

October 11, 2022

Dear members of the Concord Planning and Zoning boards,

Thank you for reviewing this application. We are applying to have an apartment that was constructed in 2021-22 permitted as a legal accessory dwelling unit.

The single-family Cape Cod style house, built in the 1950's, is situated on 4.37 acres at 399 Lowell Road. An attached addition completed this year includes a mudroom and two-car garage. Adjacent to and above the garage is an apartment on the first and second floors, with two ground floor entrances and a stair landing entrance all separate from the main house. The structure was approved by the Concord HDC, the health department to add an additional bedroom on the existing septic, and the NRC.

The apartment has living or office-at-home space on the ground floor and living space on the second floor. Please see the attached diagram and site plans for the frontage (150 ft), parking (5 spaces plus two in front of the garage doors) and acreage. The square footage (989) calculations are noted on pages A1 and A2 of the floor plans.

We felt that the existing three-bedroom cape was not the highest and best use for a four-acre site backing up to the Assabet River. Rather than tearing down the small cape and creating the typical large new single-family home, we felt that adding an ADU to the existing house was a more sustainable solution that also meets Concord's need for moderately priced, modest housing. It also makes sense for our aging population.

Several architecture clients have asked for designs to accommodate a desire to age in place. I have seen the need for a caretaker or younger family member to live onsite in an apartment while a senior homeowner has the convenience of single floor living. Our existing home was already set up with a first-floor master bedroom and bath, so a new apartment made sense for that kind of future use. In the meantime, there is an economic opportunity to rent the space to a tenant who needs a small home. The plan also provides flexibility for resale to a younger family.

Respectfully submitted,



Julia Miner AIA