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To: Heather Carey <hcarey@concordma.gov>; Heather Gill <hgill@concordma.gov>

Subject: Hildreth Corner

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Dear HDC Members,

I am a Concord resident, a homeowner, and I am in opposition to the repeated attempts by Mr. Bushnell to build structures not in scale to the historic neighborhood of Hildreth Corner and that have been previously rejected by the HDC. As you know, 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.

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.

In addition, Mr. 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. 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). His 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. 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. 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.

Best regards,

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