

Kim Johnson

From: [REDACTED]
Sent: Monday, December 9, 2024 4:01 PM
To: Planning
Subject: 262 Virginia Rd application for a Front yard ADU in excess of 750 Sq. FT.

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Town of Concord Board of Appeals

141 Keyes Rd. Concord MA.

via email: planningdivision@concordma.gov

9 December, 2024

Subject: 262 Virginia Rd application for a Front yard ADU in excess of 750 Sq. FT.

Dear Sir/Madam

We are residents of the Quail Run Drive neighborhood, and we stand with our neighbours and are writing in continued opposition to the proposed Additional Dwelling Unit (ADU) at 262 Virginia Road.

First, we are concerned about the lack of significant changes in the proposed plan compared to the initial one. Despite prior feedback and objections, the revised proposal appears to remain substantially the same, offering little reassurance that our concerns have been addressed.

Second, we understand that the applicant mentioned the intent to use the ADU for rental purposes. To our knowledge, short-term rental is not permitted, and we urge that this matter be clarified and enforced appropriately to prevent unauthorized usage.

Additionally, as mentioned before, the proximity of the proposed construction to wetlands and high water tables in our area is troubling. The large basement and separate septic system could exacerbate flooding risks, potentially affecting all homes in the neighborhood. This is especially worrisome as the unit would be located directly behind one of our neighbors' backyards, creating potential adverse impacts on property safety and environmental stability. Has a thorough environmental assessment been conducted, and is this development truly necessary given the associated risks?

Lastly, traffic safety remains a pressing concern. With an existing blind spot on the hill, exiting Quail Run Drive is already a challenge. The addition of a new driveway could introduce further complications and increase the risk of accidents.

We kindly request clarification on these issues and a more detailed explanation of how these concerns are being addressed. We trust that the well-being and safety of the neighborhood will be given utmost priority in the decision-making process.

Sincerely,

Daniel and Cynthia Chen

45 Quail Run Drive