

EDWARD P. SINNI, JR.
21-4 Concord Greene
Concord, MA. 01742

November 26, 2019

James Smith
Zoning Board of Appeals
Town of Concord
141 Keyes Road
Concord, MA. 01742

Matthew Johnson
Planning Board
Town of Concord
141 Keyes Road
Concord, MA. 01742

Dear James and Matthew,

I am writing to the Planning Board and ZBA in concert as a result of multiple zoning complaints that I submitted to the Building Department on June 6, 2019, October 8, 2019 and in an email to Ray Matte dated July 26, 2019. The Building Department initially addressed the issue at the 143 Sudbury Road Mobil Station parking lot however the owner took it upon himself to increase the number of spaces that were approved for the site in the past without notice or approval and additionally did not place a required handicap space and van loading area in the location nearest to the front door as specified by law. Instead the handicap space is across the site in a very dangerous location.

I am writing because in the near future this owner will be appealing to the Planning Board first and then the ZBA to increase the number of spaces within this very dangerous parking lot. I want to share with you my experience that led to my complaints, one to the Architectural Access Board about proper handicap parking and two to the Building Department here in Concord along with a supporting email to Ray Matte. I write to you as I will not at this time be able to attend meetings for reasons of personal health.

While parking at the site without a marked handicap space, I parked my vehicle and exited it and walked from my space in the direction of the front door at the site. As I walked vehicles were leaving and entering the location from what was an unapproved and unlined parking configuration. Having almost been hit while walking I looked into the matter and found that the site had an approved plan which limited for reasons of safety the parking to 16 spaces one of which is required to be a handicap space and situated nearest to the front door as previously pointed out.

The owner was required to line the lot according to the approved plan. It took months for the owner to comply. He then striped the lot as he wanted the parking lot to be configured, without proper consideration for the Town's approved plan. That caused my second complaint to be filed on October 8, 2019 with the Town of Concord as the owner had increased the number of spaces on his own by minimally four (4) spaces at the time. The Town Building Department found that I was correct; the location had four (4) too many cars consistently parked on the site in an unapproved lined configuration making it very dangerous. (You should visit the site to see for yourselves.) Compounding matters

further the site also does not have the correct handicap signage, space site location and loading area for a van as required by law. Again I objected.

As a result the Building Department met with the site owner and it was decided that the owner would petition the Town's Zoning Board for a configuration change to accommodate not the four (4) excessive and unapproved spaces but rather an outrageous seven (7) additional spaces. This cannot be approved for reasons of site safety to both site vehicle traffic and pedestrians. The strategy of the owner is to ask for far more excessive spaces, seven (7), hoping that the ZBA will approve an increase slightly less but more than the original number of four (4). Regardless of the number beyond what is approved today for the site (16 spaces with one being a handicap space), the site's safety will be completely compromised. Do not fall for it.

Even with the approved sixteen (16) spaces this site is wild during the day with the three bays operating with vehicles and employees, the many pumps servicing other vehicles and their drivers for gas, people coming to the site to buy sundries in the office and further site workers moving yet additional vehicles to and from parking spaces as well as the bays. This means that twenty (20) illegal parking spaces are being used causing this resulting haphazard dangerous traffic. The owner wants even more as pointed out at seven (7) additional spaces taking the site to approximately twenty (23).

Additionally I would not subscribe to the reasoning for the increased spaces as being for customer convenience. This is about money for the owner; customer convenience is merely a coincidental byproduct which causes the hazardous situation I experienced and that I detailed above.

Therefore, I am urging the Board to refuse any increase in parking capacity that is being put forth, hold the owner to the sixteen (16) approved spaces and compel the owner to move the handicap space with a van loading area to a space nearest the front door as required by law, forthwith. It will make the site far too dangerous and certainly not manageable should you ignore my warnings. People will be placed in jeopardy. Disabled people visiting the site will suffer the most with this disregard for safety and that must not be allowed.

Sincerely,

Edward P. Sinni, Jr.

