



Town of Concord

Planning Board Agenda

March 5, 2019 at 7:00 p.m.

Public Hearing

Town House Hearing Room

22 Monument Square, Concord, MA

On **Tuesday, March 5, 2019 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 29-37 in the 2019 Town Meeting Warrant.

- Article 29** **Zoning Bylaw Amendment – Formula Business** – amend Zoning Bylaw Section 3.3 to delete Section 3.3 entirely and adopt a new Section 3.3 to extend the same formula business regulations as are currently in effect in the West Concord Business and West Concord Village Districts to the Concord Center Business District and to limit the number of such businesses to twelve in the Concord Center Business District.
- Article 30** **Zoning Bylaw Amendment – Personal Wireless Communications Facility Overlay District Map** – amend Zoning Bylaw Section 2.2 Zoning Map by deleting “Wireless Communication Facility(s) Overlay District Map, Town of Concord, April 26, 2004 (Scale 1” = 1,000’ consisting of a single sheet)” and adopting a new map that is on file with the Town Clerk’s office entitled “Personal Wireless Communications Facility Overlay District Map, Town of Concord, April 2019 (Scale 1” = 1,000’ consisting of a single sheet)” to expand the District near 1400 Lowell Road.
- Article 31** **Zoning Bylaw Amendment – Handicapped Parking** – amend Zoning Bylaw Section 7.7.3.7 to substitute the word “Barriers” with the word “Access” and delete the phrase “Department of Public Safety”.
- Article 32** **Zoning Bylaw Amendment – Groundwater Conservancy District** – amend Zoning Bylaw Section 7.6 to delete the word “acre” at the end of the Section 7.6.5.8 and insert in its place the phrase “40,000 square feet” to conform this Section of the Bylaw with State Environmental Code Regulating Septic Systems (Title V) definitions.
- Article 33** **Zoning Bylaw Amendment – Marijuana Establishment Temporary Moratorium** – amend Zoning Bylaw Section 4.8 to delete this Section in its entirety.
- Article 34** **Zoning Bylaw Amendment – Nonconforming Single & Two Family Residential Structures** –amend Zoning Bylaw Section 7.1.5 to fix the formatting of the subsections, because Item (d) is not a circumstance that “shall not be deemed to increase the nonconforming nature of” a structure. This proposed amendment will not alter or change the substance of this Section.
- Article 35** **Zoning Bylaw Amendment – Fairs, Bazaars, Antique Shows etc.** – amend Zoning Bylaw Section 5.4.5 to (a) delete the word “municipal,” (b) insert the sentence “Any such event held by the Town of Concord, in or on any building or premises owned or operated by the Town of Concord, shall not be subject to the restrictions of this Section or the requirement to obtain a special permit hereunder.” at the end of the Section, and (c) make grammatical corrections to the Section.
- Article 36** **Zoning Bylaw Amendment – Flood Plain Conservancy District Map** – amend Zoning Bylaw Section 2.2 Zoning Map to (a) delete the date January 1, 2015 and insert the date April 2019, (b) insert reference to the Letter Of Map Revision dated February 9, 2018 as a result of an alteration to the Flood Insurance Rate Map for a portion of the Concord River and Sawmill Brook 2 by the Federal Emergency Management Agency, and (d) make grammatical corrections to the Section.
- Article 37** **Zoning Bylaw Amendment – Government and Utility Uses and Table I Principal Use Regulations** – amend Zoning Bylaw Section 4.4 to add Section 4.4.5 Large-Scale Ground-Mounted Solar Photovoltaic Installation and a new line in Table I Principal Use Regulations to correct omissions to those Sections when Section 7.9 was adopted in 2012.

The complete text of the amendments may be found in the 2019 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 Department of Planning and Land Management, 141 Keyes Road, during business hours, 8:30 a.m. to 4:30 p.m. Monday through Friday.