



TOWN OF CONCORD
ZONING BOARD OF APPEALS
Virtual Public Meeting Agenda
Thursday, August 11, 2022, at 7:00 p.m.

To participate in the virtual public meeting, you may video conference in to:
<https://us02web.zoom.us/j/86769458754?pwd=c3lBcnBWQUdkU25PTkg5dWthKy9NZz09>

To teleconference, please call 877-853-5257 or 888-475-4499

Meeting ID: 867 6945 8754 Password: 821659

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. - Lyn Wilson, for a Special Permit under Sections 5.3.4 and 11.6 of the Zoning Bylaw for the stabling or boarding of horses in a residential district at **28 Cambridge Turnpike** (Parcel# 0241). (Applicant has requested a continuance without discussion to the September 8th meeting.)

7:05 p.m. – 45 Coburn Hill Rd LLC, for a Special Permit under Sections 7.1.3, 7.1.5 and 11.6 of the Zoning Bylaw to demolish the existing 1,804 sq. ft. dwelling and construct a 5,296 sq. ft. dwelling that is over 50% larger than the existing gross floor area on a non-conforming lot at **45 Coburn Hill Road** (Parcel# 1863).

7:10 p.m. - Quarry North Rd LLC, for a Special Permit under Sections 10, 11.6 and 11.8 of the Zoning Bylaw for a Planned Residential Development for six units at **48Y Fitchburg Turnpike** (Parcel# 3419). (Applicant has requested a continuance without discussion to the September 8th meeting.)

7:15 p.m. –Michael Carucci, for a Special Permit under Sections 7.1.3, 7.1.5, 11.6 and 11.7 of the Zoning Bylaw to construct a 2,597 sq. ft. two car garage with second story addition at **309 Garfield Road** (Parcel #3460-9).

7:20 p.m. – Dickinson Architects LLC, for a Special Permit under Sections 6.2.13, 7.1.2, 7.1.3 and 11.6 of the Zoning Bylaw to construct a 113 sq. ft. addition to 97 Highland Street on a legally non-conforming lot that exceeds the Floor Area Ratio. The addition will increase the non-conformity so that the lot exceeds that maximum FAR by 1008 sq. ft. at **97 and 99 Highland Street** (Parcel# 2424-97 & 2424-99).

Administrative Business:

-Minutes: 7/14

Posted: 7/28/22