



TOWN OF CONCORD
ZONING BOARD OF APPEALS
Virtual Public Meeting Agenda
Thursday, July 13, 2023, at 7:00 p.m.

To participate in the virtual public meeting, you may video conference in to:
<https://us02web.zoom.us/j/8225011297?pwd=U3dScnFXU2dlUm1PaDVWUU1JKzQyUT09>

To teleconference, please call 877-853-5257 or 888-475-4499
Meeting ID: **822 5011 1297** Password: **911917**

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. – Karen Prussing, for a Special Permit under Zoning Bylaw Sections 5.3.15 and 11.6 to operate a tourist home at **280 Sandy Pond Road** (Parcel# 4052-1-2).

7:05 p.m. – Mark and Kristie Ridick, for a Special Permit under Zoning Bylaw Sections 5.3.15 and 11.6 to operate a tourist home at **478 Lexington Rd** (Parcel# 4087).

7:10 p.m. – Marybeth Baker and Irwin Hipsman, for the renewal of a Special Permit under Zoning Bylaw Sections 5.3.15 and 11.6 to operate a tourist home at **49 Seymour Street** (Parcel# 3253).

7:15 p.m. – Joseph P. Flynn, for the renewal of a Special Permit under Zoning Bylaw Sections 5.3.5, 7.1.2 and 11.6 for the garaging or parking of commercial motor vehicles at **358 Strawberry Hill Road** (Parcel# 1984-4).

7:20 p.m. – Ros Walter, for a Special Permit under Zoning Bylaw Sections 4.2.2.2 and 11.6 for an 842 sq. ft. detached additional dwelling unit at **537 Barretts Mill Road** (Parcel# 1948-4).

7:25 p.m. – James Bing, for a Special Permit under Zoning Bylaw Sections 7.1.5 and 11.6 to construct a 1,115 sq. ft. addition to the existing 1,758 sq. ft. structure which increases the gross floor area by more than 50% at **367 Thoreau Street** (Parcel# 0214).

7:30 p.m. – Keystone Custom Builders, for a Special Permit under Zoning Bylaw Sections 6.2.7 and 11.6 for the construction of a new dwelling which requires a waiver to the 15 ft height limit within the required 15 ft setback at **46 Emerson Road** (Parcel# 3670).

7:35 p.m. – Howard J Soberg Jr., for a Special Permit with Site Plan Review under Zoning Bylaw Sections 4.2.3, 7.2, 7.7.2.12, 11.6 and 11.8 for a combined business/residence use in the Flood Plain Conservancy District and relief from parking for 33 parking spaces at **166 Commonwealth Ave** (Parcel# 2184-2). (The Applicant has requested that the public hearing be opened on July 13th and immediately continued without discussion to August 10th.)

7:40 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).

Administrative Business:

1. Minutes 5/11