

December 6, 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 neighboring property owners to 262 Virginia Road and, along with other abutters, remain firmly opposed to the proposed ADU currently under consideration. This structure, comparable in size to a second home, poses significant and detrimental impacts on our privacy, tranquility, and property value. Our opposition to this development is based on the following reasons:

1. The proposed location is highly problematic for several reasons. First, it would create an eyesore, as the ADU would be squeezed onto a small lot, disrupting the neighborhood's character.
2. Additionally, its placement directly across the street from our home raises significant privacy concerns- not only for us but also for the neighboring properties on either side.
3. The visual impact of such an intrusive structure outside our window is deeply concerning.
4. While the owner claims the property is intended for in-laws, he has also mentioned plans to use the structure as a rental property. Although short-term rentals like Airbnb are not permitted, we would like clarification on how this law will be enforced to ensure compliance.
5. The proposed driveway location presents a serious safety hazard. It is positioned at the crest of a hill near a school bus stop and directly at our doorstep, increasing the risk of accidents and endangering pedestrians and children.

Sincerely,

Robert Sodergren and Melinda Kulish
Abutters
295 Virginia Road
Concord