



TOWN OF CONCORD
ZONING BOARD OF APPEALS
Virtual Public Meeting Agenda
Thursday, October 12, 2023, at 7:00 p.m.

To participate in the virtual public meeting, you may video conference in to:
<https://us02web.zoom.us/j/86335006547?pwd=MnkyVHhzRIQvU09ab0VuVGF0aldCUT09>

To teleconference, please call 877-853-5257 or 888-475-4499
Meeting ID: **863 3500 6547** Password: **370310**

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. – Howard J Soberg Jr., for a Special Permit with Site Plan Review under Zoning Bylaw Sections 4.2.3, 7.2, 7.7.2.12, 11.6 and 11.8 for a combined business/residence use in the Flood Plain Conservancy District and relief from parking for 31 parking spaces at **166 Commonwealth Avenue** (Parcel # 2184-2). (Application will be continued without discussion to the November 9th meeting.)

7:05 p.m. – Jane Adams and William Hill, for a Special Permit under Zoning Bylaw Sections 7.1.3, 7.1.5, and 11.6 to demolish the existing detached garage and construct a new 662 sq. ft. detached two-story garage in a new location that is 2.4 ft. from the property line and a 1,406 sq. ft. addition on a non-conforming single-family dwelling that increases the gross floor area by more than 50% at **283 Central Street** (Parcel # 2570).

7:10 p.m. – Quentin and Jessica Hart, for a Special Permit under Zoning Bylaw Sections 6.2.7, 7.1.5, and 11.6 for the construction of new roof overhang that is 12.2 ft. from the side property line on a non-conforming structure that exceeds the 15 ft height limit within the required 15 ft setback at **185 Central Street** (Parcel # 2516-1).

7:15 p.m. – Steven Fusco and Olivia Percy, for a Special Permit under Zoning Bylaw Sections 7.1.5 and 11.6 to construct a 385 sq. ft. addition that extends the existing non-conforming front yard setback at **11 Woodland Road** (Parcel # 3073).

Administrative Business:

1. Minutes: 9/19