



TOWN OF CONCORD

Planning Division

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MEMORANDUM

To: Planning Board members

From: Elizabeth Hughes, Town Planner

Date: September 23, 2022

Re: **Items on the September 27th Agenda**

7:00 p.m. **ZBA Recommendation:** Quarry North Rd LLC, for a Special Permit under Sections 10, 11.6 and 11.8 of the Zoning Bylaw for a Planned Residential Development for six units at 48Y Fitchburg Turnpike (Parcel# 3419).

Included in the Board's packet is a revised Town Planner Report with updates based on revised plans and information submitted by the Applicant and Town Staff comments. **The Board should review the report and discuss their required recommendations to the Zoning Board of Appeals under PRD Bylaw Sections 10.4.2.2 to 10.4.2.6.**

The application material can be found on the Zoning Board of Appeal's Current Meeting Documents page <https://www.concordma.gov/1439/ZBA-Current-Meeting-Documents>

Administrative Items

1. **Draft Scenic Roads Bylaw Rules & Regulation Discussion** - Included in the Board's packet is a comment letter from the Concord Historical Commission and a memo from CPW Engineering to the Public Works Commission and a memo from CPW Engineering regarding comments from the Public Works Commission on the Draft Scenic Road Bylaw Rules & Regulations. It is recommended that the Board discuss these memos and additional revisions to the Draft Rules & Regs and then distribute the revised draft Regs back to the CHC and PWC, as well as send a notice of their availability to stakeholders for further review and comments before conducting the required public hearing for adoption.
2. **Final MBTA Communities Zoning Requirement Guidelines** – Included in the Board's packet is a memo from me regarding the Department of Housing and Community Development final MBTA Communities Zoning Requirements Regulations., along with the final Regulations.
3. **Potential 2023 ATM Zoning Bylaw Amendments Discussion** – Included in the Board's packet for discussion is a draft Zoning Bylaw amendment Warrant Article for Section 4.3.2 Combined Business/Residence Bylaw. I will be sending the Board on Monday a revised rough draft of an amendment to allow fast-food restaurants, along with information from other communities on how they address parking for fast food restaurants. Board member Linda Miller will provide an update on her research into developing a draft zoning for mobile food establishments.
4. **Draft Meeting Minutes** - Included in the Board's packet is the draft August 9th.