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Printed on 2022-05-31

Save Concord's Hildreth Corner from Damaging Development

About this petition

**** UPDATE - There is a new June 2, 2022 Historic District Commission hearing at 7pm for this development - please join and voice your opposition! See details in update below*****

Mike Bushnell, owner of Bushnell Construction (<http://www.bushnellconstruction.com/>), a developer, is in negotiations to purchase land and construct a massive structure in Hildreth Corner - a location that holds significant historic, scenic and architectural significance in Concord.

The plans proposed by this developer are clearly and directly in conflict and inconsistent with the both the preservation goals for the Barrett Farm Historic District and the design guidelines stated in the HDC's Historic District Guidelines. If built, this development will have a permanent and detrimental impact on Hildreth Corner and the character and architectural integrity of its historic houses.

We urge the Concord Historic District Commission to deny Bushnell's application to the HDC and set clear limits on what can be built for the following reasons:

1. The size, scale, massing and location of this proposed imposing structure is too large for the oddly shaped incredibly narrow lot. If built, this will have a direct and negative impact on the streetscape and the historic, scenic nature of Hildreth Corner, removing all open space between structures. What will be left is the visual impact of a tall, imposingly large building, densely developed with no open space between buildings. This is inconsistent with the rural agrarian streetscape and preservation goals of the Barrett Farm Historic District. We urge the HDC to utilize its full authority to implement additional square footage, size, setback, height, and dimensional requirements, and deny the inclusion of a garage and outbuildings, in addition to zoning requirements, for whatever may be built here, in order to minimize the impact on Hildreth Corner and protect its historic houses.
2. No garage should be included. The narrow shape and size of the buildable area of the lot does not support an additional structure (attached or unattached) which would visually fill the site and detracts from the historic streetscape.
3. The proposed design of the structure is an outright mimicry of the house and barn at 625 Lowell Road. Having a carbon copy of the historic house next door will diminish the historic and architectural integrity and value of 625 Lowell Road, a house clearly identified by the Concord Historical Commission for its architectural significance in Concord, and will also have a clear and detrimental impact on the history, architecture and landscape of Hildreth Corner.
4. The construction of the structure and creation of the driveway and garage will cause radical alteration to the site and is in conflict with the HDC guidelines. This includes proposed removal of old growth trees and the placement of a garage and driveway altering the essential existing form, integrity and visual interest of the lots, and the landscape of Hildreth Corner and the Barrett Farm Historic District.

We have full faith and trust that the HDC will fully and appropriately apply its guidelines to this proposed development and use its authority to fulfill its charge to preserve and protect the significant

history, architecture and nature of Hildreth Corner, consistent with the preservation goals of the Barrett Farm Historic District. We urge the HDC to deny this developer's application and set clear limits on development for this lot in the manner suggested above.

Through this petition, we also urge Mr. Bushnell and Kim Comeau to reconsider the purchase and development of this lot. The Concord community supports trying to conserve this lot as an open space - to protect this scarce natural resource essential to the historic, rural character of our town and to Hildreth Corner and the Barrett Farm Historic District. We hope Mr. Bushnell can support the Concord community in its goal of preserving this corner for future generations!

Sincerely,

Friends of Hildreth Corner

NOTE - any solicitation from iPetitions for contributions is for their site and is not related to this petition. There is an option to decline contributions.

** Update 5/24/22**

Again - so many thanks to those who spoke in opposition at the February 3, 2022 HDC meeting and wrote letters - your involvement and hard work was instrumental in supporting the HDC to deny the developers application yet again. In our attempts to again secure the lot for conservation, the current owner (Archstone) told us that Mr. Bushnell still wants to try to get something approved by HDC and he's letting him go forward, but will negotiate with us in the event Mr. Bushnell decides to abandon his pursuit of purchasing the lot.

Unfortunately, Bushnell is back again with a new application to be heard at 7pm on June 2nd via Zoom. We are incredibly frustrated and disappointed to report that the developer is proposing yet another plan that clearly does not address the HDC's concerns and the concerns of close to 200 Concord residents.

The developer is again proposing just as large of a structure in building volume as what was denied (multiple times) by the HDC, as well as a two bay garage. For context, Bushnell's plans most recently denied by the HDC in February showed a roughly 46' wide x 87' long x 24' high 3600 sq.ft 4 bedroom house. The newly submitted plans show a slightly bigger 45' wide x 91' long x 26' high 4 bedroom house, which the application notes is 3500 sq.ft. All of his proposed plans that have been denied have been roughly between 3400 - 3800 sq.ft.

We are asking for your continued support in opposing this plan - it is frustratingly obvious that Bushnell is attempting to wear out the community and HDC members and try to push through approval of yet another inappropriate plan!

What you can do!

1. Please email the HDC commissioners in continued opposition to the plans by sending comments echoing the talking points below and above to Heather Carey (hcarey@concordma.gov) and Heather Gill (hgill@concordma.gov) in advance of the meeting.
2. Please attend and speak in opposition at the 7pm Thursday June 2nd zoom meeting. The

overwhelming public support at the meeting last February and November was what pushed the HDC to deny his previous applications and is incredibly valuable.

3. Please let us know if you are willing to host a sign on your front lawn (please send me your address and we'll place one!).

In each of the now seven HDC meetings since August 2021, the HDC has consistently told Mr. Bushnell that due to the narrow lot with its small buildable area and neighboring historic structures, that he needs to dramatically reduce the size and scope of the residence and its total building volume and not include a garage (since a garage has been considered inappropriate in every instance that he's presented) for a plan to be appropriate for this location.

In addition to the countless comments and extensive feedback from the HDC Commission members during these 7 hearings, the HDC memorialized these findings in two denials. In its February 3rd meeting, the HDC denied the developer's application finding that "the size, scale and massing of the proposed structure is not appropriate to the land area and shape of the lot, even with a lot width exception, neighboring structures and surrounding streetscape, that the structure as proposed disrupts the pattern of the historic streetscape, and that the inclusion of a garage is inappropriate, given the configuration of the site and its context." Prior to this, in its November 11th meeting, the HDC similarly denied Mr. Bushnell's application, and found similarly that "the size, scale and massing of the proposed structure is not appropriate to the land area and shape of the lot, even with a lot width exception, neighboring structures and surrounding streetscape, that the structure as proposed disrupts the pattern of the historic streetscape."

