



TOWN OF CONCORD
ZONING BOARD OF APPEALS
Virtual Public Meeting Agenda
Thursday, August 10, 2023, at 7:00 p.m.

To participate in the virtual public meeting, you may video conference in to:
<https://us02web.zoom.us/j/81286063102?pwd=TEw1czZxOTZKSFJrU0dqZzZlaOUyQT09>

To teleconference, please call 877-853-5257 or 888-475-4499
Meeting ID: **812 8606 3102** Password: **406481**

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. – Joseph Mauer, for a Special Permit under Zoning Bylaw Sections 6.2.13 and 11.6 to convert the second story of the existing detached garage into a home office and recreation space and construct dormers which increases the gross floor area by 525 sq. ft. causing the maximum floor area ratio (4,400 sq. ft) to be exceeded by 203 sq. ft at **92 Laws Brook Road** (Parcel# 2112).

7:10 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). (The Applicant has requested a continuance without discussion to the meeting of September 14th.)

7:15 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 31 parking spaces at **166 Commonwealth Ave** (Parcel# 2184-2). (The Applicant has requested a continuance without discussion to the meeting of October 12th).

Administrative Business:

1. Minutes 6/8