



## Town of Concord, MA

### Planning Board Virtual Meeting

### September 13, 2022, 7:00 p.m.

To participate remotely by video, please click the URL to join Zoom Meeting

<https://us02web.zoom.us/j/87414555222?pwd=KzN3WXFsd01UQ0FuNS9nN3puZVZpZz09>

Meeting ID: 874 1455 5222

Passcode: 982385

**To participate remotely by phone, call (toll-free): 877-853-5257 or 888-475-4499**

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 item. If an attendee has a question during this virtual meeting, use the Raise Hand function (\*9) 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. Attendees should give themselves at least ten minutes before the meeting start time to set up and register.

Plans and supporting materials may be reviewed online at: <https://concordma.gov/1440/Planning-Board-Current-Meeting-Documents> or in person in the Planning Division, 141 Keyes Road, during business hours. Please check for a revised agenda as changes to scheduled items could occur prior to the meeting. Time scheduled agenda items will be taken up in the order shown and not before the times shown. The times scheduled do not represent any estimate of the time that may be necessary to discuss each item. Administrative business may be discussed at any time.

**7:00 p.m. - ZBA Recommendation:** 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).

**7:15 p.m. – ZBA Recommendation:** Concord Academy, for a Special Permit with Site Plan Review under Sections 6.2.11, 7.2, 7.7.2.8, 11.6 and 11.8.7 to construct a Centennial Arts Center, relocate and rehabilitate two existing dwellings (220 Main St. and Ides Cottage), convert existing attached garage at 238 Main St into a dwelling unit and other associated site improvements at 166 Main Street (Parcel# 1706).

**7:30 p.m. – ZBA Recommendation:** Concord Public Schools, for a Special Permit under Sections 4.3.1, 6.2.11, 7.6, 7.7 and 11.6 to demolish the existing Sanborn Middle School, construct a new Middle School which includes a height waiver, relief from parking, impervious coverage greater than 15% in the Groundwater Conservancy District at **835 Old Marlboro Road** (Parcel# 3010-2-1).

**Administrative business:**

1. Final MBTA Communities Zoning Requirement Guidelines
2. 2023 ATM Potential Zoning Bylaw Amendments Discussion
3. Planning Board Meeting Minutes – May 10<sup>th</sup>
4. Planning Board Liaison/Town Planner Updates
5. General Public Comment - Public Comments can be submitted to the Planning Division ([planningdivision@concordma.gov](mailto:planningdivision@concordma.gov)) up until 3:00 p.m. on the day of the meeting and will be shared at the end of the meeting.