



TOWN OF CONCORD
ZONING BOARD OF APPEALS
Virtual Public Meeting Agenda
Thursday, December 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/86943398413?pwd=SjhWWjE1WjFsRFpjbXJHNTdNNTJSQT09>

To teleconference, please call 877-853-5257 or 888-475-4499
Meeting ID: **869 4339 8413** Password: **415960**

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. – 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).

7:05 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). **The Applicant has requested the public hearing be continued without discussion to February 8, 2024.**

7:10 p.m. – Linda M. Grom, for the renewal of a Special Permit under Zoning Bylaw Sections 5.3.6.2 and 11.6 for a Special Home Occupation for music lessons at **141 Mildred Circle** (Parcel # 0259-17).

7:15 p.m. – Ben T. Elliot, for the renewal of a Special Permit under Zoning Bylaw Sections 5.3.6.2, 5.3.7, 5.3.11, 5.4.5, and 11.6 for a Special Home Occupation to offer small group cooking classes that may include the sale of farm products associated with Saltbox Farm and for the temporary accessory use to hold outdoor events and dinners from April to October at Saltbox Farm, **40/54 Westford Road and 155A Lowell Road** (Parcels # 1549, 1550-1, 1550-2).

7:20 p.m. – Freedom Development Corporation, for a Special Permit under Zoning Bylaw Sections 4.2.2.1 and 11.6 to demolish the existing dwelling and construct a new two-unit dwelling at **895 Main Street** (Parcel # 2276).

7:25 p.m. – Lynda Olsen and Ken Natalie, for a Special Permit under Zoning Bylaw Sections 7.1.5 and 11.6 to construct a 663 sq. ft. two-story addition that extends a 10.6 ft. non-conforming front yard side setback at **54 Laws Brook Road** (Parcel # 2119).

7:30 p.m. – Concord Housing Development Corporation, for a Special Permit and Site Plan Review under Zoning Bylaw Sections 10, 11.6, and 11.8 for a 5-unit Planned Residential Development at **406 Old Marlboro Road** (Parcel # 2732). **The Applicant has requested the public hearing be continued without discussion to January 18, 2024.**

7:35 p.m. – John Peters, for an appeal from a decision of the Building Inspector/Zoning Enforcement Officer under Zoning Bylaw Section 11.4.2, to revoke building permit R-23-0836 for a detached garage and office at **309 Garfield Road** (Parcel # 3460-9).

Administrative Items:

Meeting Minutes: August 10th, September 14th & October 31st Site Visit

Posted: Revised 12/14/23