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Via Email Only

To: Elizabeth Hughes, Concord Town Planner ehughes@concordma.gov
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Steve Dookran, Concord Town Engineer sdookran@concordma.gov
Rob Almeida, Planning Board Chair planningdivision@concordma.gov

March 19, 2026

Dear Concord Town Officials,

Please be advised that this office represents Cynthia and Bryon Deysher, residents of 29 Willard Common in Concord. I am still researching my clients' rights, but want to put the Town on notice of my clients' objections to any further curb cuts on Willard Common.

Please consider this letter as an objection to the accuracy of the subdivision plan submitted to the Town of Concord by Keystone Development prepared March 12, 2026 by Stamski and McNary, Inc. to divide the property at 49 Willard Common from one lot into three lots. (attached)

The filing is inaccurate on several counts:

1. The March 12, 2026 plan by Stamski and McNary, Inc. lists Willard Common as a public road. Elizabeth Hughes most definitely told my clients this week that Willard Common was a private road and was listed as such in the registry of private roads for the Town of Concord.
2. The new Lot 3A-2 on the aforementioned plan shows a curb cut on Willard Common. There is no existing curb cut on Willard Common on this section the property. The only curb cut is the existing driveway for the house at 49 Willard Common – Lot 3A-1 of said property

A little history of the historical significance of this road is as follows: Willard Common is a long-established private road, listed on the 1884 plan of Willard Common. The 1936 plan for Willard Common clearly shows 29 Willard Common as a property on Willard Common. The 1944 plan for Willard Common shows 49 Willard Common as the second property on Willard Common. The last property on Willard Common is 59 Willard Common. The Concord Reservoir from 1884 is the last parcel of land on Willard Common, still owned by the town. Willard Common is the site of the 1635 farm of Simon Willard as commemorated by the stone monument on the town land at the center of Willard Common.

This private road has been a quiet historic street with only three houses on it for almost a century. It is our opinion that Keystone Development does not need to disturb the historic private road by squeezing a driveway onto Willard Common, when they have a legal frontage on Nashawtuc Road for Lot 3A-2 and an existing curb cut.

We would like to ask the Town to not to endorse the plan on March 24th until the Town has studied the rights of anyone using this private road for development without consent of all landowners on Willard Common to create a new lot with driveway to their building site with reduced frontage.

This new lot 3A-2 to be created has already the legal frontage on Nashawtuc Hill Road, has an existing large curb cut on Nashawtuc Hill Road, which is used presently for mowing the field. The Town should consider the reduced frontage on Willard Common before allowing the developer's right to use this for a driveway instead of using their legal frontage on Nashawtuc Hill Road for the curb cut. This will set a bad precedent for all future lots which have an existing or easily accessible curb cut on the larger frontage of the lot to take advantage of a smaller frontage on an existing smaller street. This is not a case of necessity, but strictly a case of choice for making more profit. Brigitte Senkler from Coldwell Banker Realty will attest to the degradation of property value for the abutters to 49 Willard Common as a result of this new minimal frontage curb cut on Willard Common and a new driveway on Willard Common.

We would like to ask the planning board to postpone endorsing the plan until a correct plan is filed and the legal issues attendant with this proposed plan are resolved. Alternatively, if the Town approves the plan they invoke a restriction prohibiting Keystone Development from any new curb cut on Willard Common and then my client will not pursue any legal remedies and drop objections to the approval of the plan.

We would ask the Board to reject the plan, impose a restriction of any additional curb cuts on Willard Common or postpone the approval for the following reasons:

1. The plan from Stamski and McNary Inc. is factually inaccurate on two counts.
 - a) No driveway exists to Lot 3A-2
 - b) Willard Common is not a town road, it is a private road
2. Historic stone walls will have to be destroyed to allow for a curb cut.
3. Frontage for Lot 3A-2 building lot is on Nashawtuc Road, not on Willard Common
4. Willard Common was laid out in 1926 for not more than three lots
5. The Town would set a precedent that reduced frontage boundaries can be used for driveways over existing legal frontage boundaries.

