

## **Minutes of the Planning Board Meeting of February 21, 2019**

Pursuant to a notice filed with the Town Clerk, the Planning Board met at 8:00 a.m. on February 21, 2019 in the First Floor meeting room at 141 Keyes Road, Concord, MA.

Present:

Robert Easton  
Kristen Ferguson  
Matt Johnson  
Allen Sayegh

Elizabeth Hughes, Town Planner

Absent:

Gary Kleiman  
Nathan Bosdet  
Burton Flint

The meeting commenced at 8:02 a.m. Mr. Johnson served as Acting Chair in Mr. Kleiman's absence.

### **Approval Not Required Plan #19-02 30 & 2B Dover Street**

Town Planner Hughes presented the plan to the Board. She explained that the plan shows the combination of the two nonconforming 5,000 s.f. lots into a single 10,000 s.f. lot with 100 feet of frontage located in the Residence A District, which requires 40,000 s.f. and 150 feet of frontage according to the Zoning Bylaw. She explained that the Board is able to endorse a plan that shows a lot becoming less nonconforming.

Mr. Easton moved that the Board authorize the Chair, Clerk, or Town Planner to endorse the plan dated February 2019 prepared by David E. Ross Associates, Inc. for Scott Anderson and Wendy Holt at 30 & 2B Dover Street, Parcels 3276 and 327 as Approval under Subdivision Control Law Not Required because the plan is not a "subdivision" because it does not show a division of land. Mr. Sayegh seconded. All **VOTED** in favor.

### **Approval Not Required Plan #19-03 33 & 37 Bedford Street**

Town Planner Hughes presented the plan to the Board. She explained that the properties are located on the west side of Bedford Street and south side of Court Lane, and are commonly known as Dee Funeral Home and that the Plan shows the conveyance of 4,016 s.f. of area and 28 feet of frontage from Parcel 848 (37 Bedford St) to Parcel 847 (33 Bedford St) in the Limited Business District #3, which does not have any minimum frontage or area requirements.

Mr. Johnson moved that the Board authorize the Chair, Clerk, or Town Planner to endorse the plan dated February 11, 2019, prepared by Snelling & Hamel Associates, Inc. for Ashbourne Realty Trust and Susan Dee at 33 & 37 Bedford Street, Parcels 847 and 848 as Approval under Subdivision Control Law Not Required because the division of the tract of land shown on the plan is not a “subdivision” because every lot shown on the Plan has the required area and frontage as required by the Zoning Bylaw. Ms. Ferguson seconded. All **VOTED** in favor.

The meeting adjourned at 8:05 a.m.

List of documents presented which are on file in the Planning Division Office at 141 Keyes Road, Concord, MA:

- Form A & ANR Plan #19-2
- Form A & ANR Plan #19-03
- Town Planner’s memorandum dated 2/20/19

Respectfully submitted,

Kristen Ferguson, Clerk

Minutes approved on: 3/13/19