



**TOWN OF CONCORD
ZONING BOARD OF APPEALS**

Meeting Agenda

Thursday, September 12, 2019 at 7:15 p.m.

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

Continued Public Hearings:

7:15 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).

7:20 p.m. – J & L Home Designs, LLC for a Special Permit under Sections 4.2.2.1 and 11.6 of the Zoning Bylaw to convert existing dwelling to a two-family dwelling at **612 Barretts Mill Road** (Parcel #1989-1-1).

7:25 p.m. – Eli Constantinou for a Special Permit under Sections 7.1.3, 7.1.5, and 11.6 of the Zoning Bylaw to demolish the existing 1,637 sq. ft. non-conforming dwelling and construct a new 3,095 sq. ft. non-conforming dwelling and garage structure that is more than 50% larger than the existing on a non-conforming lot at **46-48 Cottage Lane** (Parcel #0728).

New Public Hearings:

7:30 p.m. – Scott C. Owens, Esq., and Dudley C. Goar, Esq., for the amendment of a Special Permit under Sections 10.1 and 11.6 to transfer a 1,059 sq. ft. parcel of common land to an abutter at **16-38 Center Village Drive** (Parcel #2397-16-32).

7:35 p.m. – Richard Despres for a Special Permit under Sections 7.1.3, 7.1.5, and 11.6 of the Zoning Bylaw to construct a 3,745 sq. ft. addition on a 2,885 sq. ft. dwelling that is more than 50% larger than the existing on a non-conforming lot at **513 Strawberry Hill Road** (Parcel #1963-8).

7:40 p.m. – Mark Brennan for a Special Permit under Sections 7.1.3, 7.1.5, and 11.6 of the Zoning Bylaw to demolish the existing 1,768 sq. ft. non-conforming dwelling and to construct a new 4,420 sq. ft. dwelling that is more than 50% larger than the existing dwelling at **118 Fairhaven Road** (Parcel #0415).

7:45 p.m. – Concord Culinary Homes LLC, for a Special Permit under Sections 7.6, 10, and 11.6 of the Zoning Bylaw for a 4-unit Planned Residential Development at **430 Old Bedford Road** (Parcel #972).

7:50 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).

Other Business:

- Approval of Minutes – 4/18, 5/9, 6/13, 6/26
- 77 Lowell Road: Administrative Special Permit amendment
- 68 Commonwealth Ave, Concord Park Assisted Living : Administrative Special Permit amendment
- 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: August 29, 2019