



TOWN OF CONCORD
ZONING BOARD OF APPEALS
REVISED Virtual Public Meeting Agenda
Thursday, November 18, 2021, at 7:00 p.m.

To participate in the virtual public meeting, you may video conference in to:

<https://us02web.zoom.us/j/81673564228?pwd=dzdkYTd3bWFxcWx1WVRmeWpBVHQ2dz09>

To teleconference, please call 877-853-5257 or 888-475-4499

Meeting ID: **816 7356 4228** Password: **349351**

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. – David Matheson, for a Special Permit under Sections 4.2.2.1 and 11.6 of the Zoning Bylaw for a two-family dwelling at **53 Hubbard Street** (Parcel #0150). (Application will be continued without discussion to the December 9th meeting.)

7:05 p.m. – Mike Bushnell, for a Special Permit under Sections 7.1.3, 7.1.5, and 11.6 of the Zoning Bylaw to demolish the existing 1,062 sq. ft. dwelling and construct a 4,944 sq. ft. dwelling that is over 50% larger than the existing gross floor area on a non-conforming lot at **135 Williams Road** (Parcel #3095-1).

7:10 p.m. – Matthew Hall, for a Special Permit under Sections 7.6 and 11.6 of the Zoning Bylaw to construct a single-family dwelling and on-site subsurface sewage disposal system in excess of 440 GPD per acre in the groundwater conservancy district at **5B Seymour Street** (Parcel #3251). (Applicant has asked to withdraw the application without prejudice.)

Administrative Business:

– Minutes: 8/12, 9/9, 10/15

Posted: 11/4/21 Revised: 11/10/21, 11/15/21