

**From:** Mark Rus

**Sent:** Tuesday, January 24, 2023 2:43 PM

**To:** Ann Clifford <[aclifford@concordma.gov](mailto:aclifford@concordma.gov)>; Hayleigh Walker <[hwalker@concordma.gov](mailto:hwalker@concordma.gov)>

**Subject:** Fwd: In Continued and Strengthened Support of Public Commentary Against Proposed Development of 615 Lowell

■ Hello Anne and Hayleigh - I hope you are both well.

My wife Mara and I (20 Authors Road, Concord), are reaching out again to express our continued opposition to the plans for 615 Lowell Road, in advance of this week's HDC Meeting.

From what we can discern and understand in the latest proposal, the developer again proposes a structure that is as large in terms of building volume as what was denied multiple times by the HDC. The new January plan is approx. 3900 SF Living Space (without in our view inclusion of unfinished spaces such as garage/attics, etc)...and previous proposals ranging from 3400-3900 SQ FT were already denied by the HDC.

Despite clear feedback over multiple HDC meetings, Bushnell does not seem to be addressing the key components of the HDC denial and community opposition.

By presenting a new structure (which is roughly the same size or larger than the previously denied plans) the size, scale and massing of this new structure is still too large for this narrow lot, taking up the entirety of the width and buildable area. In our view, there will be a clear, permanent, detrimental impact on the history, character and scenery of this unique corner and its architecturally significant homes, and will disrupt the historic streetscapes and viewsheds (both from Lowell Road and from the Hildreth Corner intersection), if a structure of the size he is proposing will be allowed to be built.

We support continued opportunities to develop land appropriately - however, to minimize the impact on Hildreth Corner, the size and scope of the proposed development needs to be significantly reduced by approximately 50%.

Moreover, from a process perspective, it is our understanding that the HDC has evaluated all of Mr. Bushnell's submissions fairly and consistently with its guidelines - over eight (!) meetings and two site visits - working tirelessly to educate and inform Mr. Bushnell that given the narrowness of the lot, its proximity to neighboring historic structures and the historic and scenic importance of Hildreth Corner, a house of this size and scope, and a garage, is inappropriate for this lot and area. The HDC has repeatedly encouraged Mr. Bushnell to submit an application that is smaller and without a garage. This has not happened.

We appreciate all the work, time, and effort the HDC, and Town of Concord team, has put into supporting the Concord community. Can't be an easy role to have. It's important that the HDC's determinations, especially when repeatedly upheld on multiple occasions, be respected.

Thanks for all you do - and all the best for a great 2023 to you and your families

Mara & Mark Rus

