

March 20, 2024

Theo Kindermans, Chair  
Board of Appeals  
Concord, MA

Subject: Response to Special Permit at 262 Virginia Rd

Dear Mr. Kindermans and Members of the Board:

We are abutters to 262 Virginia Road, and like the rest of the abutters, are strongly opposed to the proposed ADU being considered. The construction of this structure, which is the size of a second home, will have material detrimental impacts to our privacy, peace and property value. The proposed structure is not in keeping with the neighborhood, which includes single family homes each situated on their own, quite lot. We will be looking out on this unnecessarily large structure squeezed between two other homes from our front lawn. Its size and proximity are intrusive and disruptive. As you likely know, there has been much construction and change in my neighborhood and this is the only proposal that I have opposed.

The blind driveway also is a significant concern. Many neighborhood kids, including my twins, get on and off the bus at the corner of Virginia Rd and Quail Run Rd, which is already dangerous as cars come over the crest of the hill, often quickly. My children cross the road to get to the bus stop and have to be mindful of traffic. The driveway will add to this danger and, additionally, it is my understanding that the driveway has been configured for many cars to accommodate this large structure.

Sincerely,

Robert Sodergren and Melinda Kulish  
Abutters  
295 Virginia Road  
Concord