Continued Public Hearings:

7:15 p.m. – Geoffrey D. Cronin to amend a Special Permit under Sections 7.1.3 and 11.6 of the Zoning Bylaw to increase the height of a previously approved garage addition on a non-conforming structure and lot at 64 Bedford Street (Parcel #0852). (Public Hearing will be continued to the March 14, 2019 meeting as requested by the applicant.)

7:20 p.m. – New England Deaconess Abundant Life Communities for a Special Permit and Site Plan Review under Sections 7.1.2, 7.6, 11.6, and 11.8 of the Zoning Bylaw to construct a 1,004 sq. ft. addition and site improvements within the Groundwater Conservancy District on a non-conforming structure at 80 Deaconess Road (Parcel #3647-1).

New Public Hearings:

7:25 p.m. – The Garden Club of Concord for the renewal of a Special Permit under Sections 5.4.5 and 11.6 of the Zoning Bylaw for temporary accessory use to hold a plant, bulb, and/or bake sale in May and October at 64 Main Street (Parcel #1700) and 54 Walden Street (Parcel #0001).

7:30 p.m. – Brian and Mera Tilley for a Special Permit under Sections 7.1.3, 7.1.5, and 11.6 of the Zoning Bylaw to demolish the existing non-conforming 1,451 sq. ft. dwelling and construct a new 3,428 sq. ft. dwelling that is more than 50% larger than the existing on a non-conforming lot at 65 Woodland Road (Parcel #3062).

7:35 p.m. – Daniel Aho for a Special Permit under Sections 7.2, 7.3 and 11.6 of the Zoning Bylaw to demolish the existing dwelling and construct a new dwelling within the Flood Plain and Wetlands Conservancy Districts at 83 Pilgrim Road (Parcel #0483).

7:40 p.m. – Erin Orpik for a Special Permit under Sections 4.2.2.2, and 11.6 of the Zoning Bylaw for an additional dwelling unit at 441 Bedford Street (Parcel #1204).

Other Business:

- Approval of Minutes – 11/15, 12/13
- Black Birch PRD Phase II - Lot Release Request: Forest Ridge Road
- Black Horse PRD - Lot Release Request: Commerford Road
- Public Comment
- Committee Liaison Reports & Staff Updates
- Other

Information in support of each agenda item may be reviewed at the Planning Division Office, First Floor, 141 Keyes Road, Monday—Friday 8:30am-4:30pm and is also available here: http://www.concordma.gov/1439/Current-Meeting-Documents. Please check the following website for a revised agenda prior to attending a meeting as changes to scheduled items could occur: http://www.concordma.gov/AgendaCenter/Zoning-Board-of-Appeals-46. Please note that time scheduled agenda items will be taken up in the order shown above and not before the times shown. The times scheduled are not intended to represent any estimate of the time that may be necessary to discuss each item. Administrative Business items may be discussed at any time.

Posted: 12/27/18 Revised: 1/9/19