By both increasing the building volume of the development and including a two car garage, Mr. Bushnell has again (for the 8th time) not attempted to address the HDC's concerns and the concern of the close to 200 Concord residents.

Below are some additional talking points to consider:

1. Bushnell is not addressing the key components 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 and will disrupt the historic streetscape;
2. Bushnell is further not addressing a key component of the HDC denial by including a garage. Given the size and narrowness of the lot there is no suitable location for a garage and a garage remains not appropriate for the lot (whether in the back or otherwise);
3. Bushnell's new plans will detrimentally affect the row of maple trees that line the property, leading to the demise of those trees that are integral to the nature of the lot and streetscape.
4. to minimize the impact on Hildreth Corner, the size and scope of the proposed development needs to be significantly reduced by approximately 1/2.
5. The HDC should reject this application outright since it is exactly the same size and scope of development compared to the previous denials and doesn't adequately address the denial conditions.
6. Express your frustration: If the HDC approves this application, this will set a concerning precedent that a developer can brazenly disregard the HDC and the community interest by continuing to reapply to the HDC without addressing conditions of previous denials in an attempt to wear the HDC and community down. This developer is playing a game that is wasting the valuable time and resources of the HDC, its Committee members and the

Concord community. How many times does the HDC and the Concord community need to express the same concerns to this developer without him meaningfully addressing the problems?

Thank you again for all of your continued support in protecting Hildreth Corner! Please feel free to reach out to me directly with any questions.

Best,
Friends of Hildreth Corner

** Update 1/23/22 **

I hope that the new year is finding you well and you are staying warm during this cold January!

Thank you to all who wrote letters and showed up to speak at the last December 16th HDC meeting! For those who couldn't make it - the developer presented his new plan. In a bad version of the movie "Groundhog Day" - the plan is the same size and design as the previously denied plan but with the garage now in the back (which will create a sea of pavement along the border of the property for a driveway and is inappropriate). Disappointingly, the HDC did not allow public comment during the meeting because the developer did not yet file a formal application.

Bushnell has now filed a formal application which will be heard on Thursday, February 3rd at 8pm. It contains the same plan that he presented in December - [here](#) are the documents.

We are asking for your continued support in opposing this plan - it is frustratingly obvious that Bushnell is attempting to wear out the community and HDC members and try to push through approval of yet another inappropriate plan!

Please email the HDC commissioners in continued opposition to the plans by sending comments echoing the points below to Heather Carey (hcarey@concordma.gov) and Heather Gill (hgill@concordma.gov) in advance of the meeting. If you already emailed comments for the December meeting (thank you!) please email Heather Carey to ask her to apply your letter to the current application materials.

Please attend and speak in opposition at the 8pm Thursday February 3rd zoom meeting. The overwhelming public support at the meeting last November was what pushed the HDC to deny his previous application and is incredibly valuable!

Below are some talking points to consider:

1) Bushnell is not addressing the key component of the HDC denial and community opposition. By presenting a new structure which is the same size as 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 and will disrupt the historic streetscape;

2) given the size and narrowness of the lot there is no suitable location for a garage and a garage remains not appropriate for the lot (whether in the back or otherwise);

3) the proposed design, a modern, boxy house with a long driveway on the border of the property lines is not keeping with the nature of the architecture and scenery of this historic corner; and

4) to minimize the impact on Hildreth Corner, the size and scope of the proposed development needs to be significantly reduced by approximately 1/2.

5) The HDC should reject it outright since it is exactly the same size and scope of development compared to the previous denial and doesn't adequately address the denial conditions.

Thank you again for all of your continued support in protecting Hildreth Corner! Please feel free to reach out to me directly with any questions.

Best,

Friends of Hildreth Corner

** Update 12/15/21 **

All -

I wanted to provide an update and a request for your continued help and support to protect Hildreth Corner.

Late yesterday we found out that the developer was able to get himself on the HDC's agenda for this Thursday, December 16th meeting with a new plan. While this is not a formal application, he is seeking informal input from the HDC prior to making a new application.

What he is proposing is almost exactly the same size and scope of the previously denied development (~ 50 x 105 ft footprint instead of a 54 x 108 ft footprint; approximately same height), but just with the garage now in the back (which will create a sea of pavement along the border of the property for a driveway, which is inappropriate). He clearly has not heard the message from both the HDC and the Concord community that this size and scope of this house is not appropriate for this lot and for historic and scenic Hildreth Corner. Our goal is to maintain support for the HDC so that Bushnell does not wear out the community and HDC members and try to push through approval of yet another inappropriate plan.

If you have time, please email the HDC commissioners in continued opposition to the plans by sending comments echoing the points below to Heather Carey (hcarey@concordma.gov) and Heather Gill (hgill@concordma.gov) in advance of the meeting.

Also - if you have time, please consider attending the 7pm Thursdayzoom meeting. Here is the to the agenda (with zoom link and link to current documents)

<https://concordma.gov/AgendaCenter/ViewFile/Agenda/12162021-9219>

Thank you again for all of your continued support in protecting Hildreth Corner! Please feel free to reach out to me directly with any questions.

Best,

Friends of Hildreth Corner

**** Update 11/19/21****

Due to your unwavering support to preserve Hildreth Corner and the character of this historic district, the HDC voted unanimously to deny the developer's application at last night's meeting!

It is truly moving to see our amazing Concord community mobilize to stand in unison to oppose this plan that if built would have had a permanent and detrimental impact on Hildreth Corner. Your hard work, determination, time and commitment - signing the petition, placing signs on your lawn, sharing this issue with friends and other concerned residents, writing letters of opposition to the HDC, and taking the time to speak and voice your opinion at the many HDC meetings, made this outcome possible. On behalf of all the neighbors of Hildreth Corner, we thank you from the bottom of our hearts for your commitment and passion in working to preserve the history and scenery of our town - and for clearly demonstrating why this is such an amazing community and place to live.

