



**TOWN OF CONCORD**  
**ZONING BOARD OF APPEALS**  
Meeting Agenda  
Thursday, May 14, 2020 at 7:00 p.m.

In accordance with M.G.L. ch. 30A, §18-25, notice is hereby given that the Zoning Board of Appeals will hold a virtual public meeting on Thursday, May 14, 2020 at 7:00 p.m. To participate, you may video conference in to <https://zoom.us/j/91116323995?pwd=YTNJT0pDNDIDdGRaNm4xaXA5bWszUT09>. To teleconference, please call 877-853-5257 or 888-475-4499. The Meeting ID is 911 1632 3995. The meeting password is 060747.

**Public Hearings:**

7:00 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).

7:05 p.m. – Concord Country Club, for a Special Permit under Sections 7.5, 7.6, and 11.6 of the Zoning Bylaw for the construction of an irrigation pond requiring the removal of 51,258 cubic yards of soil within the Groundwater Conservancy District at **246 Old Road to Nine Acre Corner** (Parcel #3079).

7:10 p.m. – Marybeth Barker, for the renewal of a Special Permit under Sections 5.3.15 and 11.6 of the Zoning Bylaw to operate a tourist home or bed and breakfast at **49 Seymour Street** (Parcel #3253).

7:15 p.m. – Habitat for Humanity of Greater Lowell, for a Sign Variance under Sections 3(c)(2) and 7(c) of the Sign Bylaw to install a temporary 32 sq. ft. sign that is greater than the allowed size at **930 Main Street** (Parcel #3818).

7:20 p.m. – Peggy Dowcets, for a Special Permit under Sections 7.1.3, 7.1.5, and 11.6 for the construction of a 1,044 sq. ft. addition on a 1,733 sq. ft. dwelling that will increase the gross floor area by more than 50% on a non-conforming lot at **30 Walden Terrace** (Parcel #0316).

7:25 p.m. – Matthew and Allison Annese, to amend a Special Permit under Sections 7.1.3, 7.1.5, and 11.6 of the Zoning Bylaw to modify previously approved garage plans at **45 Derby Street** (Parcel #2464).

7:30 p.m. – Donald J. Fox Jr. for a Special Permit under Sections 4.2.2.2 and 11.6 for an additional dwelling unit at **16 Meriam Road** (Parcel #4200).

7:35 p.m. – Matthew Beaulac, for a Special Permit under sections 7.1.3, 7.1.5, and 11.6 of the Zoning Bylaw to construct a 3,562 sq. ft. addition on a 1,750 sq. ft. dwelling that will increase the gross floor area by more than 50% on a non-conforming lot at **649 Cambridge Turnpike** (Parcel #4067-1).

7:30 p.m. – Now Communities LLC, for a Special Permit under Sections 10 and 11.6 of the Zoning Bylaw for a 14-unit Planned Residential Development at **1651, 1657, and 165X Main Street**, (Parcels 2685, 2686, & 2687).  
(Applicant has requested to continue their application to the June 11, 2020 meeting.)

**Administrative Business:**

- Decision Deliberation – 1440 Main Street PRD

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 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 meet 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: 4/30/2020