

May 4, 2021

Elizabeth Hughes
Concord Town Planner

Re: Proposed Development at 1442 Main Street

Dear Ms. Hughes,

The proposed development at 1442 Main Street violates the conditions required for a special zoning permit. Zoning Board approval is required when more than 1,000 cubic yards of earth is removed for a development. This project will require the removal of more than 60 times that much earth, including the cutting down of gorgeous trees that have stood majestically for decades. This is excessive, and as someone who lives directly next to the project (an abutter), it will be detrimental to the character of the neighborhood and its topography. Months of truckloads of earth being removed from behind my house and then transported down the street in front of my house will substantially change the character of this beautiful and walkable neighborhood and will forever alter its fragile topography.

When my family and I moved to Concord nearly 10 years ago after my retirement from an active duty military career that took us around the globe, we specifically chose Main Street in Concord as the place we wanted to spend the rest of our lives. We could have chosen any street in any city in the world, but the beauty, history and walkability of Main Street in West Concord drew us in. We aren't from this area, or even New England, and had never lived within 300 miles of Concord, but we immediately knew that 1486 Main St was a special place like no other. When I read Doris Kearns Goodwin's description of Rose Kennedy talking about the "wonderful years" she spent as a child growing up on the land right next to my property in *The Fitzgeralds and the Kennedys* (page 103), I was amazed that we were so lucky to live at such a pleasant place.

I am not opposed to development or growth, and my natural inclination is not to oppose this special permit zoning request. If this particular request is approved, however, the breadth and scope of the land transformation would be so substantial as to be injurious to my family, as abutters, and to the neighborhood. Our backyard will be endangered by the removal of more than 60,000 cubic yards of earth, trees and root systems, and the sidewalk in front of our house, which we use every day, will be three feet away from a polluted, noisy and unpleasant thoroughfare of non-stop giant trucks hauling dirt. The children walking to and from Thoreau Elementary School, like our daughters did a few years ago, will have to be driven to the school to avoid the danger and unpleasantness. The reasons we chose this particular spot to live will be irretrievably lost, and we will be stuck living in a homogenized neighborhood with pollution, very little tree coverage, flooding dangers, and no character.

Please don't allow this mistake to happen. I urge you to deny the special permit request due to its excessive nature. Please forward this letter to each Zoning Board member.

Digitally signed by Sean A. Sabin
Sean A. Sabin
Date: 2021.05.04 12:50:34 -04'00'

Sean Sabin, Lt Col (ret), USAF
1486 Main St

On behalf of Suzanne Sabin, Mae Sabin (age 18) and Emma Sabin (age 18)