We hope that Mr. Bushnell decides not to move forward with a new development plan and abandons his deal to purchase the lot. If so, the neighbors of Hildreth Corner will work to try to come to terms with the owner, Archstone Builders, to secure the lot to conserve it permanently as open space for future generations. If we are unsuccessful in this, we will continue to monitor new proposals for development of this parcel to make sure that if it is developed, that it is appropriate and minimizes the effect on this corner and the historic district. In both cases, we will keep you informed with updates.

Again, thank you for your important contributions that made all the difference!

With sincere gratitude,

Friends of Hildreth Corner

**** Update 11/17/21 ****

We believe that the HDC will decide this matter at the HDC meeting this Thursday, November 18th at 7pm and we need your help! With your support, we think we can help provide the HDC the community support to deny the developer's application.

1. Join the 7pm HDC meeting this Thursday, November 18th, by zoom to voice your opposition to the revised plan (similar sized structure as original application - too big for this lot). We have been told it is impactful for the HDC to hear the public comments during the meeting - and if each of you join and speak in opposition, this will make a difference! Some points to raise: 1) the size of the structure developer is proposing is 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 not appropriate; 3) the proposed design, a modern, boxy house with garage in front, is not keeping with the nature of the architecture of this historic corner; and 4) to minimize the impact on Hildreth Corner, the size and scope of the proposed development needs to be significantly reduced by approximately 1/2 to 1/3rd. Here is the zoom link for Thursday:

<https://us02web.zoom.us/j/82938828638?pwd=QWw3TzlyWWNUUmlOTnVBb1hSY3k4dz09>

2. Write an email to the HDC commissioners in opposition to the plans by sending comments echoing the points above to Heather Carey (hcarey@concordma.gov) and Heather Gill (hgill@concordma.gov) in advance of the meeting.

We know that your time is super valuable but we think that with more attendance and more supporters in the community speaking up, the HDC will deny this application!

** Update 10/31/21**

Thanks to the overwhelming support of the Concord community, a majority of the members of the HDC at the October 7th HDC meeting rebuffed the developer's plans, noting that his proposed design was too large, inappropriate and would have a detrimental impact on Hildreth Corner and the character and architectural integrity of its historic houses. Unfortunately, the HDC granted, and the developer accepted, a continuance to the November 4th HDC meeting (this Thursday) where we believe he will present a revised development plan (he has yet to publicly disclose revisions). And so while we have won a minor battle, there is still much work to do to protect this historic corner of Concord.

What you can do!

1. Email both Mike Bushnell (MBushnell@aol.com) and Kim Comeau (kcomeau@barrettsothebysrealty.com) to urge them to reconsider the purchase and development of the lot. Bushnell has not purchased the lot - the purchase is contingent on receiving all building approvals and he can back out of this deal. Urge them both not to develop and to allow the neighbors to continue negotiations with the owner to conserve the lot as open space for the Concord community.
2. Attend the Thursday, November 4th HDC meeting and let your opposition be heard! The meeting will be held at 7pm by zoom at this [link](#). It is the third matter on the [agenda](#), and so will be heard promptly after 7pm.
3. Share the petition with others in the Concord community. The HDC specifically noted the 96 Concord residents who signed the petition and the wide community opposition to the development. This made an impact - the HDC stated they have never had this much community opposition to a project - and so the more we can do to continue building community opposition to the development, we give the HDC the support and tools to protect the history and scenery of Concord and Hildreth Corner.

Signatures

1. Name: Erika Santoro ([REDACTED]) on 2021-10-02 12:42:21
Comments:

2. Name: James Howard - 6 Loring Rd ([REDACTED]) on 2021-10-02 13:16:56
Comments:

3. Name: Richard [] Santoro ([REDACTED]) on 2021-10-02 13:19:10
Comments: Erika and I are in opposition to Bushnell Construction's application and urge the HDC to act to deny his application - Erika and Rich Santoro (625 Lowell Road)

4. Name: Eric Sifferlen ([REDACTED]) on 2021-10-02 13:31:42
Comments: Concord MA resident

5. Name: Maeve McWhinney ([REDACTED]) on 2021-10-02 13:39:42
Comments: 25 Barnes Hill Road, Concord, MA

6. Name: Florence Rosse ([REDACTED]) on 2021-10-02 13:47:48
Comments: This would crowd the corner and detract from the bucolic serenity of the area.

7. Name: maurice Leavitt ([REDACTED]) on 2021-10-02 13:53:53
Comments: Quail run drive concord ma

8. Name: Ray Morel ([REDACTED]) on 2021-10-02 14:22:07
Comments:

9. Name: MARSHALL s LEE ([REDACTED]) on 2021-10-02 15:58:18
Comments: 350 Plainfield Road, Concord, MA

10. Name: Lansing Old ([REDACTED]) on 2021-10-02 17:25:13
Comments: Any development to Hildreth's Corner will destroy the essence of The Barrett Farm District. Concord's entire future rests on preservation. Allowing a buildout of a lamb chop lot in any neighborhood only sets a precedent impossible to recover from. Please allow the neighbors to purchase this property saving our landscape for everyone to enjoy.

11. Name: Matthew Beulac ([REDACTED]) on 2021-10-02 18:04:34
Comments: Concord Resident:
Cambridge Turnpike
Concord, MA

12. Name: Peter Gifford ([REDACTED]) on 2021-10-02 19:01:20
Comments:

-
13. Name: Pierce Browne ([REDACTED]) on 2021-10-02 19:02:29
Comments:
-
14. Name: Adam Simon ([REDACTED]) on 2021-10-02 22:11:19
Comments:
-
15. Name: Amy Simon ([REDACTED]) on 2021-10-02 23:50:57
Comments: Concord MA Resident
-
16. Name: Brian Feloney ([REDACTED]) on 2021-10-03 00:25:44
Comments: 374 Bedford Street
-
17. Name: Ellen Emerson ([REDACTED]) on 2021-10-03 02:36:13
Comments:
-
18. Name: Anna Winter Rasmussen ([REDACTED]) on 2021-10-03 04:22:06
Comments:
-
19. Name: Neil Rasmussen ([REDACTED]) on 2021-10-03 04:22:52
Comments:
-
20. Name: Greg Mobile Vanden-Eykel ([REDACTED]) on 2021-10-03 12:03:07
Comments: Concord, MA resident
-
21. Name: WENDY PAGE ([REDACTED]) on 2021-10-03 12:41:41
Comments:
-
22. Name: Kristen Tyson ([REDACTED]) on 2021-10-03 13:05:45
Comments: If there is an opportunity to keep the land open we should consider alternatives to building on this small lot
-
23. Name: Jennifer Werner ([REDACTED]) on 2021-10-03 13:06:37
Comments:
-
24. Name: Kerri Nash ([REDACTED]) on 2021-10-03 13:11:31
Comments: 99 Riverside Ave
-
25. Name: Tracy DeTora and Steve Wright ([REDACTED]) on 2021-10-03 13:12:05
Comments: 137 Stone Root Lane, Concord
-
26. Name: Sarah Feloney ([REDACTED]) on 2021-10-03 14:09:46

