



**TOWN OF CONCORD**  
**ZONING BOARD OF APPEALS**  
Virtual Public Meeting Agenda  
Thursday, September 14, 2023, at 7:00 p.m.

To participate in the virtual public meeting, you may video conference in to:  
<https://us02web.zoom.us/j/84457863126?pwd=UE9lYmVCTlksMU8vOWE3WFVudXRJdz09>

To teleconference, please call 877-853-5257 or 888-475-4499  
Meeting ID: **844 5786 3126** Password: **247425**

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. – Sadi Muntasir, for a Special Permit under Zoning Bylaw Sections 5.3.15 and 11.6 to operate a tourist home at **219 Commonwealth Ave** (Parcel# 2133).

7:05 p.m. – Timothy Dray, for a Special Permit under Zoning Bylaw Sections 4.2.2.2, 6.2.13 and 11.6 for a 513 sq. ft. additional dwelling unit above a proposed 576 sq ft. garage which, altogether, exceeds the maximum floor area ratio by 753 sq. ft at **252 Commonwealth Ave** (Parcel# 2171). **The Applicant has requested the public hearing be continued without discussion to November 9<sup>th</sup>.**

7:10 p.m. – Wood 46 Realty Trust, for a Special Permit under Zoning Bylaw Sections 7.1.3 and 11.6, to demolish the existing 266 sq. ft. nonconforming garage to allow the construction of a new 520 sq ft. garage 2.7 ft from the side property line at **46 Wood St** (Parcel# 3949).

7:15 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).

**Administrative Business:**

1. Minutes 7/13