

Mustafa Karabas (Abutter to 262 Virginia rd project)  
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My name is Mustafa Karabas. I am the owner of 24 Quail Run Dr., Concord, MA 01742, and abutter to the ADU project at 262 Virginia Rd., Concord, MA 01742 submitted by Michael Gresty.

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As a resident of Concord and direct Abutter to the project, I have significant concerns about the project and overall I am against the project with current proposed details, for the following reasons:

1. Proposed ADU is likely to have negative impact for neighbors' properties in a **sensitive water bed region**
2. Placement of the proposed ADU will result in **significantly less privacy for our family** while maximizing the privacy of the proposed ADU and the owners of 262 Virginia Rd.
3. Proposed ADU is likely to **reduce the market valuation** of our property and others in the neighborhood
4. Proposed ADU includes a private driveway which increases **traffic accident risk** in our neighborhood
5. Based on statements previously made by owners of 262 Virginia Rd to us in the past and the specific design features included, we have reason to believe that the stated purpose of the proposed ADU (being built for elderly family members) is different than its intended purpose (short and long term rental). Specifically, the proposed structure includes a huge basement with high ceiling space, some attic space, private driveway excluded from the main house, and multiple (4) car parking spaces with the future possible detached garage in mind (because it was proposed initially). These design features as well as previous statements made by the owners of 262 Virginia road make a strong case that the proposed ADU will be used as a rental property (with or without an owner-occupied unit). Such use would significantly change the overall fabric of our neighborhood, which is one based on close neighborhood relationships and a high level of trust among neighbors. As many town members indicated, it will be hard to monitor of such usage after building!

The proposed ADU should only be approved if the following changes to the design are made:

- The ADU should not have an unnecessarily large basement
- Placement of the ADU should be as far as possible from existing properties and as close to the Virginia Road as possible
- Proposed ADU should not have its own drive way
- Proposed ADU should have max 3 parking spaces
- Design of the proposed ADU should include privacy fences to alleviate privacy concerns of the neighborhood
- Driveway entrance should comply with setback rules

Below we specify the specific reasons for each of our concerns tied to the specific design features of the proposed ADU

1. **Sensitive Water Bed Region:** A full impact evaluation should be done in the area by town before moving forward with this project that has **unnecessarily large basement space** for following reasons:
  - a. Since we moved in, our long-time resident neighbors (houses in the Quail Run Dr. were built) have been talking to us about how the land and underground waterbed are sensitive, and they have had flooding experience time to time in the neighborhood in the past. Last year we experienced water damage in our basement at the same time as Rachel Bandi's house. I strongly believe that *placing a big structure with a very big basement* will detriment the issue further and I am worried our properties will have water damage issue more often than ever due to the removed soil, trees, and added driveway. As a resident and tax payer of Concord, my expectation is that the town should do its due diligence to relieve this concerns of mine before letting this project move forward.
  - b. The plan proposed by Michael Gresty suggests this issue can be handled by waterproofing the proposed structure's basement by redirecting the flow around the house. However, this doesn't solve the problem, as there is no proposed plan or consideration *how the water flow redirection* will impact what is happening underground and what will happen to my and other neighbors' properties during wet seasons.
  - c. In addition to a very big basement, the new ADU will have its own septic tank and leach field. Placement of a septic tank to the ground that will remove more soil from the ground in our sensitive waterbed area. I am anxious to see the evaluation of how Septic tank placement and leach field addition will impact the sensitive waterbed/underground water and our properties. Specifically, the town should evaluate the impact of water flow when the drainage happens and how the additional stress on the underground water in the sensitive waterbed region will impact neighbors' properties, including estimated cost of a potentially large detrimental event such as basement flooding.
  - d. In addition to septic system and very large basement, the proposed plan also includes a paved driveway. This would create even more water problems due to lack of surface area where the water is absorbed. And assuming that the water would be slopped away from the house, it would create more water issues surrounding neighbors. If anything, **there should be no paved driveway at anytime for this reason.** For the reasons articulated above, even if the ADU is approved at 750sqft (per town regulations),
    - i. *It **MUST** be as far away from the surrounding neighbors as possible; and as close as possible to the Virginia rd to give enough soil surface area for enough water absorption in order to minimize the detriment on neighborhood and neighbors' properties.*
    - ii. *It **MUST NOT** have a unnecessarily large basement space so that the water bed disruption is minimal and there is enough soil for enough water*

*absorption in order to minimize the detriment on neighborhood and neighbors' properties.*

**2. ADU rules and regulations on setbacks:**

- a. *The location and intended use of the ADU significantly impacts the neighbors' privacy, valuation of their properties, and town's property tax revenues. Therefore, these factors should be appropriately considered.*
  - i. *The proposed plan for the ADU maximizes the main house's privacy and minimizes the noise from the road. However, this design feature makes is very close to my house and backyard to the extent that it oversees my deck and my backyard. I believe that this is not fair to me and other neighbors, as it will result in less privacy. **Combined with the additional risk for water damages articulated above, we anticipate that it will lead to a reduction in overall market value of our properties** while residents of 262 Virginia rd. see increased valuation of their property for a second home!*
  - ii. *Noise from the road **should not be** an excuse for bringing the house all the way in and aligned with neighbors' houses for a secondary home for rental income or as a guest house. Because we live in the area where airplane noise is worse than Virginia rd. with very little traffic. With the new window technologies (any window), noise from Virginia rd. is not a concern comparing to Airport/airplane noise. Yet ADU rules misses the rules for a special case like this (big lot, water bed, neighbors' interests), it does not mean the planning board **should allow projects** like this that most likely will detriment other neighbors' only houses' values/privacies. This is Concord, MA and we should not forget which town we live in!*
  - iii. *ADU could have 1 (one) parking space, why not adding an additional parking space to main house's driveway and paved walking to the ADU by keeping the ADU closer for elderly family members or long-term rentals?*
  - iv. *Yet ADU rules does not list but the project like this should include a plan for privacy fences added to the project.*

**3. Accident Risk at Virginia road:**

- a. *Where the drive way entrance at proposed design is very concerning since it is the bottom of the hill and blind spot for incoming cars and any car leaving that driveway. I am concerned that with that driveway entrance, it is just welcoming accidents for town residents and by passers including bikers. The town should do a risk analysis for that location before allowing it.*
  - i. *Why not use the main house driveway and parking lot rather than adding a secondary driveway and **PUBLIC RISK** by welcoming accidents at very risky location?*

**4. Property valuations:**

- a. *Given the factors above ((water damage, damage the yard, or property is used out of its intended proposal – illegally condosized, illegally short term rented, long term*

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*rented etc.*) the Town should conduct an independent assessment of how property values will be impacted in the neighborhood.

- b. If the independent analysis suggest that the property values can be negatively impacted, owners of 262 Virginia Road should be obligated to compensate the neighbors for the reduction in their property value
- c. Any decision from the town should be paired with a clear articulation of neighbors' legal rights to take action against the town and owners of 262 Virginia Rd if the proposed ADU negatively impacts our property in the future, e.g., water damage, damage the yard, or property is used out of its intended proposal – illegally condosized, illegally short term rented, long term rented etc.).