

**Bandi**  
Abutter to 262 Virginia Rd

50 Quail Run Drive  
Concord, MA 01742

**Town of Concord Board of Appeals**  
**141 Keyes Rd**  
**Concord, MA**  
Via email: [planningdivision@concordma.gov](mailto:planningdivision@concordma.gov)

December 6, 2024

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

Dear Members of the Zoning Board of Appeals,

We are writing to address the latest attempt by Mr. Michael Gresty to receive approval for an application to build a 999sf detached accessory dwelling unit (ADU) at 262 Virginia Rd. While we appreciate Mr. Gresty's entrepreneurial spirit and determination, we cannot offer our support. We have previously documented our concerns with this project in detail in our letter dated March 14, 2024. These concerns still stand but in the spirit of simplicity, we will state here that our issues boil down to two words: respect, and risk.

In Mr. Gresty's narrative dated October 11, 2024, he notes a variety of reasons why an ADU in the rear of the property would be challenging including matters of their privacy, flooding concerns due to the proximity of the wetlands, tree removal, and an expensive excavation of the landscape. As the residents of 50 Quail Run Dr, mentioned multiple times in the narrative, we appreciate these concerns.

However, the proposed plan simply shifts many of these issues to their other abutters at 24 Quail Run Dr and 260 Virginia Rd. Any cursory view of the site reveals the proposed building is adjacent and very close to 260 Virginia Rd, and the proposed driveway would border 24 Quail Run Dr. Neither owner of these homes would have reasonably expected construction to occur here given this stretch of land primarily exists to give 262 frontage on Virginia Rd.

Furthermore, even if we ignored our neighbors, this proposed development creates other risks that have not been adequately addressed. As noted in our previous letter, we have concerns with the water table in the area given the closeness to the wetlands and the fact that our home is down slope from both the current 262 Virginia Rd residence and the proposed ADU build. It is common for water to accumulate and we have experienced basement flooding in the past. The scale of the applicant's proposed ADU amounts to another small single-family home, inclusive of a new septic and driveway, which would equate to two sizeable homes on a single house lot. Every abutter to 262 Virginia Rd will be negatively impacted. We are also concerned about the safety implications of introducing an additional driveway at this particular location on Virginia Rd which is located on a "blind hill" with limited visibility of incoming traffic. Is this a

certainty that our concerns will come to pass? No. Is there a risk? Yes. And we who have invested significantly in our own homes in Concord have little recourse if these concerns prove to be valid.

With all that said, we must acknowledge that Mr. Gresty's right to build an ADU on his property has never been in question. It's not uncommon for an ADU to be built as an extension to an existing home, especially if intended to support family members. Or a 750 sq ft (or perhaps up to 900 sq ft given recent legislation) ADU could be built standalone at an approved location. The question is whether the Board should grant exceptions to both the size and location requirements of the ADU. Out of respect for our neighbors, and with concerns about the risks, we respectfully ask that the Board consider declining this approval.

Sincerely,

Jon & Rachel Bandi  
50 Quail Run Dr  
Concord MA, 01742  
Abutters to 262 Virginia Road