



**ZONING BOARD OF APPEALS  
TOWN OF CONCORD  
Meeting Minutes  
May 20, 2021**

Pursuant to notice duly filed with the Town Clerk, a virtual public meeting of the Board of Appeals was held on Thursday, May 20, 2021 at 7:00 p.m. using the Zoom meeting platform.  
Meeting ID: 852 0201 6927 Meeting Password: 366852

**PRESENT:**

Members:

Elizabeth Akehurst-Moore  
Ravi Faiia  
Theo Kindermans

Ray Matte, Building Commissioner  
Heather Carey, Admin Assistant

Chair Akehurst-Moore called the meeting to order at 7:00 p.m.

Voting Members: Elizabeth Akehurst-Moore, Theo Kindermans, Ravi Faiia

**Public Hearings:**

***Brady-Built, Inc., for a Special Permit under Sections 7.1.3 and 11.6 of the Zoning Bylaw to construct 11 feet from the side property line a 126 sq. ft. sunroom addition on a non-conforming house and lot at 18 Central Street (Parcel #2600).***

Chair Akehurst-Moore opened the public hearing and reviewed the application. Nate Cosper with Brady-Built, Inc. appeared for the hearing and explained that the homeowner is proposing to add a screen porch in the back ell of the house which will extend the non-conforming setback along the left side of the property.

Chair Akehurst-Moore asked for questions from the Board and there were none at this time.

Chair Akehurst-Moore opened the hearing for public comment and there was none.

Chair Akehurst-Moore commented that this is a simple project and did not have any issues. Mr. Kindermans asked if the homeowner had spoken to any of their neighbors regarding the project. Matthew Smith, the homeowner stated that he spoken to each of their neighbors, and they approved of the sunroom addition. Mr. Faiia commented that the project meets the spirit of the Bylaw and that he was in support of the project because the non-conformity is extended and not increased.

Mr. Faiia moved to approve the application of Brady-Built, Inc., for a Special Permit under Sections 7.1.3 and 11.6 of the Zoning Bylaw to construct 11 feet from the side property line a 126 sq. ft. sunroom addition on a non-conforming house and lot at 18 Central Street (Parcel #2600). Mr. Kindermans seconded the motion, and all **VOTED** in favor.

Documents Used: Proposed Plot Plan

**Administrative Business**

*Approval of Minutes for March 11, 2021*

Mr. Faiia moved to accept the minutes for the March 11, 2021 meeting as amended. Mr. Kindermans seconded the motion, and all VOTED in favor.

There being no further business, the meeting was adjourned at 7:07 p.m.

Respectfully submitted,

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Theo Kindermans, Clerk