



TOWN OF CONCORD
ZONING BOARD OF APPEALS
Virtual Public Meeting Agenda
Thursday, April 14, 2022, at 7:00 p.m.

To participate in the virtual public meeting, you may video conference in to:

<https://us02web.zoom.us/j/86378377546?pwd=dmZkVU00MXF5SVJ3SjFnMEpkOVVhQT09>

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

Meeting ID: **863 7837 7546** Password: **267602**

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.

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. The plans and supporting materials may also 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. – Eycon Development, for a Special Permit under Sections 7.1.3, 7.1.5, and 11.6 of the Zoning Bylaw to demolish the existing 1,035 sq. ft. dwelling and construct a 4,406 sq. ft. dwelling on a non-conforming lot at **57 Grove Street** (Parcel #1938).

7:05 p.m. – Matt Sepe, for a Special Permit under Sections 7.1.2 and 11.6 of the Zoning Bylaw for a change of use to a two-family dwelling at **1264-1266 Main Street** (Parcel #2448).

7:10 p.m. – Zur Attias, for a Special Permit under Sections 4.2.2.2 and 11.6 of the Zoning Bylaw for a 999 sq. ft. additional dwelling unit at **39 Assabet Avenue** (Parcel #1909).

7:15 p.m. – Britt Ambruson, for a Special Permit under Sections 6.2.13, 7.1.5, and 11.6 of the Zoning Bylaw to construct a 166 sq. ft. addition on a legally non-conforming lot that exceeds the Floor Area Ratio. The addition will increase the non-conformity so that the lot exceeds that maximum FAR by 222 sq. ft. at **44 Central Street** (Parcel #2598).

7:20 p.m. – Dennis Fiori, for a Special Permit under Sections 7.1.3 and 11.6 of the Zoning Bylaw to construct a 976 sq. ft. detached garage at **309 Strawberry Hill Road** (Parcels #1984-7-1/1984-7-2).

7:25p.m. – Kevin Hurley, for a Special Permit under Sections 2.3.4, 4.2.2.1, and 11.6 of the Zoning Bylaw to extend Residence C Zoning District by 30 ft. into Residence B and for a two-family dwelling at **23-25 Lang Street** (Parcel #1284).

Posted: 3/31/22