

Bradford and Shannon von Thaden  
Owners of 244 Virginia Road  
Concord, MA 01742

Subject: Response to Application for Detached Additional Dwelling at 262 Virginia Road

To Whom It May Concern:

As a direct and abutting neighbor to 262 Virginia Road, our property will be directly and negatively affected by the proposed additional dwelling project. We are opposed to the special permit request of 262 Virginia due to the negative effects that the removal of vegetation and soil, grading of the land surface, and altered drainage runoff will have on nearby areas. The significant change in land use will likely directly influence the discharge of drainage/flood waters by modifying how rainfall and snowmelt are stored and run off the land surface into streams and wetlands. Snowfall and rainfall currently collect and are stored on the vegetation and soils of the front yard of 262 Virginia. The proposed project will cover significant portions of the land with buildings and driveways, thereby reducing the capacity to store rainfall or snowmelt due to reduced soil porosity and redirecting its gravitational migration. The project will replace permeable soil with many impermeable surfaces some constructed at substantial depth. The main structure, the basement, the driveway, and parking spaces will store little-to-no water, significantly reduce the infiltration and absorption of water into the ground, thereby accelerating increased runoff to ditches, streams, and wetlands.<sup>1</sup> The larger the project, the greater its negative impact to the surrounding areas.

While remaining opposed to the project due to the reasons stated above, some alterations to the project may help mitigate *some* of the flooding impacts:

- Remove the basement entirely
- Remain under 750 square feet
- Ensure the driveways remain unpaved
- Reduce the overall length of driveway

Since purchasing our home in 2016, water has been a significant problem and consistently causes flooding in the yard and driveway. Water flows from 262 Virginia Road into our property. Any major shift to the land as referenced above will have a direct impact on our yard and home so we cannot support this project. Further water and flooding could negatively affect the surrounding flood zones, insurance rates, and home values. As well, any flooding into a home is not only damaging and costly but can additionally adversely affect one's health due to mold growth.

Thank you for your consideration,  
Bradford and Shannon von Thaden

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<sup>1</sup> Center, USGS Washington Water Science. Effects of Urban Development on Floods.  
<https://pubs.usgs.gov/fs/fs07603/>.