couples and small families, thereby better building the social capital of the neighborhood and town.

We urge the Zoning Board of Appeals to approve the Application for Special Permit.

Yours sincerely,



Aaron Plotnik