



**TOWN OF CONCORD
ZONING BOARD OF APPEALS**

Meeting Agenda

Thursday, July 11, 2019 at 7:15 p.m.

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

Continued Public Hearings:

7:15 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).

7:20 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).

7:25 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).

New Public Hearings:

7:30 p.m. – Matt Andersen-Miller for a Special Permit under Section 7.1.3 and 11.6 of the Zoning Bylaw to reconstruct and extend a non-conforming garage at **52 Simon Willard Road** (Parcel #1763).

7:35 p.m. – Concord Free Public Library for a Special Permit and Site Plan Review under Sections 4.3.4, 7.7.2.12, 11.6, and 11.8 of the Zoning Bylaw for partial demolition of existing house, construction of a new 6,500 sq. ft. addition, interior renovations, new accessible pedestrian entrance, and site improvements at **129 & 151 Main Street** (Parcels #0797 & 0796). (Public Hearing will be continued without discussion to the August 8, 2019 meeting.)

7:40 p.m. – Jonathan Belmont for a variance under Section 11.7 of the Zoning Bylaw from side yard requirements under Section 6.2.7 to construct a 240 sq. ft. shed 5 ft. from the property line at **10 Highland Street and 50 Church Street** (Parcels #2412-10, 2412-50).

Continued Public Hearings:

7:45 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).

Other Business:

- **Black Birch PRD – Lot Release Request: Sweet Birch Lane**
- Approval of Minutes – 4/18
- 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: June 27, 2019 Revised: July 10, 2019