Pursuant to notice duly filed with the Town Clerk, a public meeting of the Board of Appeals was held on Thursday, March 14, 2019 at 7:15 p.m. in the First Floor Hearing Room, 141 Keyes Road, Concord, Massachusetts.

PRESENT:
Members:
John Brady
Stuart Freeland
Elizabeth Akehurst-Moore
Raymond Matte, Acting Building Commissioner
Heather Carey, Administrative Assistant

Ms. Akehurst-Moore called the meeting to order at 7:15 p.m.

Voting Members: John Brady, Stuart Freeland, Elizabeth Akehurst-Moore

Continued Public Hearings:

Geoffrey D. Cronin to amend a Special Permit under Sections 7.1.3, 7.1.5 and 11.6 of the Zoning Bylaw to increase the height of a previously approved garage addition on a non-conforming structure and lot at 64 Bedford Street (Parcel #0852).

Elizabeth Akehurst-Moore opened the public hearing and reviewed the application. The owner and applicant Geoffrey Cronin appeared for the hearing along with the architect Elise Stone. Mr. Cronin explained that he had come to an agreement with the neighbors to rebuild the demolished house to match the originally approved drawings with a modest height increase. Ms. Stone presented an elevation of the house and cross sections stating that the drawing reflects numbers agreed upon by Mr. Battle on behalf of the neighbors and Mr. Cronin. Ms. Stone stated that the new house will only be approximately 12 inches higher than the original house. She explained that the basement and first floor are both 6 inches taller than the original house. Mr. Brady asked if the existing framing will be used or replaced. Mr. Cronin stated that the framing must be removed because it has been exposed to the elements for too long and to allow for the new height of house. Ms. Stone confirmed that the framing must be rebuilt to reduce the height. Ms. Akehurst-Moore asked the acting Building Commissioner if the basement foundation was acceptable. Mr. Matte stated that the basement was built according to code. Ms. Akehurst-Moore asked if there were any comments or conditions that should be added. Mr. Brady stated that the Building Department would ensure that the house was built per the submitted plans.

Elizabeth Akehurst-Moore opened the hearing for public comment and there was none.
Mr. Brady moved to continue the public hearing of Geoffrey D. Cronin to amend a Special Permit under Sections 7.1.3 and 11.6 of the Zoning Bylaw to increase the height of a previously approved garage addition on a non-conforming structure and lot at 64 Bedford Street (Parcel #0852) 2/4/19 subject to cross sections A-15 dated March 2, 2019 and correlating floor plans to be submitted. Mr. Freeland seconded the motion and all VOTED in favor.

Documents used during public hearing:
Elise Braceras Stone Architect, Cross Sections A-15 dated 3/2/19

New Public Hearings:

Jennifer Verrill to renew a Special Permit under Sections 5.4.5 and 11.6 of the Zoning Bylaw to hold special events at 11 Wheeler Road and 415 Plainfield Road (Parcel #3441).

Elizabeth Akehurst-Moore opened the public hearing and reviewed the application. Jennifer Verrill appeared for the hearing requesting renewal to host outdoor events on the property under tents and in the greenhouse. Ms. Verrill stated that traffic has never been a problem for regular Verrill Farm events, there are portable bathrooms on site for events as well as bathrooms inside the farm store, and music is stopped by 9:00 pm. Ms. Akehurst-Moore asked if there had been any complaints from any of their events and Mr. Matte confirmed that they had not received any complaints.

Elizabeth Akehurst-Moore asked for comments from the Board and there was none. Elizabeth Akehurst-Moore opened the hearing for public comment and there was none. Mr. Brady moved to approve the application of Jennifer Verrill to renew a Special Permit under Sections 5.4.5 and 11.6 of the Zoning Bylaw to hold special events at 11 Wheeler Road and 415 Plainfield Road (Parcel #3441) for an additional 5 years and subject to the conditions in their previous permit. Mr. Freeland seconded the motion and all VOTED in favor.

Documents used during public hearing:
Parking plan

Other Business:

Approval of Minutes for December 13, 2018

Mr. Brady moved to accept the minutes for the December 13, 2018 meeting as amended. Mr. Freeland seconded the motion and all VOTED in favor.

Approval of Minutes for January 10, 2019

Mr. Brady moved to accept the minutes for the January 10, 2019 meeting as submitted. Mr. Freeland seconded the motion and all VOTED in favor.
There being no further business, the meeting was adjourned at 7:31 p.m. on a motion by Mr. Brady. Mr. Freeland seconded the motion and all **VOTED** in favor.

Respectfully submitted,

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Elizabeth Akehurst-Moore, Clerk