Comments: Concord, MA

27. Name: MaryAlice Mudge ([REDACTED]) on 2021-10-03 14:28:26
Comments:

28. Name: Alexandra Wight ([REDACTED]) on 2021-10-03 14:36:55
Comments: Concord, MA

29. Name: Frank Nash ([REDACTED]) on 2021-10-03 14:41:15
Comments:

30. Name: Erin Orpik ([REDACTED]) on 2021-10-03 14:42:24
Comments: Concord Resident

31. Name: Bruce Kohler ([REDACTED]) on 2021-10-03 14:58:43
Comments:

32. Name: Elizabeth Gibbs ([REDACTED]) on 2021-10-03 15:53:07
Comments: Live in concord MA

33. Name: Robert Gibbs ([REDACTED]) on 2021-10-03 15:53:49
Comments: Live in concord

34. Name: Mara Rus ([REDACTED]) on 2021-10-03 16:26:42
Comments: I strongly support this petition. I live in Concord, MA with my family.

35. Name: Emily Roan ([REDACTED]) on 2021-10-03 18:24:10
Comments:

36. Name: Carol and Ernie Sarason ([REDACTED]) on 2021-10-04 12:03:03
Comments: Being Concord residents we fully support this petition.

37. Name: Nick d'Arbeloff ([REDACTED]) on 2021-10-04 13:14:09
Comments:

38. Name: Daniel Rodriguez Algarin ([REDACTED]) on 2021-10-04 17:16:01
Comments: I oppose the development.

Daniel Rodriguez
187 Plainfield Rd, Concord MA

39. Name: MARTIN LUECK ([REDACTED]) on 2021-10-04 21:43:49

Comments: Concord resident.

40. Name: PAUL VAN DER WANSEM ([REDACTED]) on 2021-10-04 22:20:28
Comments: We are counting on the HDC to preserve the historic Hildreth Corner from development for now and future generations of, not only Concordians, but the many visitors to our beloved town.
597 Lowell road.

41. Name: Elizabeth Needham ([REDACTED]) on 2021-10-04 22:52:25
Comments: Concord resident

42. Name: Andrew Marquis ([REDACTED]) on 2021-10-04 23:06:20
Comments: My wife and I are strong believers in maintaining the historical integrity of Concord. Isn't this one of the biggest reasons we all moved here in the first place. I fully support this petition!

43. Name: Patrick Curran ([REDACTED]) on 2021-10-04 23:32:30
Comments: Concord resident

44. Name: Karen Milkosky Curran ([REDACTED]) on 2021-10-04 23:33:27
Comments: Concord, MA resident

45. Name: kelly ryan ([REDACTED]) on 2021-10-05 01:14:59
Comments:

46. Name: Katherine Taunton-Rigby ([REDACTED]) on 2021-10-05 01:29:17
Comments:

47. Name: David Curran ([REDACTED]) on 2021-10-05 02:13:15
Comments:

48. Name: Patrick McWhinney ([REDACTED]) on 2021-10-05 03:38:06
Comments:

49. Name: Margaret O'Hearn-Curran ([REDACTED]) on 2021-10-05 08:52:56
Comments: As a Concord resident I fully support this petition.

50. Name: Alexandra A Turner ([REDACTED]) on 2021-10-05 11:36:50
Comments:

51. Name: Peter R Blum ([REDACTED]) on 2021-10-05 11:46:21
Comments:

52. Name: Fiona FitzGerald ([REDACTED]) on 2021-10-05 11:47:19
Comments: As a Concord resident in the Barrett's Farm Historic district I strongly oppose this incongruous development.
-
53. Name: Jeffrey Ross ([REDACTED]) on 2021-10-05 11:48:51
Comments: Concord Resident
-
54. Name: John MacEachern ([REDACTED]) on 2021-10-05 12:04:08
Comments: Concord resident
-
55. Name: MELISSA ONEILL ([REDACTED]) on 2021-10-05 12:23:20
Comments: Concord resident
-
56. Name: Brendan Endicott ([REDACTED]) on 2021-10-05 12:33:06
Comments: Concord, MA resident
-
57. Name: Doug Girdwood ([REDACTED]) on 2021-10-05 12:33:32
Comments: Concord Resident.
This should be stopped.
-
58. Name: Sarah MacEachern ([REDACTED]) on 2021-10-05 12:56:42
Comments:
-
59. Name: Jennifer Bridgman ([REDACTED]) on 2021-10-05 13:03:36
Comments:
-
60. Name: Scott Bridgman ([REDACTED]) on 2021-10-05 13:04:06
Comments:
-
61. Name: Susan MacDonald ([REDACTED]) on 2021-10-05 13:58:12
Comments: Concord Citizen.
-
62. Name: Kevin Jones ([REDACTED]) on 2021-10-05 14:26:18
Comments:
-
63. Name: Wilhelmina van der Wansem ([REDACTED]) on 2021-10-05 15:26:08
Comments: Any kind of construction, wedged in this very awkward lot, would be detrimental to the historical value of this corner.
Considering the offered purchase price the builder would have to build a substantial house to make a profit.
I urge you to not approve any development.
I appreciate your thoughtful consideration and look forward to the HDC viewing the lot in question.
Best wishes, Wilhelmina van der Wansem, 597 Lowell road

