



**TOWN OF CONCORD
ZONING BOARD OF APPEALS**

Revised Meeting Agenda

Thursday, June 13, 2019 at 7:15 p.m.

1st Floor Meeting Room, 141 Keyes Road, Concord, MA 01742

Continued Public Hearings:

7:15 p.m. – Milltarry Market, LLC to amend a Special Permit under Section 11.6 of the Zoning Bylaw to delete Condition #43 “No public use of the second floor shall be permitted” at **77 Lowell Road** (Parcels #1683-CD, 1685-cd, 1682-2). (Due to a lack of quorum for this application, the Public Hearing will be continued to June 26, 2019.)

7:20 p.m. – David Stuhlsatz for a Special Permit under Sections 7.1.3, 7.1.5 and 11.6 of the Zoning Bylaw to construct an 1,896 sq. ft. 3-car garage addition that is more than 50% larger than the existing on a non-conforming lot at **648 Annurnnac Hill Road** (Parcel #541). (Applicant has requested to withdraw their application without prejudice.)

7:25 p.m. – Beals Associates, Inc. for a Special Permit under Sections 6.3.2 and 11.6 of the Zoning Bylaw for the creation of a new Hammerhead lot from an existing lot at **209 and 29A Musterfield Road** (Parcels #1794-1 & 1795-9).

7:30 p.m. – Charles Audi for a Special Permit and Site Plan Review under Sections 7.1.2, 11.6, and 11.8 of the Zoning Bylaw to extend a non-conforming use and to allow for the construction of a 1,056 sq. ft. canopy over the existing gas pumps and a 10 sq. ft. cashiers box at **185 Fitchburg Turnpike** (Parcel #3437-2).

New Public Hearings:

7:35 p.m. – Martha Rohan for the renewal of a Special Permit under Sections 5.3.17 and 11.6 of the Zoning Bylaw to for seasonal catering at **502 Main Street** (Parcel #3952-1).

7:40 p.m. – Ben T. Elliott for the renewal of a Special Permit under Sections 5.4.5 and 11.6 of the Zoning Bylaw for the temporary accessory use to hold outdoor events and dinners from April to October at Saltbox Farm, **40/54 Westford Road & 155A Lowell Road** (Parcels #1549, 1550-1, 1550-2).

7:45 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 outdoor events associated with educational and philanthropic uses at **269 Monument Street** (Parcel #1267).

7:50 p.m. – John Battle for a Special Permit under Sections 7.1.3 and 11.6 of the Zoning Bylaw to extend an existing non-conforming deck an additional 12 feet at **744 Main Street** (Parcel #3846-2).

7:55 p.m. – Bentley Building Corp. under Sections 7.1.3, 7.1.5, and 11.6 of the Zoning Bylaw to demolish an existing 2,117 sq. ft. non-conforming dwelling and to construct a new 5,617 sq. ft. non-conforming dwelling that is more than 50% larger than the existing on a non-conforming lot at **1709 Monument Street** (Parcel # 1390).

Other Business:

- Black Birch PRD Phase II – Lot Release Request: Forest Ridge Road
- Approval of Minutes – 4/18, 5/9
- Public Comment
- Committee Liaison Reports & Staff Updates
- Other

Information in support of each agenda item may be reviewed at the Planning Division Office, First Floor, 141 Keyes Road, Monday—Friday 8:30am-4:30pm and is also available here: <http://www.concordma.gov/1439/Current-Meeting-Documents>. Please check the following website for a revised agenda prior to attending a meeting as changes to scheduled items could occur: <http://www.concordma.gov/AgendaCenter/Zoning-Board-of-Appeals-46>. Please note that time scheduled agenda items will be taken up in the order shown above 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.

Posted: 5/30/19 **Revised:** 6/11/19 and 6/12/19