



**TOWN OF CONCORD**  
**ZONING BOARD OF APPEALS**  
Virtual Public Meeting Agenda  
Thursday, May 11, 2023, at 7:00 p.m.

To participate in the virtual public meeting, you may video conference in to:  
<https://us02web.zoom.us/j/81520205387?pwd=dWdkRElxV2YrN0w0S0d2cXY0dHRCdz09>

To teleconference, please call 877-853-5257 or 888-475-4499  
Meeting ID: **815 2020 5387** Password: **535789**

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. – Concord Center for the Visual Arts, for a Special Permit with Site Plan Review under Zoning Bylaw Sections 7.1.3, 7.7.2.12, 11.6 and 11.8 to demolish the existing Coleman Gallery and construct a 2,593 sq. ft. addition to an existing 7,349 sq. ft. nonconforming structure and relief from parking at **37 Lexington Road** (Parcel# 0015). **(The Applicant has requested a continuance without discussion to June 8<sup>th</sup> meeting)**

7:05 p.m. – Lloyd and Sharyn Lenhart Price, for a renewal of a Special Permit under Zoning Bylaw Sections 5.3.6.2 and 11.6 for a Special Home Occupation to at **152 Holden Wood Road** (Parcel #3536)

7:10 p.m. – Boynton Brennan Builders, LLC for a Special Permit under Zoning Bylaw Sections 7.1.5 and 11.6 for an amendment to the Special Permit issued on April 13, 2021 for the extension of the nonconforming side yard setback of 5.3 ft at **155 Monument Street** (Parcel #1273).

7:15 p.m. – Maura Torre for a Special Permit under Zoning Bylaw Section 7.1.5 and 11.6 to construct a second story addition over the existing nonconforming structure with a setback of 4.4 ft at **50 Fairhaven Road** (Parcel # 0433)

7:20 p.m. – Millbrook Tarry Condominium Association Inc., for a renewal of a Special Permit under Zoning Bylaw Sections 11.6 to allow public use of the 2<sup>nd</sup> floor for classes and functions at **77 Lowell Road** (Parcel # 1685-2).

7:25 p.m. – The Trustees, for the renewal of a Special Permit under Sections 4.3.1, 4.3.4, 5.4.5 and 11.6 of the Zoning Bylaw to hold large outdoor events over 50 people at **269 Monument Street** (Parcel# 1267).

**Administrative Business:**

1. Election of officers.
2. Minutes: 2/9, 3/23