

**From:** Malcolm Walsh <[walshm88@aol.com](mailto:walshm88@aol.com)>

**Sent:** Wednesday, June 1, 2022 5:16 PM

**To:** Heather Carey <[hcarey@concordma.gov](mailto:hcarey@concordma.gov)>; Hayleigh Walker <[hwalker@concordma.gov](mailto:hwalker@concordma.gov)>; Planning <[planningdivision@concordma.gov](mailto:planningdivision@concordma.gov)>

**Subject:** Hildreth Corner

To the Commissioners,

We're writing again to express our opposition to the proposed building at Hildreth Corner, yet again up for discussion at the June 16th meeting.

Given that little appears to have changed, practically speaking, in the revised plan offered by the developer, it's not surprising that we feel the same as we did on:

**September 16 of last year:**

We wanted to voice our concern about the proposed house at 615 Lowell Rd, right near Hildreth Corner.

It's a small but remarkable bit of Concord-ness there, and we're concerned about the scale of the proposed building not fitting in with the feel of that location. This is not a philosophical stance against all large houses, rather a concern about the scale of the house in the context of the particular lot.

**November 4th of last year:**

Having spent a few minutes along Lowell Road Monday afternoon waiting to get through the intersection, I had a chance to get a pretty good look at the lot as it sits in its context.

After reading about the response from the Commission at the last meeting, and then the developers' response to that.... It feels like an almost complete disconnect. It's almost as if they're pushing the envelope even further (for what purpose I couldn't say).

In a general aesthetic sense, the proposed house seems simply to be shoehorned into the lot. More technically, if scale and proportion and space are important, then to my eye, there shouldn't be *any* house built there. Really! The space that exists there feels appropriate. That may not be a popular or realistic perspective, but that doesn't mean it wouldn't be the best thing for this historic intersection.

Having seen Richard Santoro's compilation of information about this, and though we understand his personal reasons for not wanting the proposed structure to be built, there are so many points about HD intention and the problems with this project that have nothing to do with his personal interest, that it seems that the proposed dwelling has only downside for everyone except the developers.

**November 17th of last year:**

... we would once again like to voice our opposition to the proposed building at Hildreth Corner.

These things seem to be the case:

- It's very small, narrow lot in a historically significant location.
- The proposed dwelling is proportionally too large for the lot. Scale matters.
- A garage would only make it even more out of proportion with the lot.
- Essentially copying the design of an adjacent house does not seem to be what one would see in an

actual historical area, more like what one would see in a modern cookie cutter development, even if high end.

We don't know the developer and have nothing against them, except that they have proposed this design which seems to ignore the idea of genuine historical sensitivity, and seemingly the HDC's role by extension.

**And December 15 of last year:**

If I understand correctly, the developer who wants to build a house and garage near Hildreth Corner is coming back with a variation on the plan which was denied just a few weeks ago. Nearly the same size, just moving the parts around.

If the size of the house and garage were a problem at that time, modifying their sizes by a very small percentage and then shifting their locations does not create any appreciable change.

I give him credit for tenacity, but fail to see how what he's proposing takes into account the objections which have been raised and discussed so thoroughly prior to this. It just sounds like either he's not listening to you, or he's hoping you won't notice that he didn't alter the plans much.

Though one thing we might alter: Malcolm said in the note of 11/17/21 above, more or less "I have nothing against the developer." It's difficult to maintain that view because, at this point it's difficult not to see these ongoing, essentially non-modified applications as a reflection of either his obliviousness to or outright disrespect for the time, efforts, and opinions—stated clearly and repeatedly—of the Commissioners.

Thank you for reading this and for considering our perspectives,  
Malcolm Walsh, and Kathleen O'Hara  
163 Lindsay Pond Road  
Concord