



**TOWN OF CONCORD  
ZONING BOARD OF APPEALS**

Virtual Public Meeting Agenda  
Thursday, September 8, 2022, at 7:00 p.m.

To participate in the virtual public meeting, you may video conference in to:  
<https://us02web.zoom.us/j/83308876310?pwd=b1B3TFM3RlZNSk03bGtuaGlsYW1lQT09>

To teleconference, please call 877-853-5257 or 888-475-4499

Meeting ID: 833 0887 6310 Password: 656758

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.** - Lyn Wilson, for a Special Permit under Sections 5.3.4 and 11.6 of the Zoning Bylaw for the stabling or boarding of horses in a residential district at **28 Cambridge Turnpike** (Parcel# 0241).

**7:05 p.m.** – 45 Coburn Hill Rd LLC, for a Special Permit under Sections 7.1.3, 7.1.5 and 11.6 of the Zoning Bylaw to demolish the existing 1,804 sq. ft. dwelling and construct a 5,296 sq. ft. dwelling that is over 50% larger than the existing gross floor area on a non-conforming lot at **45 Coburn Hill Road** (Parcel# 1863).

**7:10 p.m.** - Quarry North Rd LLC, for a Special Permit under Sections 10, 11.6 and 11.8 of the Zoning Bylaw for a Planned Residential Development for six units at **48Y Fitchburg Turnpike** (Parcel# 3419). (Applicant has requested a continuance without discussion to the October 13<sup>th</sup> meeting.)

**7:15 p.m.** –Michael Carucci, for a Special Permit under Sections 7.1.3, 7.1.5, 11.6 and 11.7 of the Zoning Bylaw to construct a 2,597 sq. ft. two car garage with second story addition at **309 Garfield Road** (Parcel #3460-9). (Applicant has requested a continuance without discussion to the October 13<sup>th</sup> meeting.)

**7:20 p.m.** - New Life Community Church, for a Sign Variance under Sections 8(b)(3) of the Sign Bylaw for an additional freestanding sign that exceeds the 25 sq. ft. limit at **221 Baker Avenue** (Parcel# 3806).

**7:25 p.m.** - Sarah and William Murphy, for an amendment to a Special Permit under Sections 7.1.3, 7.1.5 and 11.6 of the Zoning Bylaw to allow an additional 176 sq. ft. second story addition to the previously granted 1,198 sq. ft. two car garage with a connecting side entry, mudroom and first floor addition to an existing 1,494 sq. ft. nonconforming dwelling which increases the gross floor area by more than 50% at **368 Old Marlboro Road** (Parcel# 3767-2).

**7:30 p.m.** - Concord Academy, for a Special Permit with Site Plan Review under Sections 6.2.11, 11.6, 11.8.7 to construct a Centennial Arts Center, relocate and rehabilitate two existing dwellings (220 Main St. and Ides Cottage), convert existing attached garage at 238 Main St into a dwelling unit and other associated site improvements at **166 Main Street** (Parcel# 1706).

**7:35 p.m.** - Concord Public Schools, for a Special Permit under Sections 4.3.1, 6.2.11, 7.6, 7.7 and 11.6 to demolish the existing Sanborn Middle School, construct a new Middle School which includes a height waiver, relief from parking, impervious coverage greater than 15% in the Groundwater Conservancy District at **835 Old Marlboro Road** (Parcel# 3010-2-1).