

February 3, 2017

Concord Residents Letter of Concern

RE: Concord Orthopaedics proposal for the Development of 297 Pleasant Street

Dear Concord City Council and Planning Board members,

### **City Council**

#### **Mayor**

- [Jim Bouley](#)

#### **Ward Councilors**

- [Brent Todd](#), Ward One
- [Allan Herschlag](#), Ward Two
- [Jennifer Kretovic](#), Ward Three
- [Byron Champlin](#), Ward Four
- [Robert Werner](#), Ward Five
- [Linda Kenison](#), Ward Six
- [Keith Nyhan](#), Ward Seven
- [Gail Matson](#), Ward Eight
- [Candace C.W. Bouchard](#), Ward Nine
- [Dan St. Hilaire](#), Ward Ten

#### **At-Large Councilors**

- [Mark Coen](#)
- [Amanda Grady Sexton](#)
- [Fred Keach](#)
- [Stephen Shurtleff](#)

### **Planning Board**

- James Bouley, Council Representative Alternate
- Byron Champlin, Council Representative
- Chiara Dolcino, Alternate
- Carol Foss, Vice Chair
- David Allyn Fox
- Matthew Hicks
- Frank Kenison, Alternate
- John M. Regan
- Teresa R. Rosenberger, Ex Officio Member
- Susanne Smith-Meyer
- Ian D. West
- Richard S. Woodfin, Chair

We are writing as a community of neighbors who are highly concerned about the proposed development at 297 Pleasant St. by Concord Orthopaedics. Our little pocket of the city includes 8 sequential residences on the South side of Pleasant St: bordered by the Dartmouth Hitchcock building at 279 Pleasant to the East and St. Paul's School to the West. We residents enjoy the pastoral fields and rich forest that span from our back doors all the way to White Farm and St. Paul's School. For many of us this unique and beautiful setting at the outskirts of the city was a primary motivator for purchasing homes and starting families here.

In October 2016 we became aware that our neighbor's property at 297 Pleasant Street was purchased by Concord Orthopaedics (CO). After learning of the transaction we were nervous at first about the intentions CO might have for this RESIDENTIAL home. With 33 acres of fields and forest that run between and behind the neighboring properties the 297 Pleasant St. parcel is the cornerstone of our picturesque family neighborhood. Mr Moskey soon laid out explicitly what they planned to do with it and our apprehension turned to dismay. The CO plan includes, as we understand it:

- A 20,000sq.ft. single-story surgical center
- Expanded driveway and parking for 90 vehicles.
- Peripheral equipment related to a large medical facility - gas towers, dumpsters, etc.
- Deliveries, trash removal, and surgical traffic in and out of the site 6 days per week

The layout of our neighborhood is such that our homes are situated in close proximity to one another and to Pleasant St. The row of houses and the slope of the properties away from the road create a quiet, peaceful open space behind our block. The serenity of the lawns, fields, and orchards here more than make up for the perils of living on a busy street. The CO proposal drops a large commercial facility in the middle of this space: disrupting a thriving neighborhood of young families and impacting the woods and wetlands that are the property's best feature.

This development would contribute more congestion to the growing problem of traffic on Pleasant St. For some of us it can already take minutes to penetrate the line of traffic and leave our driveway each morning. The flow of staff and patients to this facility, at a section of Pleasant where obstructions and the curve of the road limits visibility to either side, is problematic. As an outpatient surgical facility, it further introduces the real possibility of patients leaving the facility and operating a vehicle under the influence of opioids. CO is a successful and, we assume, responsible practice but this possibility remains.

We are alarmed with the CO proposal and have spent many stressful hours meeting as a neighborhood and reaching out to community members in preparation for a response. At first the CO proposal seemed completely implausible given that they're pushing for a large commercial medical facility in a RO/RM zoned property. There is no demonstrable hardship

for continued use of this property as a private residence that would support a zoning variance. Prior owners Peter and Loretta Webster and their sons TJ and Joey were valued neighbors in their years at 297 Pleasant and the property remains now as it was then. We have recently come to understand that CO may forego a request for zoning variance on this specific property and lobby City Council to re-zone the broader NEIGHBORHOOD to support Institutional use. This would, of course, mean the end of our neighborhood. If Concord Orthopaedics succeeds with this plan, with your approval, it will open a path to expansion for Concord Orthopaedics and other hospital satellite businesses that will drive away Concord families sooner rather than later.

Our group is seeking legal counsel and will be petitioning neighboring communities and institutions impacted by the CO proposal (such as St. Paul's School, Turkey River Trust, Audubon Society, Parker Academy, Russell Animal Hospital) to oppose its development. We are only at the beginning of this process but we want to make it known to all involved parties that we are motivated and we are united in our pursuit of protecting our family homes and the integrity of our neighborhood. We hope that you will consider our objections to the CO proposal and support the residents of Concord who it would inevitably displace!

Thank you for your attention. Sincerely,  
the residents of West Pleasant Street

Laura and Jim Bailey, 295 Pleasant Street  
William (7), Wesley (5)

Megan and Brendan Ryder, 307 Pleasant Street  
Jacob (12), Ben (8)

Babette Ritemeyer, 292 Pleasant Street

Katie and Jeremy Baldwin, 291 Pleasant Street  
Wyatt (12), Jack (8)

Amanda and Rob Fishwick  
Sydney (16), Ella (7),

Trieste and Matt Philbrook, 281 Pleasant Street  
Ava (11), Reese (8), Blake (2)