



**Town of Concord  
Planning Board  
Town Meeting Pre-Meeting Public Hearing Agenda**

On **Wednesday, August 19, 2020 at 7:00 p.m.**, the Concord Planning Board will hold in accordance with the Commonwealth of Massachusetts Executive Order of March 12, 2020 Suspending Certain Provisions of the Open Meeting Law, and pursuant to M.G.L. Chapter 40A, Section 5, a Virtual Public Hearing concerning amendments to the Concord Zoning Bylaw proposed under Articles 32, 34 to 39 and 41 (By Petition) and to the Concord Sign Bylaw proposed under Article 42 (By Petition) in the 2020 Town Meeting Warrant. To join via video

<https://us02web.zoom.us/j/89197268909?pwd=VCtkYUczMFVxcnBvMjd5Qis3ZktlUT09>

Password: 713590 Webinar ID: 891 9726 8909

Or dial 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free) to join by phone.

- Article 32      Zoning Bylaw Amendment – Additional Dwelling Unit** –delete Section 4.2.2.2 entirely and adopt a new Section 4.2.2.2 to allow the development of attached and detached accessory dwelling units.
- Article 34      Zoning Bylaw Amendment – Planned Residential Development & Table I Principal Use Regulations** – amend Table I Principal Use Regulations 4.2.7 Planned Residential Development to change Site Plan Approval from NR (Not Required) to R (Required) and Section 10 Planned Residential Development to change the permit granting authority from the Zoning Board of Appeals to the Planning Board; amend sections pertaining to Basic Density calculation, Height, Common Open Space, Application requirements, Report and Recommendations, and; add sections regarding Density Bonus and Sustainable Design Requirement.
- Article 35      Zoning Bylaw Amendment – Hammerhead Lot** - amend Sections 6.3.2 and 6.3.2.2 to change the permit granting authority for a Hammerhead Lot special permit from the Zoning Board of Appeals to the Planning Board.
- Article 36      Zoning Bylaw Amendment – Relief from Parking Requirements** – amend Section 7.7.2.12 to add six criteria to consider when granting relief from parking requirements.
- Article 37      Zoning Bylaw Amendment – Thoreau Depot Business & Residence C Zoning District Boundary** – amend Section 2.2 Zoning Map to expand the Thoreau Business Zoning District boundary and reduce the Residence C Zoning District boundary on Assessors Parcels #0180 (143 Sudbury Rd.),#0368 (159 Sudbury Rd.), and #0366 (148 – 150 Thoreau St.).
- Article 38      Zoning Bylaw Amendment – Fairs, Bazaars, Antique Shows, Suppers, and Dances** – amend Section 5.4.5 to add “philanthropic” to the list of organizations subject to special permit requirements for these types of events.
- Article 39      Zoning Bylaw Amendment – Prohibited Uses** – amend Section 4.7.1 to clarify that the prohibited use is for the keeping of an unregistered trailer or using a trailer for habitation on the property.

**Article 41      Zoning Bylaw Amendment (By Petition) – On-site Community Notice of PRD Application** - amend Section 10.4 to require that applicants install signage (visible from the nearest public way) intended to inform the public that a Planned Residential Development special permit application has been submitted for the site, and for the signage to remain on site until the permit is granted or denied.

**Article 42      Sign Bylaw Amendment (By Petition)** – amend the Concord Sign Bylaw to allow the placement of a sign where a Planned Residential Development has been proposed, announcing that a special permit application for a Planned Residential Development has been submitted for the site.

The complete text of the amendments are in the 2020 Warrant for Town Meeting, or may be reviewed online at [www.concordma.gov](http://www.concordma.gov).

POSTED: 7/30/20

REVISED: 8/3/20