



TOWN OF CONCORD
ZONING BOARD OF APPEALS
Revised Virtual Public Meeting Agenda
Thursday, March 11, 2021 at 7:00 p.m.

To participate in the virtual public meeting, you may video conference in to:
<https://us02web.zoom.us/j/83392266376?pwd=OUpKL3AwTmZRSgt0OHdMU0NhTTdLZz09>

To teleconference, please call 877-853-5257 or 888-475-4499.

Meeting ID: **833 9226 6376** Password: **130163**

In order to access this virtual meeting, attendees need to register their full name and email when logging in. Attendees will be muted and have no video ability. Applicants will be permitted audio and video during their scheduled public hearing. If an attendee has a question during this virtual meeting, use the Raise Hand function during the Public Comment period for each item and the Chair will unmute one person at a time to allow them to ask their question. When joining by phone, press *9 to raise your hand and *6 to mute/unmute your phone audio when called upon. Attendees should give themselves at least ten minutes before the meeting start time to set up and register.

Normally, the official public record with all related documents is maintained in the Planning Division Office at 141 Keyes Road, Concord, MA and available for public review during normal business hours. However, due to the COVID-19 emergency, Town Offices are closed to the public at this time. **The plans and supporting materials may be reviewed online at <https://www.concordma.gov/1439/ZBA-Current-Meeting-Documents>.**

Time scheduled agenda items will be taken up in the order shown 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.

Public Hearings:

7:00 p.m. – Concord Museum, for a Special Permit under Sections 4.3.4, 5.4.5 and 11.6 of the Zoning Bylaw to host six outdoor movie events at **53 Cambridge Turnpike** (Parcel #0106, 0107, 1018, 0109).

7:05 p.m. – Michael Wick, for a Special Permit under Section 7.1.3 and 11.6 to reconstruct an existing non-conforming house and detached garage by constructing a 257 sq. ft. addition to expand and connect the garage to the house on a non-conforming lot at **11 Elsinore Street** (Parcel #0600).

7:10 p.m. – Kelly Carlson and Carol Parker, for a Special Permit under Sections 7.1.3 and 11.6 of the Zoning Bylaw to extend a non-conforming deck that is 6.1 ft. from the property line on a non-conforming lot at **58 Eaton Street** (Parcel #3345).

7:15 p.m. – Kevin and Lynn Duffy, for a Special Permit under Sections 4.2.2.2 and 11.6 of the Zoning Bylaw for a 435 sq. ft. additional dwelling unit that is 5 ft. from the property line at **225 Thoreau Street** (Parcel #0185).

7:25 p.m. – Comins & Newbury LLP, for a Special Permit under Sections 7.1.3, 7.1.5 and 11.6 of the Zoning Bylaw to demolish 1,974 sq. ft. of the existing 3,675 sq. ft. dwelling and convert it to an accessory structure and to construct a new 4,585 sq. ft. dwelling that is over 50% larger than the existing gross floor area on a non-conforming lot at **18 Windmill Hill Road** (Parcel #1225).

7:30 p.m. – Concord Country Club, for a Special Permit for a private recreation facility under Sections 7.5 and 11.6 of the Zoning Bylaw for the previous removal of 1,200 c.y. of earth without approval and the construction of an irrigation pond requiring the removal of 19,432 c. y. of earth at **246 Old Road to Nine Acre Corner** (Parcel #3079).

Administrative Business:

- 6X Winthrop Street: Junction Village Assisted Living Special Permit Extension
- Minutes: 1/14, 2/11
- Adoption of MGL Ch.44, Section 53G Outside Consultants