



Town of Concord, MA

Planning Board Agenda **REVISED**

February 25, 2020 at 7:00 p.m.

Public Hearing

Town House Hearing Room

22 Monument Square, Concord, MA

On **Tuesday, February 25, 2020 at 7:00 p.m.**, the Concord Planning Board will hold a **Public Hearing** in the Hearing Room at the Town House, 22 Monument Square, Concord, MA pursuant to M.G.L. Chapter 40A, Section 5, concerning amendments to the Concord Zoning Bylaw proposed under Articles 32-39 and 41 & 43 (By Petition) and to the Concord Sign Bylaw proposed under Article 42 (By Petition) in the 2020 Town Meeting Warrant.

Article 32 Zoning Bylaw Amendment – Additional Dwelling Unit – delete Section 4.2.2.2 entirely and adopt a new Section 4.2.2.2 to allow the development of attached and detached accessory dwelling units.

Article 33 Zoning Bylaw Amendment – Two-family Dwelling Unit – amend Section 4.2.2.1 to add a new paragraph to allow a two-family dwelling by special permit in the Residence C Zoning District.

Article 34 Zoning Bylaw Amendment – Planned Residential Development & Table I Principal Use Regulations – amend Table I Principal Use Regulations 4.2.7 Planned Residential Development to change Site Plan Approval from NR (Not Required) to R (Required) and Section 10 Planned Residential Development to change the permit granting authority from the Zoning Board of Appeals to the Planning Board; amend sections pertaining to Basic Density calculation, Height, Common Open Space, Application requirements, Report and Recommendations, and; add sections regarding Density Bonus and Sustainable Design Requirement.

Article 35 Zoning Bylaw Amendment – Hammerhead Lot - amend Sections 6.3.2 and 6.3.2.2 to change the permit granting authority for a Hammerhead Lot special permit from the Zoning Board of Appeals to the Planning Board.

Article 36 Zoning Bylaw Amendment – Relief from Parking Requirements – amend Section 7.7.2.12 to add six criteria to consider when granting relief from parking requirements.

Article 37 Zoning Bylaw Amendment – Thoreau Depot Business & Residence C Zoning District Boundary – amend Section 2.2 Zoning Map to expand the Thoreau Business Zoning District boundary and reduce the Residence C Zoning District boundary on Assessors Parcels #0180 (143 Sudbury Rd.), #0368 (159 Sudbury Rd.), and #0366 (148 – 150 Thoreau St.).

Article 38 Zoning Bylaw Amendment – Fairs, Bazaars, Antique Shows, Suppers, and Dances – amend Section 5.4.5 to add “philanthropic” to the list of organizations subject to special permit requirements for these types of events.

Article 39 Zoning Bylaw Amendment – Prohibited Uses – amend Section 4.7.1 to clarify that the prohibited use is for the keeping of an unregistered trailer or using a trailer for habitation on the property.

Article 41 Zoning Bylaw Amendment (By Petition) – On-site Community Notice of PRD Application - amend Section 10.4 to require that applicants install signage (visible from the nearest public way) intended to inform the public that a Planned Residential Development special permit application has been submitted for the site, and for the signage to remain on site until the permit is granted or denied.

Article 42 Sign Bylaw Amendment (By Petition) – amend the Concord Sign Bylaw to allow the placement of a sign where a Planned Residential Development has been proposed, announcing that a special permit application for a Planned Residential Development has been submitted for the site.

Article 43 Zoning Bylaw Amendment (By Petition) – One-year moratorium on Section 10 PRDs – to place a one-year moratorium on the approval of Zoning Bylaw Section 10 - Planned Residential Developments.

The complete text of the amendments are in the 2020 Warrant for Town Meeting, or may be reviewed at the Town Clerk’s Office in the Town House at 22 Monument Square, or at the Planning Division office, 141 Keyes Road, during business hours, 8:30 a.m. to 4:30 p.m. Monday through Friday.

Administrative Business: Approval Not Required Plan #20-2, Assabet Nominee Trust, **2194 Main Street**, Parcel 2326-2; Approval Not Required Plan #20-3, South Bridge Boathouse/Estate of S. Rohan, **496 & 502 Main St.** Parcel 3952-1; Approval Not Required Plan #20-4, Symes Development & Permitting, LLC, **10B Highland Street, 1440, 1450, 1468 Main Street**, Parcels 2407,2408,2409, 2423.

Posted: 2/6/20, Revised 2/14/20, **Revised 2/20/20**