



**TOWN OF CONCORD**  
**ZONING BOARD OF APPEALS**  
Virtual Public Meeting Agenda  
Thursday, June 8, 2023, at 7:00 p.m.

To participate in the virtual public meeting, you may video conference in to:  
<https://us02web.zoom.us/j/85427670172?pwd=eGFaakF1TFVEWUIYQWhmc1VRRUZYUT09>

To teleconference, please call 877-853-5257 or 888-475-4499  
Meeting ID: **854 2767 0172** Password: **637592**

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 the meeting of July 13<sup>th</sup>)**

**7:05 p.m.** – Elizabeth V. Coty Revocable Trust, for a Special Permit under Zoning Bylaw Sections 7.2 and 11.6 to construct an addition which requires 59 c.f. of fill and 97 c.f. of compensatory flood storage within the Floodplain Conservancy District at **300 Ministerial Drive** (Parcel # 2803 and 2802).

**7:10 p.m.** – Jim and Laura Davidian, for a Special Permit under Zoning Bylaw Sections 7.1.5, 11.6 to construct a 1,015 sq. ft. two-car garage with storage bay attached to an existing nonconforming dwelling with a front yard setback of 29.3 ft at **345 Thoreau Street** (Parcel #0211).

**7:15 p.m.** – Keith Huss and Stephanie E. Fitch, for a Variance under Zoning Bylaw Sections 6.2.7 and 11.7 to construct a 585 sq. ft. addition set back 10.2 ft where 15 ft is required at **225 Elm Street** (Parcel # 3945-2).

**Administrative Business:**

1. Election of officers.
2. Minutes: 4/13