



**ZONING BOARD OF APPEALS  
TOWN OF CONCORD  
Virtual Meeting Minutes  
June 11, 2020**

Pursuant to notice duly filed with the Town Clerk, a virtual public meeting of the Board of Appeals was held on Thursday, June 11, 2020 at 7:00 p.m. using the Zoom meeting platform. Meeting ID: 817 8264 0723 Meeting Password: 893147.

**PRESENT:**

**Members:**

James Smith  
Elizabeth Akehurst-Moore  
Theo Kindermans  
Ravi Faiia

Elizabeth Hughes, Town Planner  
Raymond Matte, Building Commissioner  
Heather Carey, Administrative Assistant

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

Voting Members: Elizabeth Akehurst-Moore, Theo Kindermans, James Smith

**Public Hearings:**

***Charles Audi, to amend a Special Permit under Sections 7.7.3.4, 7.7.3.13, 11.6, and 11.8 of the Zoning Bylaw for relief from parking design standards at 143 Sudbury Road (Parcel #0180).***

Chair Akehurst-Moore opened the public hearing. The Applicant had not yet appeared for the hearing and the Board decided to continue the application to later in the meeting to give the applicant an opportunity to appear for the hearing.

Mr. Kindermans moved to continue the application of Charles Audi, to amend a Special Permit under Sections 7.7.3.4, 7.7.3.13, 11.6, and 11.8 of the Zoning Bylaw for relief from parking design standards at 143 Sudbury Road (Parcel #0180) to 7:30 pm. Mr. Smith seconded the motion and all **VOTED** in favor.

***Now Communities LLC, for a Special Permit under Sections 10 and 11.6 of the Zoning Bylaw for a 14-unit Planned Residential Development at 1651, 1657, and 165X Main Street, (Parcels 2685, 2686, & 2687).***

Chair Akehurst-Moore opened the public hearing and reviewed the application. Dan Gainsboro with Now Communications LLC appeared for the hearing. He gave an overview of the 14-unit planned residential development project consisting of ten detached cottage homes and two duplex homes. The existing home and barn on the 4.66 acre property will be removed. The existing Riverwalk entrance will be improved to allow for a shared driveway for both developments. EV charging stations and adequate parking is provided with the use of two car barns, surface parking spaces, and tuck under

garages. The units will not include the use of fossil fuels and will be built with solar ready orientation and conduit in place for the installation of solar panels. Danny Carr, Engineer with Stamski and McNary gave an overview of storm water management which includes Low Impact Development design strategies. Each home will be connected to Town water, homes along Main Street will be connected to Town sewer, and the remaining homes will be connected to an on-site sewage disposal system. The project has had a preliminary review by the health department and they are confident that their requirements can be met. At the request of the Town engineers, water will be tied directly to the street and then looped into the existing water main at Riverwalk which will improve water quality for Riverwalk.

Mr. Faiia asked for clarification on the term optional bedrooms. Mr. Gainsboro clarified that there are a maximum of 30 bedrooms on the property.

Jarrod Joyce of Goodroots LLC, the landscape designer for the project explained the landscape plan which includes preserving native plantings around the perimeter of the project and creating a pollinator friendly habitat and community gardens with walking trails between Riverwalk and Riverside Commons.

Mr. Kindermans asked about the minimal amount of shading of pavement. Mr. Joyce stated that the islands will be planted with grass and explained that the islands will be used for snow storage. Mr. Gainsboro commented that the concern is snow storage and stated that if they could add trees to those areas they would do it.

Jeremy Lake with Union Studio Architecture gave an overview of the site plan, floor plans, and elevations explaining the layouts of the houses and other amenities including the car barns and community room.

Mr. Smith asked if the solar panels would be installed during construction and what they expected for a price range on the units. Mr. Gainsboro stated that it is not economically feasible for the developer to install the panels but the units will be constructed with conduit so they are solar ready. He stated that the units are projected to sell in the range of five hundred to nine hundred thousand dollars. Mr. Smith asked if additional permits were needed for wastewater depending on use. Mr. Gainsboro stated that the proposed use would be under the 2,000 limit. Chair Akehurst-Moore asked about the demolition delay on the existing buildings and Mr. Gainsboro confirmed that the delay ends in October 2020.

Mr. Faiia asked whether there was handicap accessible access between the units close to the street. Mr. Carr explained that there was a path along the driveway entrance that would bypass the path between those houses. The Board discussed handicap access to the remaining units and asked that the Applicant determine if the other units would be required to be accessible. The Building Commissioner commented that he believed that the walkways need to meet the code requirements but wasn't sure about private driveways. He commented that he could reach out to the Architectural Access Board for confirmation. The Applicant also agreed that they would provide an answer.

Mr. Smith asked for clarification and detail on the common area leading out to the trails. Mr. Gainsboro stated that it is an existing emergency access way for Riverwalk and will be a public pathway to the public trails.

Mr. Kindermans commented that he would like to see the site and the other Board Members agreed that they would view the site individually.

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

Mr. Smith moved to continue the application of Now Communities LLC, for a Special Permit under Sections 10 and 11.6 of the Zoning Bylaw for a 14-unit Planned Residential Development at 1651, 1657, and 165X Main Street, (Parcels 2685, 2686, & 2687) to the June 9, 2020 meeting at 7:00 p.m. Mr. Kindermans seconded the motion and all VOTED in favor.

Documents Used: Site plans, floor plans and elevations, PP Presentation

***Charles Audi, to amend a Special Permit under Sections 7.7.3.4, 7.7.3.13, 11.6, and 11.8 of the Zoning Bylaw for relief from parking design standards at 143 Sudbury Road (Parcel #0180).***

Chair Akehurst-Moore opened the public hearing and reviewed the Application. Paul Mahoney appeared for the hearing and explained that they had gone before the Architectural Access Board for their opinion on the relocation of the handicap parking on the lot which was part of their plan to increase attendant parking from 8 to 15 spaces. He continued that the received a letter from the AAB in favor of the proposed changes. Mr. Kindermans commented that his concerns for the project have been met with the approval letter from the AAB. Mr. Smith commented that the new handicap accessible spot seems to make more sense from its previous location. Mr. Faiia commented that moving the space seems to address concerns from public comment.

Chair Akehurst-Moore opened the hearing for public comment and there were none at the meeting. She acknowledged the receipt of a letter from Edward P. Sinni Jr, of 21-4 Concord Greene.

Mr. Kindermans moved to approve the application of Charles Audi, to amend a Special Permit under Sections 7.7.3.4, 7.7.3.13, 11.6, and 11.8 of the Zoning Bylaw for relief from parking design standards at 143 Sudbury Road (Parcel #0180). Mr. Smith seconded the motion and all **VOTED** in favor.

Documents Used: Site plan, AAB letter

There being no further business, the meeting was adjourned at 8:13 p.m.

Respectfully submitted,

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Theo Kindermans, Clerk