



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

To participate in the virtual public meeting, you may video conference in to <https://us02web.zoom.us/j/88124046889?pwd=eGcrdG1EZkt3ME04TThYRkRrdDdKdz09>. To teleconference, please call 877-853-5257 or 888-475-4499. **Webinar ID: 881 2404 6889** **Password: 751430**

**Please note: The Zoom link, ID and Password listed above have been revised.**

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 as a Participant 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. Attendees can also use the Question & Answer function and type in their question. The Chair will read the question. Attendees should give themselves at least ten minutes before the meeting start time to set up and register.

Normally, 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. However, due to the COVID-19 emergency, Town Offices are closed to the public at this time. **The plans and supporting materials may be reviewed online at <http://www.concordma.gov/1439/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. – 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 a continuance to 6-11-2020. Public hearing will be opened and immediately continued without discussion)**

**Administrative Business:**

- 1) Decision Deliberation – 1440 Main Street PRD

Posted: 4/30/2020 Revised 5/12/2020