



Outlook

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Concerns regarding the "Concord Country Store" proposal – 166 Commonwealth Avenue

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From R. Eric Young <reyoung@gmail.com>

Date Sat 2/7/2026 5:27 PM

To Heather Carey <hcarey@concordma.gov>; Kim Johnson <kjohnson@concordma.gov>

Dear Members of the WCAC, Planning Board, Zoning Board,

I am writing to express my concerns regarding the proposed development at 166 Commonwealth Avenue. While I recognize the effort invested in this proposal to date, I believe the current design and scale are poorly suited for a primary gateway into West Concord.

My concerns are focused on three primary areas:

- **Public Safety:** The intersection at 166 Commonwealth is already hazardous. It has been many years since the former station was fully operational, and I am concerned that current traffic studies may not fully capture the reality of high-volume turnover. Combining full-service gas with a convenience store creates a level of congestion—specifically regarding entering and exiting—that the site cannot safely support.
- **Village Character:** While the "country store" model has clear retail appeal, the proposed aesthetic is inconsistent with the historic character of West Concord. If such a design would be considered inappropriate for Concord Center, it should be held to a similar standard for West Concord. We must ensure that new developments at our town's entrances reflect the quality and heritage of the community.
- **Adherence to Guidelines:** I encourage the Boards/Committees to either search on-line or visit in-person the Imperial Gas and Country Store as a reference point for what this model looks like in practice. Furthermore, I ask that the **West Concord Design Guidelines** be strictly enforced, particularly regarding exterior architectural features, decorations and merchandise displays, to ensure the project remains compatible with its surroundings.

I urge the associated Committees and Boards to implement all possible restrictions to limit unnecessary visual clutter and prioritize pedestrian and vehicular safety.

Thank you for your time and for your service to our town.

Sincerely,

Eric Young

49 Crest Street

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R. Eric Young