-
64. Name: William Page ([REDACTED]) on 2021-10-05 18:02:34
Comments: Please preserve Hildreth Corner and uphold the charter of the HDC.
-
65. Name: Amanda von Weise ([REDACTED]) on 2021-10-05 18:54:21
Comments: 839 Lowell Road
-
66. Name: Nina Nielsen ([REDACTED]) on 2021-10-05 18:55:19
Comments:
-
67. Name: John Baker ([REDACTED]) on 2021-10-05 18:58:09
Comments:
-
68. Name: Lissa Winstanley ([REDACTED]) on 2021-10-05 19:44:10
Comments:
-
69. Name: Susan Ryan ([REDACTED]) on 2021-10-05 20:03:10
Comments:
-
70. Name: Beau Ryan ([REDACTED]) on 2021-10-05 20:17:57
Comments: It's time that Concord as a town stepped up to prohibit the "mansions" that is becoming all too prevalent in our town and many others. It's unnecessary and really has nothing to do with anything except money.
-
71. Name: Marianne Zasa ([REDACTED]) on 2021-10-05 20:43:19
Comments: I am a Concord resident. This proposed house is out of character with the neighborhood and certainly does not belong on such a narrow lot.
-
72. Name: Ellie Bemis ([REDACTED]) on 2021-10-05 21:31:50
Comments: Any construction squeezed onto this very narrow lot will undermine the beauty and value of this historic corner. I trust the HDC will fulfill its charter of historic preservation and so NO to this detrimental development.
-
73. Name: DARIANE HUNT ([REDACTED]) on 2021-10-05 22:13:34
Comments: Concord resident who does not want to see this type of development on Hildreth and Lowell Rd. Not in keeping with other residences.
-
74. Name: Amy Noordzij ([REDACTED]) on 2021-10-05 23:22:52
Comments: Farmer's' Cliff rd
-
75. Name: Julia Farwell-Clay ([REDACTED]) on 2021-10-05 23:49:30
Comments: Concord resident hoping the HDC will preserve the historically sympathetic streetscape at this intersection, further development is purely profit driven and grossly

inappropriate.

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76. Name: Karen Bates ([REDACTED]) on 2021-10-06 00:16:18
Comments:
-
77. Name: Scott Bates ([REDACTED]) on 2021-10-06 00:17:25
Comments:
-
78. Name: Jason Myler ([REDACTED]) on 2021-10-06 00:35:31
Comments:
-
79. Name: John Beveridge ([REDACTED]) on 2021-10-06 00:40:33
Comments: 776 Lowell Rd
-
80. Name: Nancy Traversy ([REDACTED]) on 2021-10-06 00:42:04
Comments:
-
81. Name: Dinah Buechner-Vischer ([REDACTED]) on 2021-10-06 01:05:21
Comments:
-
82. Name: Bernadette Feeney ([REDACTED]) on 2021-10-06 03:30:17
Comments:
-
83. Name: Alys Scott ([REDACTED]) on 2021-10-06 12:15:40
Comments:
-
84. Name: John Igoe ([REDACTED]) on 2021-10-06 13:39:40
Comments:
-
85. Name: Ruthanne Igoe ([REDACTED]) on 2021-10-06 13:43:22
Comments:
-
86. Name: William Gregory ([REDACTED]) on 2021-10-06 14:05:21
Comments: With deep concern & determination I plan to be at every HDC meeting to make certain that this property be managed in the most sensitive and contextual manner - from the scale of the windows to the height of the roof. After spending some time on the HDC board I have high confidence that there will be hawk eyes on this case from start to finish both from the passionate community that drives by everyday and the deep expertise of the HDC. This developer would do well by studying Concord HDC past cases unless resources are endless.
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87. Name: Sacha B Gregory ([REDACTED]) on 2021-10-06 14:10:24
Comments:

-
88. Name: Jeff Hunt ([REDACTED]) on 2021-10-06 15:05:12
Comments: Farmers Cliff Rd.
-
89. Name: Brooks Read ([REDACTED]) on 2021-10-06 17:01:16
Comments: Hildreth's Corner is a very important historical area. Minutemen from the northern part of Concord (now Carlisle) joined up with Acton Minutemen at Hildreth's Corner before heading on to the Old North Bridge:
<https://www.carlislemosquito.org/index.php/search/?id=34776>
-
90. Name: Pamela and Louis Licht ([REDACTED]) on 2021-10-06 17:13:39
Comments:
-
91. Name: Malcolm Walsh ([REDACTED]) on 2021-10-06 21:44:54
Comments: Concord resident. Please keep this historic corner looking like a historic corner.
-
92. Name: Danielle McKenna ([REDACTED]) on 2021-10-07 11:24:58
Comments: 30 Stone Root Lane, Concord
-
93. Name: Jeff Elton ([REDACTED]) on 2021-10-07 13:25:49
Comments: This is one of the more significant crossroads in Concord, a deep history in the Line of March and Country's Foundation where the qualities and characteristics needed to be treasured and preserved.
-
94. Name: Elizabeth Krauss ([REDACTED]) on 2021-10-07 21:25:32
Comments:
-
95. Name: Joseph Stein ([REDACTED]) on 2021-10-13 03:42:35
Comments: Concord must keep this important historical area untouched and the HDC must take a firm stand. We lose a little bit of Concord every year as developers continue to strip mine and exploit our town for profit.
-
96. Name: Françoise Van der Wansem ([REDACTED]) on 2021-10-15 05:11:21
Comments:
-
97. Name: anna piccione ([REDACTED]) on 2021-10-31 17:51:26
Comments:
-
98. Name: William Martin-Gleason ([REDACTED]) on 2021-10-31 17:53:38
Comments:
-
99. Name: David Seibel ([REDACTED]) on 2021-10-31 18:04:53

Comments:

