



**TOWN OF CONCORD
ZONING BOARD OF APPEALS**

Revised Meeting Agenda

Thursday, December 12, 2019 at 7:15 p.m.

1st Floor Meeting Room, 141 Keyes Road, Concord, MA 01742

Continued Public Hearings:

7:15 p.m. – LandPlex, LLC, for a Special Permit under Sections 7.1.3, 7.1.5, and 11.6 of the Zoning Bylaw to demolish existing structure and construct a new single family dwelling unit that will increase the gross floor area by more than 50% on a non-conforming lot at **25 Chestnut Street** (Parcel #0043).

New Public Hearings:

7:20 p.m. – Jane Van Dyke Deering for the renewal of a Special Permit under Sections 5.3.6.2 and 11.6 of the Zoning Bylaw for a Special Home Occupation to operate an art advisory service at **94 Elm Street** (Parcel #1727).

7:25 p.m. – Mark Vella and Antonia Vincente Godoy with the Hawthorne Inn to amend a Special Permit under Sections 7.1.2, 5.3.15 and 11.6 of the Zoning Bylaw to increase the number of guest rooms from 7 to 8 at **462 Lexington Road**(Parcel #4088).

7:30 p.m. – Lewis Kean for a Special Permit under Sections 7.2 and 11.6 of the Zoning Bylaw to construct a landscape wall within the Floodplain Conservancy District at **394 Monument Street** (Parcel #1349).

7:35 p.m. – The Trustees with the Old Manse for a Special Permit under Sections 4.3.1, 4.3.4, 5.4.5 and 11.6 of the Zoning Bylaw to hold small outdoor events under 50 people at **269 Monument Street** (Parcel #1267).

7:40 p.m. – Symes Development & Permitting, LLC for a Variance, Special Permit and Site Plan Review under Sections 7.5, 10, 11.6, and 11.7 of the Zoning Bylaw for a 34-unit Planned Residential Development at **1440, 1450, 146B Main Street** (Parcels #2409, 2408, 2407). (As requested by the Applicant, the Public Hearing will be continued without discussion to the January 9, 2020 meeting)

Other Business:

- Election of Officers
- Approval of Minutes – 8/27 site visit, 10/10 meeting, 11/14 meeting

Please note: The official public record with all related documents is maintained in the Planning Division Office at 141 Keyes Road, Concord, MA and is available for public review during normal business hours, Monday – Friday 8:30 a.m. to 4:30 p.m. Documents are posted on the webpage for informational purposes only as staff time allows: <http://www.concordma.gov/1439/Current-Meeting-Documents>. Please check the following website for a revised notice prior to attending the site visit as changes could occur: <http://www.concordma.gov/AgendaCenter/Zoning-Board-of-Appeals-46>. Please note that time scheduled agenda items will be taken up in the order shown above 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.

Posted: 12/3/19 Revised: 12/6/19