

Good afternoon Margaret,

Thank you for your email, which will be forwarded to the Planning Board.

I did also want to take the opportunity to answer your questions:

Will Elise Stone still be the architect? **The Planning Board has no authority to require an applicant utilize a particular architect.**

Will the open space landscape border be kept? **The process for the review of this proposal is now under the Planning Board Subdivision Rules and Regulations, which are governed under the State's Subdivision Control Law. This is significantly different than the PRD Special Permit process under the Zoning Bylaw. Under the Subdivision Rules and Regulations and Subdivision Control Law, there is no mechanism by which the Planning Board could require the open space border along Highland. The option available to the Planning Board under the Rules & Regs is pursuant to Section 6.20 Reservation of Land for Public Purpose. The Board may require the designation of a portion of the land be reserved for up to 3 years for municipal purposes, which could be a public park. The size of the area to be reserved shall not be unreasonable in relation to the total size of the property being subdivided and to the prospective municipal use of the reserved land. Additionally, the Town is required to "justly compensate the owner for the land acquired." This means that the Town would be required to pay fair market value to purchase the reserved land.**

As for the size of the land, if the Town needed an area of land for a small electric substation, it could not say it needed 3 acres be reserved for it since that would be considered unreasonable. If the Town wanted a public park, we would have to research technical planning requirements for what would be adequate for the number of homes being built. Please remember, the size of the park is in relation to the size of the land being developed; Not the size of the neighborhood.

Will contractors be driving huge trucks down our narrow, potholed street? Should the Planning Board approved a Definitive Plan, there would be a condition of approval prohibiting access to and parking on Highland St of construction vehicles.

I would also like to point out that approval of the Preliminary Plan by the Planning Board 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.

The Planning Board has no authority to require a PRD. Only the applicant can make that decision.

Please let me know if you have any other questions.

Sincerely,
Elizabeth

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-----Original Message-----

From: Margaret Schumacher [<mailto:roscoeotis2@gmail.com>]

Sent: Tuesday, April 21, 2020 4:46 PM

To: Planning

Subject: Re: 1400-1450 Main Street Development

> On Apr 21, 2020, at 3:52 PM, Margaret Schumacher <roscoeotis2@gmail.com> wrote:

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> To whom it may concern,

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> I write as a 20 year resident of Highland Street in W. Concord.

> Two plus years ago our street was saddened, but not surprised when we found out that

> the forested land at 1400-1450 Main Street had been sold to a developer.

> For the past two years we abutters have met regularly with Jeff Rhuda, who represents Symes Development.

> Jeff has been courteous and patient with all of us, (we have also been with him!)

After much back and forth we "Highlanders" and Symes Development came up with a plan/agreement for a PRD

using local architect Elise Stone. The two parties also agreed to having a landscape buffer on the developed site,

and no access onto Highland Street from said development.

All of us who had worked tirelessly with Mr. Rhuda were blindsided when a small, but vocal group entered late into this already worked out development discussion.

This group wanted fewer houses INSTEAD of the PRD for which we painstakingly had worked out a plan.

There are many reasons why a subdivision is a bad idea.

The houses may be quickly built in a subdivision.

Will Elise Stone still be the architect?

Will the open space landscape border be kept?

Will contractors be driving huge trucks down our narrow, potholed street?

We Highland Street residents are disheartened.

This dissenting group entered into the 1400-1450 discussion less than a year ago, without understanding the issues and tradeoffs.

None of us want a development in our backyards. We are going to have one, period.

Wouldn't it be wonderful to have houses that are attractive and designed with care by an architect who has designed many houses in the Concord area?

Keep the proposed PRD!

Sincerely,

Margaret Schumacher

25 Highland Street