

From: william gregory <wmgregory@me.com>

Sent: Tuesday, June 14, 2022 6:33 PM

To: Heather Carey <hcarey@concordma.gov>; Marcia Rasmussen <mrasmussen@concordma.gov>

Subject: Hildreth Corner & 615 Lowell Road - Third or Fourth Application....?

Dear valued HDC Commissioners,

Looking for your help and attention regarding the additional application for 615 Lowell Road, as I'm having a rather difficult time understanding why the current design has come forth again - given all of the valuable time and feed back you have provided in the past year? Your efforts that have been patiently and thoroughly offered towards one of the most important slices of Historic Concord is now at a pinnacle moment in our history.

Quick review:

2021 First application - 3,420 sq. ft.:

Height, Sq. Footage/ **Massing** and location concerns defined by HDC. After careful consideration, site visits [2] and review application was denied due to Height, Massing and Sq. Footage. This was much debated by the commission, where all concerns were well defined, established and communicated to the applicant.

2022 Second application - 3,600 sq. ft.:

Height, Sq. Footage/ **Massing** concerns. Cut and paste; After careful consideration, site visits and review application was denied due to **Height, Massing** and Sq. Footage. This was much debated by the commission, where all concerns were well defined, established and communicated to the applicant.

June 2022 Third application - "approximately 3,500 sq. ft":

With all due respect to HDC commission members, Concord citizens and staff, would you please ask the applicant to review all previous plans and elevations and height / Sq. Footage data in sequence with you before or after this third application is reviewed? That would include your deep concerns for the massing of these plans.

Regarding the current planned proposal:

I suspect that the criteria established and defined by the HDC for this application given **Height**, distance from Lowell Road [site plan], **Massing** and Square Footage compared to the current design and site data *has not changed* - it has only been reworked into an additional rendition. These fundamentally defined criteria that have been so clearly and painstakingly communicated by both the citizens of the town of Concord and the Concord Historic District Commission in the past need not be altered by the factual behavior that the applicant is looking to simply erode HDC integrity and the important historic texture of this site - one of the key gateway intersections to Historic Town of Concord.

*Once again this is an incredibly important lesson to all of us and sets an **important precedence**.*

I'm grateful to this applicant and all of the time HDC has committed with their thorough process to teach and inform our greater community and generations to come. The decision of the HDC will show everyone of us that paying close attention with deep consideration towards our constantly challenged historic and cultural values is worth it. This corner of Concord is hugely important to the

history of our town, it should be preserved in it's own right and not bargained or eroded away with a fitful applicant looking to benefit at the cost of the beautiful, historic DNA of Concord.

The people of Concord concerned with 615 Lowell Road are not against anyone building on this site - they only ask that every applicant is held to a standard that has been clearly defined with much help and guidance from the HDC regarding the **Context** of each individual site in each of our beautiful and varied historic districts.

Your decisions regarding this application up to this point have been lucid, concise, and clearly communicated. This applicant is genuinely not paying attention to what guidance and assistance you have provided.

Someone once said that you can lead a horse to water but you can't make it drink. *It's not the task of the HDC to teach a horse how to drink water or the values of hydration.*

Our decisions are set in history, please know that your decision sets a very important **Precedent** for all of our futures and the built and permanant future of the bucolic quality of Hildreth corner - key gateway to Historic Town of Concord.

Thank you again for your all of you insights, considerations and best efforts. The people of Concord are grateful for all of your hard work and considerations.

Kind regards,

William Gregory - Past HDC Chairman

T. WILLIAM GREGORY

OFFICE

617 803 1875
WWW.WMGREGORY.COM