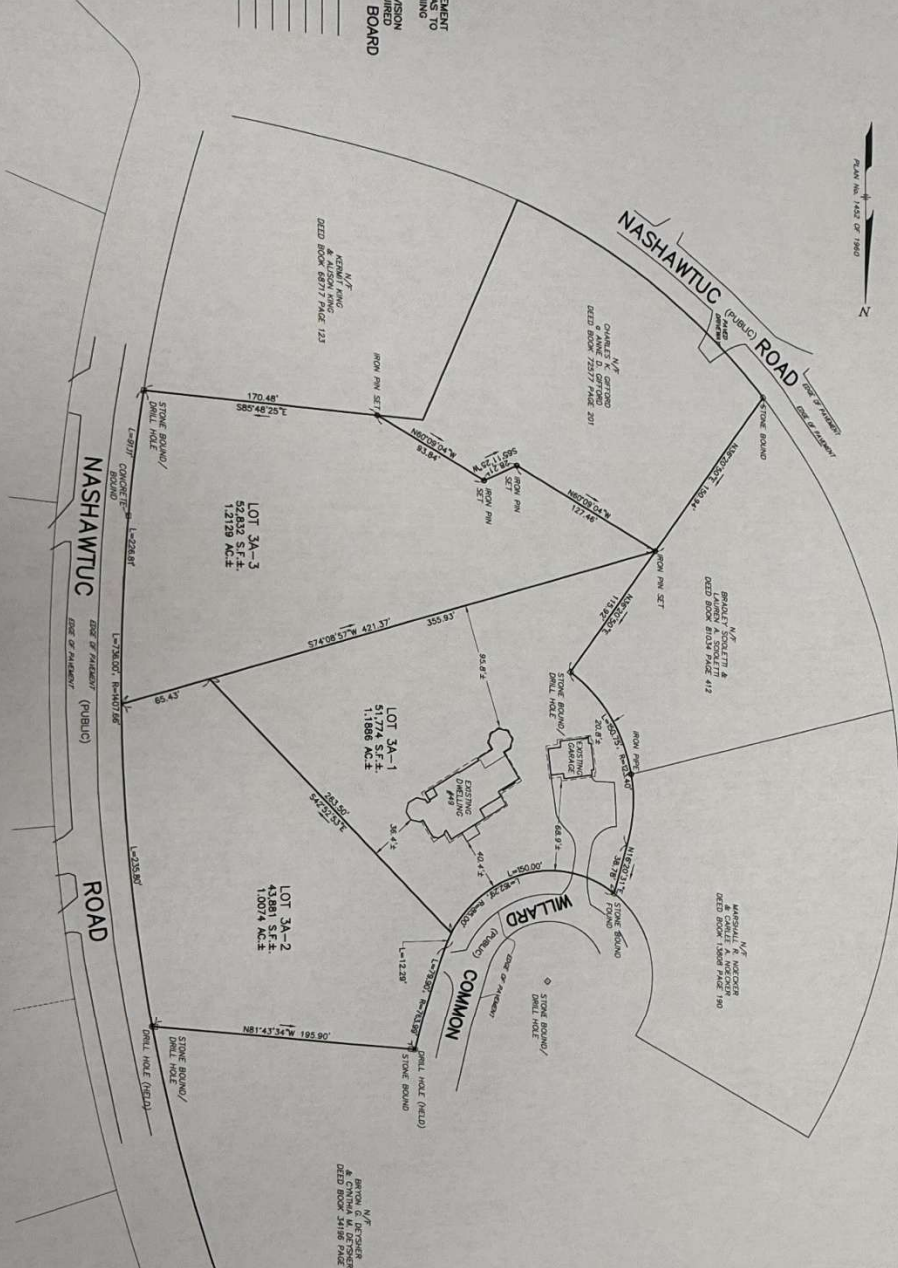
Very Truly Yours,

John Ferris Dow

PLAN No. 1422 OF 1940



BOARD ENGAGEMENT
 DEFENSE WITH ZONING
 REQUIREMENTS.
 LAW NO. 2008-1
 PLANNING BOARD



THIS PLAN HAS BEEN PREPARED IN CONFORMITY
 WITH THE RULES AND REGULATIONS OF THE
 REGISTER OF DEEDS OF THE COMMONWEALTH OF
 MASSACHUSETTS.

DATE 3/12/16

[Signature]
 REGISTERED PROFESSIONAL LAND SURVEOR

NOTES:
 1) THIS PLAN IS BASED ON THE REFERENCED PLANS AND
 IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTER
 OF DEEDS ONLY, AND IS NOT CERTIFICATION TO THE
 EXISTENCE OF UNRECORDED EASEMENTS, OWNERSHIP OF
 RECORDING PRIORITIES ARE FROM CURRENT ASSESSORS'
 2) SEE GRANT OF SPECIAL PERMIT BY THE TOWN OF
 CONCORD BOARD OF APPEALS RECORDED IN THE IN
 DEED BOOK 23438 PAGE 486 TO EXPIRE UPON SALE
 PRIOR TO THE DATE OF THIS INTEREST IN THE
 PROPERTY TO WHICH IT APPLIES.

RECORD OWNER
 ANNE CONCORD COMMONS TRUST
 CONCORD, MA

REFERENCE
 WINDSECK REGISTRY OF DEEDS
 SOUTH DISTRICT
 DEED BOOK 43022 PAGE 501
 DEED BOOK 43002 PAGE 511
 DEED BOOK 43002 PAGE 518
 PLAN No. 244 OF 2013

ZONING DISTRICT
 RESIDENCE A
 TOWN MAP 80 PARCEL 1742



PLAN OF
 IN
 CONCORD, MA
 (WHOLESEAL)

FOR:
 SCALE: 1" = 40'
 STAMSKI AND
 STAMSKI STREET
 ENGINEERING - P
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