

To: Elizabeth Hughes, Town Planner; Matt Johnson, chair, Planning Board
From: Paul Winkler, 1414 Main St, Concord, MA 01742 (abutter)
Date: 28 April, 2020
RE: Subdivision for 146B,1440, and 1450 Main St.

Chair and Members of the Planning Board, and Town Staff,

We find ourselves again working together as neighbors, abutters, the developer and the Board to make the best project possible for 146B, 1440, and 1450 Main St. Kudos to these stakeholders, especially the planning board over this process of negotiations on the now-rejected PRD project for this site. The flexibility and responsiveness to abutters concerns displayed by both the Planning Board and Jeff Rhuda of Symes development throughout this whole process is recognized and appreciated.

It is with profound disappointment that the thoughtful work over 2+ years to make the best possible project for this invaluable town resource was rejected by the ZBA with loud encouragement of townspeople living streets away and much less impacted by this project. We all lost diversity, trees, a park, other open space/buffers, design oversight, and significant garage and fossil-fuel concessions. They feel they won that battle, intending to 'fight for every house and every tree' using 'Vision 2030'. I hope to be wrong, but its my fear along with many of my Highland St neighbors that we and the Board have ceded most/any leverage post-PRD since Vision is not binding, and will together lose the war.

Because it will likely be cumbersome to ask questions live during the online meeting that the board address the following topics before opening up for questions:

1. The first and overarching concerns of the Highland St communities remain the use of Highland Street during and after construction.
 - a. No connection of any subdivision street(s) to Highland Street
 - b. No construction travel, including worker personal vehicles AT ALL, enforceable (via citations or other suitable means) on Highland Street at all times.
 - c. No construction parking, including worker personal vehicles AT ALL, enforceable (via citations or other suitable means) on Highland Street at all times.
 - d. Note that construction of the ANR lot has already seen this principal violated, with truck travel along Highland, and with truck tracks over the parking strip at the corner of Main and the bend of Highland.
2. Please speak to the relationship of this plan to a sub-division plan approved by the planning board a few weeks back (after the PRD was rejected by the ZBA). That layout included favorable green 'corridors' between some of the lots, and only one build-able lot facing Highland. Can they freely 're-subdivide', or is this a negotiation point?
3. Please speak to the degree to which the Tree By-law applies to this project. Aesthetically we wish to maintain as many mature legacy trees on the lots as possible, and hide as many of the new homes behind trees or the hillside. A reading of the Tree By-Law appears to exempt a subdivision from its provisions.

4. Please speak to the imposition of a condition for preventative and ongoing pest control be paid for by the developer to mitigate impacts of wildlife moving to neighboring basements and garages.
5. Please speak to the addition of a condition for publicly-accessible air-pollution monitoring around the perimeter of the site and throughout the neighborhood and penalties/remediations if needed.
6. Please speak to the normal and customary workday and work-hour conditions placed on such a project, and penalties/remediations if needed. We request at a minimum reasonable work hours (>8am?), no Sundays, and sound limits

As direct abutters and neighbors to this project, we the Highland community request our questions and concerns remain at the forefront of your thoughtful consideration.

As has been stated by others, my thanks for your contributions to the Town through this board. Stay healthy.

Regards,

-Paul Winkler (abutter to the project)

1414 Main St