



**TOWN OF CONCORD**  
**ZONING BOARD OF APPEALS**  
Revised Virtual Public Meeting Agenda  
Thursday, June 10, 2021 at 7:00 p.m.

To participate in the virtual public meeting, you may video conference in to:  
<https://us02web.zoom.us/j/82024601222?pwd=WURnV2l5KzhLOTBZYUlteHFMaGxlQT09>

To teleconference, please call 877-853-5257 or 888-475-4499  
Meeting ID: **820 2460 1222** Password: **797534**

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.

Normally, 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. However, due to the COVID-19 emergency, Town Offices are closed to the public at this time. **The plans and supporting materials may 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. – Symes Development & Permitting, LLC, for a Special Permit under Sections 7.5 and 11.6 of the Zoning Bylaw for the construction of a Definitive Subdivision requiring the removal of 60,690 c.y. of earth at **146B & 1442 Main Street, 110 & 11B Highland Street** (Parcels #2407, 2408, 2409, 2409-1). (Applicant has requested a continuance without discussion to the July 8, 2021 meeting.)

7:05 p.m. – Concord Country Club, for a Special Permit for a private recreation facility under Sections 4.1.6, 7.5 and 11.6 of the Zoning Bylaw for the previous removal of 1,200 c.y. of earth without approval and the construction of an irrigation pond and pump house at **246 Old Road to Nine Acre Corner** (Parcel #3079).

7:10 p.m. – John Jaddou, for a Special Permit renewal under Sections 5.3.15 and 11.6 of the Zoning Bylaw to operate a tourist home or bed and breakfast at **560 Old Marlboro Road** (Parcel #2760).

7:15 p.m. – Blatman, Bobrowski & Haverty, LLC, for a Special Permit under Sections 7.1.3 and 11.6 of the Zoning Bylaw to construct an 887 sq. ft. addition on a non-conforming house and lot at **1367 Sudbury Road** (Parcel #3478).

7:20 p.m. – DSK Architects + Planners, for a Special Permit under Sections 7.1.3, 7.1.5, and 11.6 of the Zoning Bylaw to construct a 1,036 sq. ft. addition on a 2,074 sq. ft. dwelling and demolish an existing 232 sq. ft. detached garage and construct a new 600 sq. ft. detached garage that is over 50% larger than the existing gross floor area on a non-conforming house and lot at **241 Elm Street** (Parcel #3945-4).

7:25 p.m. – Sean Lyons, for a Special Permit under Sections 7.1.3, 7.1.5, and 11.6 of the Zoning Bylaw to convert 630 sq. ft. of attic space to living space on a 1,712 sq. ft. house that is over 50% larger than the existing gross floor area including expansions within a consecutive five year period on a non-conforming house and lot **42 Birch Drive** (Parcel #0933).

7:30 p.m. – Nashoba Homes Development LLC, for a Special Permit under Sections 7.1.3, 7.1.5, and 11.6 of the Zoning Bylaw to demolish the existing 1,042 sq. ft. dwelling and construct a new 4,290 sq. ft. dwelling that is over 50% larger than the existing gross floor area on a non-conforming lot at **306 Laws Brook Road** (Parcel #2080).

**Administrative Business:**

– Minutes 4/8, 5/20

Posted: May 27, 2021 Revised: June 8, 2021