

May 3, 2021

Ms. Kirsten Ferguson, Chair

Concord Planning Board

141 Keyes Rd. 1st Floor

Concord, MA 01742

RE: 250 Old Bedford Rd., Concord Children's Center_Map#8J-Parcel #4220

Dear Ms. Ferguson,

My husband Fred and I own the property at 70 Philip Farm Road and have enjoyed the Concord area, the close-knit Oakview Neighborhood, and our home since 2002. We are writing to voice our opposition to the proposed project at 250 Old Bedford Road and respectfully ask to find an alternate location.

We, like many in the neighborhood, do not think there is any question regarding the worth of the Concord Children's Center, but do have several concerns about how this project will affect both the neighborhood of Philip Farm Road and Kenney Lane and the surrounding area.

1. Safety

We are concerned for the safety of the neighborhood children going to and from the bus stop, walking to meet friends and riding bikes out of Philip Farm Road without any other choice of where to go.

2. Traffic Increase

The corner of Old Bedford and Virginia Road is already a busy intersection and the increase in traffic CCC's proposed project will bring to the area is a concern.

3. Traffic Study

The Traffic Study done March of 2020 is a concern as it could not fully show the amount of traffic that Virginia Road gets daily with the impending shutdown due to Covid 19.

4. Structure, Parking Lot, Water Table

Although we are not the closest to the proposed project we are still located on the same piece of land, 6th house on Philip Farm Road which has a high-water table to begin with and our concern is the size of the proposed structure will add to our already high-water table.

Thank you very much for your time.

Sincerely,

Lisa and Fred Shaw