

Good morning Lyndal,

Thank you for your email. I will be forwarding this to the Planning Board.

I did want to take this opportunity to clarify a few things regarding the Preliminary Plan process. Should the Planning Board approve the Preliminary Plan, it does not constitute approval of a subdivision and does not provide the applicant any rights to develop the property. A Preliminary Plan application is to provide the Applicant, the Planning Board and Town departments the opportunity to discuss and clarify development issues before the Applicant incurs the expense of preparing the Definitive Plan. Pursuant to the Planning Board's Subdivision Rules & Regulations, a Preliminary Plan only shows sufficient information about the subdivision to form a clear basis for discussion.

Many of the concerns you list below would be part of the discussion during the Definitive Plan process, which requires very specific plans and information be submitted for review. While the Town does not have any ability to restrict the use of Highland St for construction vehicles for the one dwelling that is currently under construction, should the Planning Board approve the Definitive Plan, it would be able to prohibit the use of and the parking of any construction vehicles on Highland St as part of the Definitive Plan decision. Details of how this would be enforced would also be part of the Definitive Plan discussion process.

Please let me know if you have any further questions.

Sincerely,
Elizabeth

Elizabeth Hughes, Town Planner
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From: Blodgett Lyndal F [<mailto:lyndal.blodgett@gmail.com>]
Sent: Monday, April 20, 2020 9:50 PM
To: Planning
Subject: Preliminary Subdivision Plan #246

June 20, 2020

To: Planning@concordma.gov

Subject: Preliminary Subdivision Plan #246

I am writing about Symes Development's application for a 22-lot subdivision off 146B, 1440, and 1450 Main Street. I live at 33 Highland Street, which borders the proposed development.

It was a stunningly disappointing turn of events when the ZBA completely changed the concept for the development at the end of Highland St. I would be interested to know how they explained this to you, the Planning Board, who put in so many hours to come up with a thoughtful, smart plan – as opposed to their “liced up pie” idea of 22 lots. It is an alarming dismissal of your time, thought and professionalism in addition to the residents of Highland St.

Already the construction of the first of the houses — that of the previous owner of all this beautiful land that is about to be ruined — is underway. Huge trucks are rumbling up and down Highland, shaking my windows and coming precariously close to parked cars and the edges of driveways and properties. Will Symes be accountable for damage done to foundations and windows and property as the construction ramps up? What about blasting for example...? What about the utilities on the street like the water and gas mains being subjected to continuous and heavy loads? Symes had promised early on that it would not use the street and now it is already happening.

I write this feeling as if it will go into the cosmic void of “oh well that’s just the way it is” surrounding this project and the entire process. While I appreciate the time put into discussing all the many reasonable possibilities it is very sad to see that it is all pretty much for naught.

Thank you.

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