

# Correspondence received by the Concord Select Board Week Ending –February 23, 2026

1. Richard Santoro
2. John Igoe
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4. Penny Rodday
5. Paul and Wilhelmina van der Wansem
6. Kelly and Matt Crozier
7. Paula and Peter Bentinick - Smith

Please Note: The Select Board Correspondence policy has been updated as of January 27, 2025. The letters posted here reflect the views and opinions of the author as recorded in the body of their email. Neither the Select Board nor Town staff have verified or reviewed the contents. The Select Board and the Town do not necessarily agree, condone, support or advocate the ideas expressed in these letters and have not verified any factual statements made in the letters.

RE: 615 Lowell Road

Dear Select Board Members,

We write again regarding the litigation related to 615 Lowell Road, and understand that the Select Board is meeting February 23rd in Executive Session to discuss the trial that will occur on March 9th.

I am forwarding a letter sent in July 2024 by 40 concerned citizens, which also includes a petition signed by more than 280 concerned citizens/individuals, that outlines the importance of defending this baseless litigation that could have grave impacts on the HDC and the future of the historic districts in our town.

We again urge that the Select Board continue to uphold its pledge made in February 2023 and vigorously defend this lawsuit and the decision-making authority of the HDC and its public service to our Concord citizens and its Historic Districts, and demonstrate that the HDC cannot be undermined by a willingness to appease potential litigants.

Again, we respectfully request that you publish this letter for public comment.

Ms. Clifford and Ms. Johnson - we also ask that you provide a copy of this correspondence to the HDC commissioners.

Thanks,

Richard Santoro

625 Lowell Road

I am very disappointed to have to write yet another letter expressing my support for the previous decisions made by the town denying the proposed development at 615 Lowell Street.

I encourage all members of the select board to read the previous letters and minutes, etc. related to this situation over the last 3 years to gain a clear understanding of what has transpired.

I have the benefit of attending most of the meetings related to this matter and witnessed time and again that prudent guidance that was provided by the town to adjust the development plans to enable a permit to be issued were not responded to in good faith by the developer. Each time the developer in his response ignored the requests by the town for adjustments to the scope and volume of this development and instead merely moved around a few aspects of his design. It is of note that each of these recommendations were requesting the developer change his plans to conform to existing town requirements.

The historic nature of our town has been preserved over the years by many difficult decisions of our public leaders. In reviewing this decision please consider that not supporting the previous decisions of the town potentially presents a precedent that others wishing to develop their properties will leverage to further degrade our historical standards.

I encourage you to hold fast on the position taken earlier by the various town organizations and not bow to the pressures of a developer that has not negotiated in good faith with the town.

Sincerely:

John Igoe

44 Barretts Mill Road

I understand that the developer who currently owns 615 Lowell Road is pursuing a lawsuit against the town to begin (over)developing the site.

One of the main draws for my family and me in moving to Concord five years ago was its historical nature and preserved beauty, which we can thank the residents of Concord, the HDC, and the select board for!

As a resident of Hildreth Corner (34 Barretts Mill Rd), I'm concerned about how the proposed project will undermine that vision, particularly given its proximity to two of the oldest houses in Concord.

I just wanted to thank you in advance for your willingness to defend against this lawsuit, to both preserve Hildreth Corner and maintain a strong signal that one of the things that makes Concord special is its 'intentional development' (of which the Bushnell proposal for 615 Lowell Road is not).

Thanks!

Asch Harwood

34 Barretts Mill Road

Hi Mr. Howell,

As a concerned citizen I'm writing to urge you and the select board to continue to find a way to protect the land at Hildreth's Corner. This is an historic area of town and adding another house squeezed into the current historic houses would be a great detriment. Concord is losing its open spaces to development, which is changing going the feel of the town. Let's not see another parcel disappear to a determined developer, especially in this area.

Thank you for reading and please persevere with this case.

Thank you,

Penny Rodday

6 South Meadow Ridge

Dear members of the Select Board,

We are asking for your continued support in order to preserve the important historical significance of Hildreth Corner.

Any development near this historical site, such as 615 Lowell rd, should get special scrutiny in order to safeguard the historical significance for generations to come.

The time and support of the HDC in fulfilling its role has been important and their determinations in this matter been significant and fully appropriate.

As such, we are asking you for the full support in safeguarding this historical site and to resist the bullying by developers in order to maximize their financial gain.

Thank you for your support and our best wishes,

Paul and Wilhelmina van der Wansem.

597 Lowell rd, Concord.

February 19, 2026

Dear Concord Select Board,

I am writing to urge the Select Board to uphold the Historic Districts Commission's decision regarding the proposed new construction at 615 Lowell Road. As you review the applicant's ongoing legal challenge, I ask that you consider the extent to which the applicant has declined to move toward a constructive resolution, even after extensive guidance from the HDC and consistent feedback from the broader community.

Over the past many months, the HDC has conducted a thorough, thoughtful, and transparent review. Commissioners have offered detailed recommendations, and residents have repeatedly articulated their concerns. Yet the applicant's most recent submission moved further away from the HDC's direction—particularly with respect to scale, massing, and the introduction of a multi-car garage—rather than closer to a workable compromise. It is disappointing that this matter now sits in a legal posture rather than a collaborative one.

The Barrett's Farm District (and Hildreth Corner in particular) represents some of the most distinctive and defining elements of Concord's historic character. The HDC exists to safeguard that character, and its standards are only as strong as the Town's willingness to uphold them. Allowing those standards to erode—even incrementally, even once—would have lasting consequences not only for this district but for every historic district in Concord. The overwhelming public support for the HDC's work in this case reflects how seriously residents take that responsibility.

I respectfully ask the Select Board to give full weight to the voices expressed at public meetings, including both HDC hearings and Select Board sessions, and to affirm the Commission's final determination. Builders, developers, and residents alike should be held to the same expectations and review processes. Permitting a developer to circumvent those processes through legal maneuvering would set a troubling precedent and weaken the Town's ability to protect its historic resources.

Please include this letter in the public correspondence file. Transparency in this matter is essential to maintaining public trust, and I encourage the Town to make as much information available as legally permissible as the process continues.

Thank you for your attention and for your service to the Concord community.

Sincerely,

Kelly Crozier and Matt Crozier

108 Barrett's Mill Road

Dear Select Board Members,

Peter and Paula Bentinck-Smith of 111 Barretts Mill Rd in Concord are writing to you this morning to express our concern regarding the continued litigation regarding the proposed plan for Hildreth Corner, 615 Lowell Rd.

We encourage you to continue to support the recommendations of the HDC and their past determinations regarding the development at this important historic property.

Beginning in August of 2021 there have been many discussions, meetings and site visits, that have not resulted in any type of reasonable compromise from Bushnell Construction and Archstone Builders.

It is well documented that more than 280 concerned Concord residents were in agreement with the HDC decision.

We urge the Select Board to continue its pledge and defend this lawsuit.

Sincerely,

Paula and Peter Bentinck-Smith

111 Barrett's Mill Road