



Town of Concord Planning Board Public Hearing Notice and Agenda

On **Wednesday, August 19, 2020 at 7:00 p.m.**, the Concord Planning Board will hold a Virtual Public Hearing, pursuant to M.G.L. Chapter 40A, Section 5, concerning amendments to the Concord Zoning Bylaw proposed under Articles 32-39 and 41 & 43 (By Petition) and to the Concord Sign Bylaw proposed under Article 42 (By Petition) in the 2020 Town Meeting Warrant. To join via video

<https://us02web.zoom.us/j/89197268909?pwd=VCtkYUczMFVxcnBvMjd5Qis3ZktlUT09>

Password: 713590 Webinar ID: 891 9726 8909

Or dial 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free) to join by phone.

- Article 32** **Zoning Bylaw Amendment – Additional Dwelling Unit** –delete Section 4.2.2.2 entirely and adopt a new Section 4.2.2.2 to allow the development of attached and detached accessory dwelling units.
- Article 33** **Zoning Bylaw Amendment – Two-family Dwelling Unit**– amend Section 4.2.2.1 to add a new paragraph to allow a two-family dwelling by special permit in the Residence C Zoning District.
- Article 34** **Zoning Bylaw Amendment – Planned Residential Development & Table I Principal Use Regulations** – amend Table I Principal Use Regulations 4.2.7 Planned Residential Development to change Site Plan Approval from NR (Not Required) to R (Required) and Section 10 Planned Residential Development to change the permit granting authority from the Zoning Board of Appeals to the Planning Board; amend sections pertaining to Basic Density calculation, Height, Common Open Space, Application requirements, Report and Recommendations, and; add sections regarding Density Bonus and Sustainable Design Requirement.
- Article 35** **Zoning Bylaw Amendment – Hammerhead Lot** - amend Sections 6.3.2 and 6.3.2.2 to change the permit granting authority for a Hammerhead Lot special permit from the Zoning Board of Appeals to the Planning Board.
- Article 36** **Zoning Bylaw Amendment – Relief from Parking Requirements** – amend Section 7.7.2.12 to add six criteria to consider when granting relief from parking requirements.
- Article 37** **Zoning Bylaw Amendment – Thoreau Depot Business & Residence C Zoning District Boundary** – amend Section 2.2 Zoning Map to expand the Thoreau Business Zoning District boundary and reduce the Residence C Zoning District boundary on Assessors Parcels #0180 (143 Sudbury Rd.),#0368 (159 Sudbury Rd.), and #0366 (148 – 150 Thoreau St.).
- Article 38** **Zoning Bylaw Amendment – Fairs, Bazaars, Antique Shows, Suppers, and Dances** – amend Section 5.4.5 to add “philanthropic” to the list of organizations subject to special permit requirements for these types of events.
- Article 39** **Zoning Bylaw Amendment – Prohibited Uses** – amend Section 4.7.1 to clarify that the prohibited use is for the keeping of an unregistered trailer or using a trailer for habitation on the property.
- Article 41** **Zoning Bylaw Amendment (By Petition) – On-site Community Notice of PRD Application** - amend Section 10.4 to require that applicants install signage (visible from the nearest public way) intended to inform the public that a Planned Residential Development special permit application has been submitted for the site, and for the signage to remain on site until the permit is granted or denied.
- Article 42** **Sign Bylaw Amendment (By Petition)** – amend the Concord Sign Bylaw to allow the placement of a sign where a Planned Residential Development has been proposed, announcing that a special permit application for a Planned Residential Development has been submitted for the site.
- Article 43** **Zoning Bylaw Amendment (By Petition) – One-year moratorium on Section 10 PRDs** – to place a one-year moratorium on the approval of Zoning Bylaw Section 10 - Planned Residential Developments.

The complete text of the amendments are in the 2020 Warrant for Town Meeting, or may be reviewed online at www.concordma.gov.

Posted: 7/30/20