



TOWN OF CONCORD
ZONING BOARD OF APPEALS
Virtual Public Meeting Agenda
Thursday, October 13, 2022, at 7:00 p.m.

To participate in the virtual public meeting, you may video conference in to:
<https://us02web.zoom.us/j/83112943022?pwd=U1EvdmtZKzBEa3doU1lrWkpZWkZLQT09>

To teleconference, please call 877-853-5257 or 888-475-4499
Meeting ID: 831 1294 3022 Password: 601574

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. - Lyn Wilson, for a Special Permit under Sections 5.3.4 and 11.6 of the Zoning Bylaw for the stabling or boarding of horses in a residential district at **28 Cambridge Turnpike** (Parcel# 0241).

7:05 p.m. - 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).

7:10 p.m. - Michael Carucci, for a Special Permit under Sections 7.1.3, 7.1.5, 11.6 and 11.7 of the Zoning Bylaw to construct a 1,217 sq. ft. two car garage with second story addition at **309 Garfield Road** (Parcel #3460-9). (Applicant has requested a continuance without discussion to the November 10th meeting.)

7:15 p.m. - New Life Community Church, for a Sign Variance under Sections 8(b)(3) of the Sign Bylaw for an additional freestanding sign that exceeds the 25 sq. ft. limit at **221 Baker Avenue** (Parcel# 3806).

7:20 p.m. - Concord Academy, for a Special Permit with Site Plan Review under Sections 6.2.11, 7.2, 7.7.2.8, 7.7.2.12, 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). (Applicant has requested a continuance without discussion to the November 10th meeting.)

7:25 p.m. - 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). (Applicant has requested a continuance without discussion to the November 10th meeting.)

7:30 p.m. - Virginia Lee, for a Special Permit under Sections 7.1.3 and 11.6 to replace and extend the roof over the existing exterior stairwell at **162 Plainfield Road** (Parcel# 3273).

Administrative Business:

-Minutes 9/8