-
100. Name: Amy Casher ([REDACTED]) on 2021-10-31 18:06:42
Comments:
-
101. Name: Scott Wood ([REDACTED]) on 2021-10-31 19:38:46
Comments: I am a resident of Concord.
-
102. Name: Susan Mutter ([REDACTED]) on 2021-10-31 20:32:39
Comments:
-
103. Name: Bonnie Polakoff ([REDACTED]) on 2021-10-31 20:49:39
Comments:
-
104. Name: Patricia Brigiotta ([REDACTED]) on 2021-10-31 21:15:41
Comments: I am a concord resident and I disapprove of this development
-
105. Name: Dean Lima ([REDACTED]) on 2021-10-31 23:52:46
Comments: Concord resident
-
106. Name: liz rambauske ([REDACTED]) on 2021-11-01 00:06:42
Comments:
-
107. Name: Edie Lipinski ([REDACTED]) on 2021-11-01 00:09:18
Comments: One of the most historic intersections in Concord. I pass it every day and marvel at the time honored simplicity of the gracious homes on each corner. Please do not allow an oversized structure to dominate this lovely spot.
-
108. Name: Irene Mitsuhashi ([REDACTED]) on 2021-11-01 01:22:08
Comments: Concord resident
-
109. Name: Ray Considine ([REDACTED]) on 2021-11-01 02:31:43
Comments:
-
110. Name: Diane Durand ([REDACTED]) on 2021-11-01 03:45:10
Comments: This is absurd. Mike Bushnell is not working in the best interests of anyone, let alone our Concord community. He should be the last person to break historic ground..
-
111. Name: Jodi Loughlin ([REDACTED]) on 2021-11-01 11:09:12
Comments:
-
112. Name: David Garrod ([REDACTED]) on 2021-11-01 11:53:59

Comments: Not appropriate for the area.

-
113. Name: Jaime Webster ([REDACTED]) on 2021-11-01 11:59:53
Comments: 27 year Concord resident - stop further development of historic Concord.
-
114. Name: Sara Laschever ([REDACTED]) on 2021-11-01 12:13:35
Comments:
-
115. Name: Kathy Cuocolo ([REDACTED]) on 2021-11-01 12:31:02
Comments:
-
116. Name: Dawn Guarriello ([REDACTED]) on 2021-11-01 12:56:06
Comments:
-
117. Name: Nancy Kerr ([REDACTED]) on 2021-11-01 13:56:29
Comments:
-
118. Name: Brian Murphy ([REDACTED]) on 2021-11-01 14:18:02
Comments:
-
119. Name: Skirmante virball ([REDACTED]) on 2021-11-01 14:50:21
Comments: We want to preserve historic area
-
120. Name: Lauren Kopcsó ([REDACTED]) on 2021-11-01 15:20:57
Comments: I am a Concord resident.
-
121. Name: Melanie Vogel ([REDACTED]) on 2021-11-01 16:35:01
Comments: If this goes through then NONE of the zoning rules should apply to us either. I guess you have to be a big entity in town to avoid the rules. Middlesex schools encroachment on Estebrook woods is another example.
-
122. Name: Joyce Isen ([REDACTED]) on 2021-11-01 19:18:12
Comments: Concord resident
-
123. Name: Christine Diaz ([REDACTED]) on 2021-11-01 21:36:14
Comments: Concord resident
-
124. Name: Karen Young ([REDACTED]) on 2021-11-01 22:40:17
Comments: I fully support this petition. I am a West Concord resident and keenly aware of the mansionization that is occurring routinely every time a modest size home is sold here. My hope is that the efforts to stop construction at this location will carry over to other similar situations throughout the town.
-

125. Name: John Nickols ([REDACTED]) on 2021-11-01 22:54:30
Comments:
-
126. Name: Elizabeth Sterling ([REDACTED]) on 2021-11-01 23:13:16
Comments:
-
127. Name: Heather Fredette ([REDACTED]) on 2021-11-01 23:39:39
Comments:
-
128. Name: Heidi Judge ([REDACTED]) on 2021-11-02 00:26:02
Comments:
-
129. Name: Brian F Reynolds ([REDACTED]) on 2021-11-03 02:27:58
Comments: Building should be of size and scope to respect the historical significance of the area and the community.
-
130. Name: Ed fanning ([REDACTED]) on 2021-11-03 15:52:04
Comments: I not only hope that the HDC can exercise every possible option to arrest this development or that the neighbors or our town can secure the lot through financial means, but I would propose our town be first in establishing the Department of Architectural Police to insure no more architectural embarrassments like those perpetrated by boynton builders or hills brothers are erected our town.
-
131. Name: Leslie Piccione ([REDACTED]) on 2021-11-04 02:15:07
Comments: I am a lifetime Concord resident.
-
132. Name: Nancy Knapp Piccione ([REDACTED]) on 2021-11-04 02:18:41
Comments:
-
133. Name: James Tull ([REDACTED]) on 2021-11-05 17:31:20
Comments:
-
134. Name: Brooke Whiting Cash ([REDACTED]) on 2021-11-16 21:12:58
Comments: This lot was created under an ANR (Approval Not Required) process several years ago by dividing the original lot into 4 separate lots that technically met the Zoning Code. This lot was clearly created to squeeze in the 4th lot where frontage did not allow for it by the natural delineation of the property. The house location is quite constrained by the lot shape at this point, but it is within the purview of the HDC to regulate the scale, massing, and all stylistic elements of the structure visible from Lowell Rd or Barretts Mill. Please add me to all group mailings about this topic.
-
135. Name: Brennan Lerner ([REDACTED]) on 2021-11-16 22:40:21
Comments:
-

136. Name: Hugh P McCrory ([REDACTED]) on 2021-11-17 12:34:32
Comments: Please do not proceed with the destruction of this open space.
-
137. Name: Matt Werner ([REDACTED]) on 2021-11-17 13:57:25
Comments:
-
138. Name: Kristen Tahirak ([REDACTED]) on 2021-11-17 13:58:10
Comments: Concord resident
-
139. Name: Kevin Bitterman ([REDACTED]) on 2021-11-17 14:03:57
Comments:
-
140. Name: Sue Streeter ([REDACTED]) on 2021-11-17 14:11:25
Comments:
-
141. Name: Terry Gregory ([REDACTED]) on 2021-11-17 15:47:24
Comments: This proposal is far too out of scale for the site. I have deep concern about context and precedent and ask that this proposal be rigorously scrutinized in order to maintain an appropriate integrity to this very historic district - a major gateway to the town of Concord.
-
142. Name: Nate Fleming ([REDACTED]) on 2021-11-17 16:27:47
Comments:
-
143. Name: Veronica Orpik ([REDACTED]) on 2021-11-17 16:43:44
Comments:
-
144. Name: Ted Gillick ([REDACTED]) on 2021-11-17 16:50:23
Comments: Farmers Cliff Rd
-
145. Name: Ross Perry ([REDACTED]) on 2021-11-17 19:15:44
Comments: Just read the comments on the Concord.gov site about the project. As a result, I would like to voice my objection Bushnell's current proposal.
-
146. Name: amy obrien ([REDACTED]) on 2021-11-17 21:14:35
Comments:
-
147. Name: Kelly Reuell ([REDACTED]) on 2021-11-17 23:07:45
Comments: Concord, MA resident
-
148. Name: Kate Grandbois ([REDACTED]) on 2021-11-18 00:33:35
Comments:
-

