

Niklas and Margareta Lidskog
60 Quail Run Dr. Concord MA

Town of Concord Board of Appeals
141 Keyes Rd
Concord MA
Via email: planningdivision@concordma.gov

Dec 10, 2024

Dear Members of the Zoning Board of Appeals,

We are writing in continued strong opposition to the revised application of Michael Gresty for a Special Permit to construct a separate 999 sq ft dwelling unit on 262 Virginia Rd as an Additional Dwelling Unit (ADU).

We concur with all previously submitted reasons in the factual and detailed letters written by our entire neighborhood, and we therefore respectfully ask the ZBA to address ALL these concerns, and to deny the application.

Below is a partial list of what we see as the main reasons for why it should be denied:

1. We understand that the new Healy Affordable Homes Act only applies to ADU's under 900 sq ft, not to a 999 sq ft ADU
The Healey Act also states that the ADU must still meet municipal restrictions, including, but not limited to, additional size restrictions and restrictions, or prohibitions on short-term rental.
The new law also mentions "ideally near public transportation" which is not applicable in this case.
2. The only change from the previous (and denied) application is a slightly lower basement ceiling but still high enough to enable the basement to be used as living space.
3. The "ADU" was originally intended to become a second home that later could be sub-divided and sold as a separate home. Concord's Zoning Bylaw does not currently allow it on this lot. However, the application still seems to have the same intent (or at least to construct a large rental unit for income purpose) but under the false pretense of first being constructed as a Special Permit ADU for "aging parents" and possible future rental, but later being converted to include a finished basement and attic with additional and potentially doubled living space. An ADU that big would certainly not make it "affordable" and in line with the law's intent.
4. According to one of the letters submitted from a neighbor, Concord's Building Inspector has stated that once an ADU with a basement has been built, his office cannot deny a permit to build out a basement to be living space.....

5. The scale of the planned construction appears excessive and inconsistent with what was intended even in the less restrictive Healey Affordable Homes Act.

The submitted plan includes some of the following facts that we see as clear reasons for a ZBA denial:

- 999 sq ft main floor and including 2 bathrooms
- 1,050 sq ft insulated basement (with windows, a separate entrance from outside, and plumbing hookup for laundry)
- 709 sq ft attic (with permanent staircase, full-size door, and skylights)
- 927 sq ft deck
- 2 septic systems on a single-unit lot with one of them being pre-Title 5
- A new septic system for the ADU dimensioned for up to 3 bedrooms
- A separate driveway with a new curb cut on Virginia Rd in an unsafe blind-spot next to a small hill, reduced visibility and dense vegetation. It will be unsafe for Virginia Rd traffic and for cars exiting from this new driveway as well as from our street Quail Run Dr.
Please note that Virginia Rd is heavily trafficked with fast-going cars during the morning and afternoon rush hour to and from Hanscom Field
- 4 parking spaces (!), with 2 of them potentially planned to become a future detached garage. Concord's Zoning Bylaw states that "one parking lot shall be provided for the additional dwelling unit" (according to a submitted letter)
- ADU will be 200 ft from the principal dwelling but closer to several abutters, so it's not in the spirit of an accessory building
- Groundwater table changes and impact on wetlands can be expected for an entire neighborhood already dealing with longtime seasonal flooding of lawns and basements, but especially for the closest abutters
- The "financial hardship" reasons for not building a smaller ADU close to the principal dwelling should not apply in this case

Sincerely,

Niklas and Margareta Lidskog

60 Quail Run Dr
Concord, MA 01742

