



TOWN OF CONCORD
ZONING BOARD OF APPEALS
Revised Virtual Public Meeting Agenda
Thursday, September 10, 2020 at 7:00 p.m.

To participate in the virtual public meeting, you may video conference in to:
<https://us02web.zoom.us/j/83628002960?pwd=N1BUTHdpdFJVVTBBSM1Z5MGJ3UFBYdz09>.

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

Meeting ID: 836 2800 2960 Password: 857863

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. 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 <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. – J.P. Chase Morgan Bank, for a Special Permit and Site Plan Approval under Sections 7.2, 11.6, and 11.8 of the Zoning Bylaw to demolish the existing bank building, construct a new bank building, and perform related site improvements including parking reconfiguration, drive-thru ATM and stormwater management updates in the Floodplain Conservancy District at **1134 Main Street** (Parcel 3790-1).

7:05 p.m. – Jill Engerman, 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 professional office at **105 Walden Street** (Parcel 0119).

7:10 p.m. – Emerson Hospital, for the renewal of a Special Permit under Sections 5.4.1.3 and 11.6 of the Zoning Bylaw to allow the use of a mobile PET (Positron Emission Tomography) scan unit at **54 Baker Avenue Ext.** (Parcel 3796-1).

7:15 p.m. – Studio InSitu Architects, Inc., for a Special Permit under Sections 7.1.3, 7.1.5 and 11.6 of the Zoning Bylaw to construct a 1,044 sq. ft. addition on a 1,324 sq. ft. dwelling that will increase the gross floor area by more than 50% on a non-conforming lot at **1887 Main Street** (Parcel 2865).

Administrative Business:

- Minutes: 7/9
- Sweet Birch PRD: Performance Guarantee Final Release

Posted: August 27, 2020 Revised: September 8, 2020