149. Name: Tyler Dewing ([REDACTED]) on 2021-11-18 01:06:32
Comments:
-
150. Name: Dayle James ([REDACTED]) on 2021-11-18 12:59:18
Comments: No!
-
151. Name: Peter Bain ([REDACTED]) on 2021-11-18 14:48:00
Comments: I pass through this corner twice a day, everyday, and it brings me joy every time. Shoehorning a large modern house into this lovely spot would diminish it permanently. Do not allow a developer's quest for a one-time monetary windfall to erode the character of your town. Look to the mansionization of Lexington, where I live, for a cautionary example.
-
152. Name: Carly Fleming ([REDACTED]) on 2021-11-18 16:04:18
Comments:
-
153. Name: Robert Bratzler ([REDACTED]) on 2021-11-18 18:11:06
Comments:
-
154. Name: Karen Curran ([REDACTED]) on 2021-11-18 20:51:18
Comments:
-
155. Name: Patrick Curran ([REDACTED]) on 2021-11-18 20:52:09
Comments:
-
156. Name: Robert Galusza ([REDACTED]) on 2021-11-18 22:05:26
Comments:
-
157. Name: Eleanor K Galusza ([REDACTED]) on 2021-11-18 22:05:43
Comments:
-
158. Name: Christine Coffin ([REDACTED]) on 2021-11-19 00:08:22
Comments:
-
159. Name: Nate Kemp ([REDACTED]) on 2021-11-19 00:39:12
Comments:
-
160. Name: Elizabeth C Roosa ([REDACTED]) on 2021-11-19 01:19:02
Comments:
-
161. Name: Amanda Hillery ([REDACTED]) on 2021-11-19 02:31:13
Comments: I have not seen the plans but I agree that it is a rather narrow lot and the house would need to be very small so as to not over shadow and forever change the

character of this historic corner.

-
162. Name: Geoff McCarthy ([REDACTED]) on 2021-11-19 03:57:04
Comments:
-
163. Name: Frank Linn ([REDACTED]) on 2021-11-21 14:12:36
Comments:
-
164. Name: Gesiel Oliveira ([REDACTED]) on 2021-11-23 18:27:00
Comments: Beautifull and historic location, should be preserved as it is for future generations!!
-
165. Name: Lorell ambrose ([REDACTED]) on 2021-12-17 04:00:43
Comments:
-
166. Name: Kelly Crozier ([REDACTED]) on 2021-12-26 00:05:15
Comments:
-
167. Name: Ed Tiedemann ([REDACTED]) on 2022-01-24 01:52:13
Comments: Concord is losing too much of the space to inbuilding in sections outside of Concord center and West Concord. This space is what makes Concord a nice place to live and allows wildlife to coexist with people. This one is particularly problematic due to the very narrow lot. It just doesn't fit the character of Hildreth Corner.
-
168. Name: Lisa Lynch ([REDACTED]) on 2022-01-24 14:39:33
Comments: 676 Lowell Rd
-
169. Name: Mary Fenoglio ([REDACTED]) on 2022-01-26 05:41:51
Comments:
-
170. Name: Warren Covert ([REDACTED]) on 2022-01-26 05:44:00
Comments:
-
171. Name: Pattie Turrettini ([REDACTED]) on 2022-01-26 14:40:55
Comments:
-
172. Name: Mark Carbeau ([REDACTED]) on 2022-01-26 14:42:16
Comments:
-
173. Name: Amanda Peppercorn ([REDACTED]) on 2022-01-26 15:38:55
Comments:
-

-
174. Name: Abby Marsh ([REDACTED]) on 2022-01-26 16:47:40
Comments:
-
175. Name: Karen Graziani ([REDACTED]) on 2022-01-26 23:55:08
Comments:
-
176. Name: Kurt Meehan ([REDACTED]) on 2022-01-27 17:32:41
Comments: Lowell road resident
-
177. Name: Carla Marsh ([REDACTED]) on 2022-01-28 00:28:20
Comments: Our town does not need to become another Wellesley where houses are built one in top of another. Don't desecrate our town.
-
178. Name: Peg Schafer ([REDACTED]) on 2022-01-29 01:22:17
Comments:
-
179. Name: Richard Fahlander ([REDACTED]) on 2022-01-29 13:40:31
Comments:
-
180. Name: William Rodday ([REDACTED]) on 2022-02-04 14:05:06
Comments: Ideally, no new buildings will be allowed on this lot. Leaving it open would keep the "feeling" of Concord as well as providing a decompression zone for those heading home and preserve the historic nature of this corner.
-
181. Name: Emily ([REDACTED]) on 2022-02-07 00:21:45
Comments:
-
182. Name: Paula Bentinck-Smith ([REDACTED]) on 2022-05-03 19:04:37
Comments:
-
183. Name: Peter Bentinck-Smith ([REDACTED]) on 2022-05-03 20:20:48
Comments:
-
184. Name: Lucia Fenney ([REDACTED]) on 2022-05-26 21:17:29
Comments:
-
185. Name: Alexandra Reid ([REDACTED]) on 2022-05-26 21:19:13
Comments:
-
186. Name: Jenny Rankin ([REDACTED]) on 2022-05-26 21:44:28
Comments:
-

