



Town of Concord Planning Board Public Hearing

On Thursday, May 13, 2021 at 7:00 p.m., the Concord Planning Board will hold a Virtual Public Hearing, pursuant to M.G.L. Chapter 40A, Section 5, concerning amendments to the Concord Zoning Bylaw proposed under Articles 36-39, a General Bylaw amendment (Tree Preservation Bylaw) proposed under Article 35, and an amendment to the Historic Districts Map, proposed under Article 32 in the 2021 Town Meeting Warrant.

Join by video <https://us02web.zoom.us/j/84164978137?pwd=dXZYSC80MVRaOHQzUmZtMTpjdjIpdjZz09>

Webinar ID: 841 6497 8137, Passcode: 104086

or by phone toll free: 888-475-4499 or 877-853-5257

- Article 32** **Historic District Map Amendment** – extend the Main Street Historic District southward to add two properties and the buildings located upon at 21 Thoreau St. (known as Assessor Parcel #0783) and 29-31 Thoreau Street (known as Assessor Parcel #0782, and to amend the map on file in the office of the Town Clerk entitled “Historic Districts, Town of Concord” accordingly.
- Article 35** **General Bylaw Amendment – Tree Preservation Bylaw** – amend Sections 5.4(c), 5.5(a) & 5.5(b) regarding plan review and permit issuance, and maintenance of protected and replanted trees.
- Article 36** **Zoning Bylaw Amendment – Floodplain Conservancy District** – amend Section 1.3 Definitions, Section 2.2 Zoning Map Flood Plain Conservancy District and Section 7.2 Flood Plain Conservancy District to formalize compensatory flood storage requirements and comply with the MA Model Floodplain Bylaw, mandatory FEMA and National Floodplain Insurance Program requirements.
- Article 37** **Zoning Bylaw Amendment – Table IV Minimum Parking** - amend Section 7.7.2.1 Table IV Minimum Parking Business Uses – Restaurant, to allow restaurants to provide outdoor seasonal seating without obtaining a waiver from the Zoning Board of Appeals for the required parking.
- Article 38** **Zoning Bylaw Amendment – Two-Family or Additional Dwelling Unit** – amend Section 4.2.2.1 to allow a two-family dwelling by Special Permit in the Residence C Zoning District and allow the Zoning Board of Appeals to reduce the requirement for two parking spaces for each dwelling unit.
- Article 39** **Zoning Bylaw Amendment – Earth Removal** – amend Section 7.5 to include projects for earth filling, strengthen the Special Permit criteria, clarify the existing language, and tie the issuance of a Special Permit to measurable sustainable objectives.

The complete text of the amendments are in the 2021 Warrant for Town Meeting, online at www.concordma.gov.

Posted: 4/22/21