

383 Lowell Rd.
Concord, MA 01742

December 5, 2022

Dear Concord Zoning Board members,

We are writing regarding the application to the Zoning Board to permit the structure at 399 Lowell Road to become an Accessory Dwelling Unit. We request that this exception to the zoning laws not be granted. Our abutting property at 383 Lowell Road is directly and negatively impacted by the structure itself and would be further negatively impacted by allowing the unit to be a rental property.

When we purchased our home in 2002, there were no structures visible from the back of our house or our back yard. The house and garage at 399 Lowell were positioned out of our line of sight and the trees on their lot shielded the view of houses on the other side of them.



View of structure at 399 from inside 383 Lowell

When the garage collapsed, the structure they replaced it with, as shown in the drawings for this application, was moved to along the border of our property (separated only by their driveway) and was increased in height to a two-story building that has windows that look directly onto our backyard and across into our house. The building includes a patio directly on the other side of our fence. They also cleared trees in their backyard so that the houses that abut on the other side of them are now clearly visible from our house and yard.

We have invested thousands of dollars in trees to try to hide the structure but it is still very visible, particularly at night when lights are on. The lights shine directly into our bedrooms (see picture below) which is impossible to block during the summer months with windows open. The Miner/Caldwell's have been very considerate in turning off the outside lights when we request it but there have been nights when lights shine into our bedrooms all night.



Night view from inside 383 Lowell

The modifications to 399 Lowell Road have directly impacted both our day-to-day enjoyment of our property and its value. Our house and their new building are now the two closest structures on our stretch of Lowell Road. We have lost the privacy of our backyard. We have no control whether lights will be on and we fear that the situation will be worse with a tenant living in the space.

This appeal for an exception to the zoning rules is being positioned as aligned with the evolution of housing in Concord for promoting diversity and allowing aging in place. Those are worthy goals but in our view the exception being requested is more directly about the financial and lifestyle benefit of one Concord resident over another. The project at 399 Lowell Road has changed the characteristics of our property that we valued the most. We can not trust that a renter in this space will not further diminish our property enjoyment and value through less considerate use of the lighting on this structure and additional vehicle and living noise. We also think that just the knowledge that our house borders so closely on a rental unit will reduce its market value.

Thank you for consideration of our request that this dwelling not be permitted as an Accessory Dwelling Unit.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nancy S".

Nancy and Tony Confrey
383 Lowell Rd., Concord



View of light from inside the bedroom of 383 Lowell