



**TOWN OF CONCORD  
ZONING BOARD OF APPEALS**

Meeting Agenda

Thursday, January 9, 2020 at 7:15 p.m.

***Town House Hearing Room, 22 Monument Square, Concord, MA 01742***

**Public Hearings:**

7:15 p.m. – Richard Warren, 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 a construction business at **25 Upland Road** (Parcel #2736).

7:20 p.m. – CD Associated Builders Inc., to amend a Special Permit under Sections 10 and 11.6 of the Zoning Bylaw to allow for the conversion of an existing deck into a screen porch at **66 Wayside Road** (Parcel #0069-3-66).

7:25 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 large outdoor events over 50 people at **269 Monument Street** (Parcel #1267).

7:30 p.m. – Charles Audi, to amend a Special Permit under Sections 7.7.3.4, 7.7.3.13, 11.6, and 11.8 of the Zoning Bylaw for relief from parking design standards at **143 Sudbury Road** (Parcel #0180).

7:35 p.m. – Thomas and Susan Miller, for a Special Permit under Sections 7.1.3, 7.1.5, and 11.6 of the Zoning Bylaw to construct a 2,266 sq. ft. addition on a 1,886 sq. ft. dwelling that will increase the gross floor area by more than 50% on a non-conforming lot at **56 Coburn Hill Road** (Parcel #1850).

7:40 p.m. – OldMarlboro182, LLC, for a Special Permit under Sections 7.1.3, 7.1.5, and 11.6 of the Zoning Bylaw to demolish the existing 1,857 sq. ft. dwelling and construct a new 3,296 sq. ft. dwelling that will increase the gross floor area by more than 50% on a non-conforming lot at **182 Old Marlboro Road** (Parcel #3696).

7:45 p.m. – Christopher and Monika Park for a Special Permit under Sections 4.2.2.1 and 11.6 of the Zoning Bylaw for an additional dwelling unit at **215 Lexington Road** (Parcel #0025).

7:50 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).

**Administrative Business:**

- 6X Winthrop Street: Junction Village Assisted Living Special Permit Extension
- 35 Forest Ridge Road: Minute Man Arc Special Permit Extension
- Election of Officers
- Approval of Minutes – 12/12

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: 12/26/19