187. Name: Negar Taradji ([REDACTED]) on 2022-05-26 21:49:32
Comments:
-
188. Name: James I nager ([REDACTED]) on 2022-05-26 21:50:12
Comments:
-
189. Name: Julie Davidson ([REDACTED]) on 2022-05-26 21:50:19
Comments: Please listen to your citizenry. Our voices and the character of our town are more important than the self-interest of developers.
-
190. Name: Stephen DeVincent ([REDACTED]) on 2022-05-26 21:51:51
Comments:
-
191. Name: Richard Kalustian ([REDACTED]) on 2022-05-26 21:53:43
Comments:
-
192. Name: Art Pennino ([REDACTED]) on 2022-05-26 22:00:57
Comments:
-
193. Name: Susan Ambrose ([REDACTED]) on 2022-05-26 22:07:46
Comments: Please do not let a developer ruin Hildreth Corner!
-
194. Name: susan j evans ([REDACTED]) on 2022-05-26 22:14:55
Comments:
-
195. Name: Maria Barker ([REDACTED]) on 2022-05-26 22:16:14
Comments:
-
196. Name: Judith Segal ([REDACTED]) on 2022-05-26 22:25:26
Comments:
-
197. Name: Cristine Van Dyke ([REDACTED]) on 2022-05-26 22:26:36
Comments:
-
198. Name: Sara Brydges ([REDACTED]) on 2022-05-26 22:30:25
Comments:
-
199. Name: Claire Carrazco ([REDACTED]) on 2022-05-26 22:32:02
Comments:
-
200. Name: Eva Ferguson ([REDACTED]) on 2022-05-26 22:33:10
Comments:

-
201. Name: Diana Renn ([REDACTED]) on 2022-05-26 22:39:45
Comments: The ecological impact of overdevelopment, and the loss of open space with this particular project, is of great concern to me.
-
202. Name: Elizabeth Cownie ([REDACTED]) on 2022-05-26 22:41:24
Comments:
-
203. Name: Fawn Hardison ([REDACTED]) on 2022-05-26 23:10:54
Comments:
-
204. Name: Laura Seckel ([REDACTED]) on 2022-05-26 23:48:36
Comments:
-
205. Name: Richard and Jenny Cross ([REDACTED]) on 2022-05-26 23:49:39
Comments:
-
206. Name: Charles Davidson ([REDACTED]) on 2022-05-26 23:49:42
Comments:
-
207. Name: Matt Hendrick ([REDACTED]) on 2022-05-27 01:00:58
Comments:
-
208. Name: Richard Keleher ([REDACTED]) on 2022-05-27 01:50:18
Comments:
-
209. Name: Mary Hult ([REDACTED]) on 2022-05-27 02:02:23
Comments:
-
210. Name: Mary Ann Muscato ([REDACTED]) on 2022-05-27 02:15:44
Comments: Big houses started, next in time they will be removed and large condos will be build.
-
211. Name: Allison Larew ([REDACTED]) on 2022-05-27 02:53:41
Comments:
-
212. Name: Diane Jaques ([REDACTED]) on 2022-05-27 02:58:32
Comments:
-
213. Name: Amy Happ ([REDACTED]) on 2022-05-27 03:33:17
Comments:
-

214. Name: Ann Sharpe ([REDACTED]) on 2022-05-27 04:43:23
Comments:
-
215. Name: William Andrewes ([REDACTED]) on 2022-05-27 10:53:35
Comments:
-
216. Name: Michael Glennon ([REDACTED]) on 2022-05-27 10:59:33
Comments:
-
217. Name: Tracy Bowe ([REDACTED]) on 2022-05-27 11:36:23
Comments:
-
218. Name: Susan Harris ([REDACTED]) on 2022-05-27 12:01:26
Comments: Please deny this developer's plans. Protect Concord's historical land from his repeated attempts to ignore the guidelines for historical preservation.
-
219. Name: Judy Perkins ([REDACTED]) on 2022-05-27 12:31:39
Comments: We must uphold the integrity of Hildreth Historic District and deny this aggressive proposal as often as it takes.
-
220. Name: Nancy Koehn ([REDACTED]) on 2022-05-27 13:02:16
Comments:
-
221. Name: Chris Harris ([REDACTED]) on 2022-05-27 13:45:28
Comments:
-
222. Name: Tricia Haut ([REDACTED]) on 2022-05-27 13:50:29
Comments:
-
223. Name: Jennifer P Carter ([REDACTED]) on 2022-05-27 14:34:36
Comments: No more oversized structures in Concord. We need a range of housing stock for all incomes, not just the wealthiest.
-
224. Name: Suzanne ([REDACTED]) on 2022-05-27 20:04:46
Comments:
-
225. Name: Tisha Charman ([REDACTED]) on 2022-05-27 20:46:07
Comments:
-
226. Name: Lawrence Blundell ([REDACTED]) on 2022-05-27 21:03:28
Comments: Once again developers have little interest the town's charater.
-

227. Name: Tom Rarich ([REDACTED]) on 2022-05-27 22:17:04
Comments:
-
228. Name: Asch Harwood ([REDACTED]) on 2022-05-28 14:07:54
Comments:
-
229. Name: Robert Ambrose ([REDACTED]) on 2022-05-28 15:11:57
Comments: Deny building permit!!!
-
230. Name: Izzy Pepper ([REDACTED]) on 2022-05-28 15:12:11
Comments:
-
231. Name: Aya Institute ([REDACTED]) on 2022-05-28 21:28:59
Comments:
-
232. Name: Terence Yeo ([REDACTED]) on 2022-05-29 12:19:26
Comments: Any development needs to be in keeping with the local character and aesthetics.
-
233. Name: Dave Yoken ([REDACTED]) on 2022-05-29 18:39:23
Comments:
-
234. Name: Bob Krygowski ([REDACTED]) on 2022-05-29 20:50:57
Comments:
-
235. Name: Kara Kerwin ([REDACTED]) on 2022-05-29 21:25:32
Comments:
-
236. Name: Nancy Ryan ([REDACTED]) on 2022-05-29 22:16:53
Comments:
-
237. Name: Jon TR ([REDACTED]) on 2022-05-29 23:40:06
Comments: Save Hildreth Corner
-
238. Name: Ellen Quackenbush ([REDACTED]) on 2022-05-30 13:43:04
Comments: Developers must be sensitive to the sight and its historical context. We should not let developers define the size of a project and minimum profitability. Concord planning staff and committee members are hardworking and we are lucky to have them. However, I believe these groups should priority the integrity of our neighborhoods and not the ability of developers to make a profit or increase the town's tax base.
-
239. Name: Penny Rodday ([REDACTED]) on 2022-05-30 14:25:06
Comments: We totally support this petition. The proposed development of this lot is not in

keeping with the area.
