



TOWN OF CONCORD
ZONING BOARD OF APPEALS
Virtual Public Meeting Agenda
Thursday, May 12, 2022, at 7:00 p.m.

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

<https://us02web.zoom.us/j/81597449024?pwd=aVIzaGVaemlSdTZWNDJ5bkNoWDg1UT09>

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

Meeting ID: **815 9744 9024** Password: **486714**

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. – Kent Leung of Boston Dog Company, for a Special Permit under Sections 4.5.9 and 11.6 of the Zoning Bylaw to operate a dog daycare and kennel at **40 Beharrell Street** (Parcel# 2186).

7:10 p.m. – Laurie Crockett, for a Special Permit and Variance under Sections 7.1.3, 7.1.4, 7.1.5, 11.6 and 11.7 of the Zoning Bylaw to construct a 1,520 sq. ft. addition on a non-conforming two-family dwelling that increases the gross floor area more than 50% and increases a non-conforming side setback from 11.9 ft. to 11.3 ft. at **23-25 Warner Street** (Parcel# 2110-23, 2110-25).

Posted: 4/28/22