

Cynthia Clark  
30 Kenney Lane  
Concord, MA, 01742

RE: Concord Children's Center Project, 250 Old Bedford Road

To Whom it May Concern on the Town of Concord Planning Board:

I am writing to voice my objection to the proposed project at 250 Old Bedford Road. I have a few concerns about how this project will affect the neighborhood.

First, I understand the necessity of Concord Children Center. My children have attended the daycare in past years. There is so little daycare for families in this area and it needs to remain a main stay in Concord. However, the new location that they are proposing for the project is located at a busy intersection. I understand a traffic study was done but during the pandemic which does not truly reflect the true traffic pattern in this area. I have lived in this neighborhood for 13 years and have seen the increase of traffic through the years at this intersection. I would urge the Planning Board to delay any approval of this project until a traffic study can be conducted during a time unaffected by COVID-19 restrictions.

Secondly, the proposal before the Board urges the Board to ease parking requirements for the site, allowing Concord Children's Center to have twenty parking spaces instead of the required thirty-three. I have major concerns about this exception. It is most likely that any overflow parking would occur on street, especially on Philip Farm Road, near the intersection of Virginia Road. This would make it extremely difficult to get in and out of the neighborhood. The neighborhood has many children ranging all ages. I am concerned for the safety for the drivers, bikers, pedestrians and children at play.

Finally, if this plan is approved, it will affect not just our neighborhood, the surrounding area, and traffic as far as Lexington Road, but it would drastically change the feel of an entire area of Concord that the town has worked so hard to keep for historical.

I am asking the Planning Board to delay approval of this project until the true impacts of traffic on Old Bedford and Virginia Roads can be properly studied. If the Concord Children's Center is unable to further study the impacts of this project, I urge the Board to reject it, as the application, as it stands, fails to provide sufficient evidence that the project will not be detrimental to the traffic and neighborhoods nearby.

A very concerned citizen,

Cynthia Clark