

Heather Carey

From: Jeff Elton <jeff.elton@me.com>
Sent: Sunday, January 23, 2022 5:55 PM
To: Heather Carey; Heather Gill
Subject: Letter of Opposition to the Revised Hildreth Corner Proposal

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Dear Concord HDC Commissioners —

I live at 415 Lowell Road and moved to the community because of its beauty and history. I walk Hildreth Corner every day struck by the stone noting of the “line of march”, seeing the beauty of a former tavern juxtaposed with three farm houses on the other three corners. It is truly an unusual intersection for Concord, the Commonwealth, and the country. So it is with some distress and growing “passion of opposition” that I am encouraging a rejection of the Bushnell revisions. To be clear, I do not oppose development of the parcel — rather it is how this parcel fit the context and the character of this historic and highly visible location. In short,

1. The new approach of moving the garage entrance does not address the key elements of the HDC denial and community opposition. By presenting a new structure which the same size than the denied plan, the size, scale and massing of this new structure the developer is proposing continues to be too large for this narrow lot and this will have a permanent detrimental impact on character and scenery of the historic corner;
2. given the size and narrowness of the lot there is no suitable location for a garage and a garage is remains inappropriate for the lot (whether in the back or otherwise);
3. the proposed design is a modern, boxy house with a long driveway on the border of the property lines distinctly counter to the architecture and heritage of this historic corner; and
4. to minimize the impact on Hildreth Corner, it seems that the size and scope of the proposed development would need to be reduced by 50%

In short, the HDC should reject the current design outright as this is not a matter of ‘fine-tuning’ rather it is getting to a basic concept that is compatible. Since it is exactly the same size and scope of development compared to the previous denial this new proposal does not address the denial conditions. The process now seems to lack of respect for the HDC and further seems design to wear down the community opposition. It is important that the HDC upholds community values and fulfills its remit — as we all have living in this beautiful community.

Best regards,

Jeff Elton
415 Lowell Road

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