



TOWN OF CONCORD
ZONING BOARD OF APPEALS
Virtual Public Meeting Agenda
Thursday, January 12, 2023, at 7:00 p.m.

To participate in the virtual public meeting, you may video conference in to:
<https://us02web.zoom.us/j/87811989174?pwd=c1hudkZKazU0S2VyMkFhL2Y2NnlQZz09>

To teleconference, please call 877-853-5257 or 888-475-4499
Meeting ID: **878 1198 9174** Password: **524766**

In order to access this virtual meeting, attendees need to register their full name and email when logging in. Attendees will be muted and have no video ability. Applicants will be permitted audio and video during their scheduled public hearing. If an attendee has a question during this virtual meeting, use the Raise Hand function during the Public Comment period for each item and the Chair will unmute one person at a time to allow them to ask their question. When joining by phone, press *9 to raise your hand and *6 to mute/unmute your phone audio when called upon. Attendees should give themselves at least ten minutes before the meeting start time to set up and register.

The official public record with all related documents is maintained in the Planning Division Office at 141 Keyes Road, Concord, MA and available for public review during normal business hours. The plans and supporting materials may also be reviewed online at <https://www.concordma.gov/1439/ZBA-Current-Meeting-Documents>.

Time scheduled agenda items will be taken up in the order shown and not before the times shown. The times scheduled are not intended to represent any estimate of the time that may be necessary to discuss each item. Administrative Business items may be discussed at any time.

Public Hearings:

7:00 p.m. - Quarry North Rd LLC, for a Special Permit under Zoning Bylaw Sections 10, 11.6 and 11.8 for a Planned Residential Development for six units at **48Y Fitchburg Turnpike** (Parcel# 3419). (Applicant has requested a continuance without discussion to the February 9th meeting.)

7:05 p.m. - Concord Center for the Visual Arts, for a Special Permit with Site Plan Review under Zoning Bylaw Sections 7.1.3, 7.7.2.12, 11.6 and 11.8 to demolish the existing Coleman Gallery and construct a 2,593 sq. ft. addition to an existing 7,349 sq. ft. nonconforming structure and relief from parking at **37 Lexington Road** (Parcel# 0015). (Applicant has requested a continuance without discussion to the February 9th meeting.)

7:10 p.m. - Palm Realty LLC for a Special Permit under Zoning Bylaw Sections 7.2 and 11.6 to construct a barn addition which requires 8.93 c.y of fill within the Floodplain Conservancy District and 25.43 c.y of compensatory flood storage at **160 Adams Road** (Parcel# 1819-1).

7:15 p.m. - Tamar Vishlitzky for a renewal of a Special Permit under Zoning Bylaw Sections 5.3.6.2 and 11.6 for a Special Home Occupation to operate a doctor's office at **350 Bedford Street** (Parcel# 0901).

7:20 p.m. - Erik and Sally-Ann Limpaecher for a Special Permit under Zoning Bylaw Sections 7.1.3 and 11.6 to extend a nonconforming structure to allow the construction of a three-season porch 9.6 ft from the side property line at **61 Black Duck Road** (Parcel# 1033-20).

7:25 p.m. - Barbara Guidi Kohler, for a Special Permit under Zoning Bylaw Sections 6.2.13, 7.1.3 and 11.6 to construct a 404 sq. ft. first floor addition to an existing 2,453 sq. ft. nonconforming dwelling which exceeds the maximum floor area ratio by 351 sq. ft at **206 Thoreau Street** (Parcel# 0355).

7:30 p.m. - Julia Miner and John Caldwell, for a Special Permit under Zoning Bylaw Sections 4.2.2.2 and 11.6 for a 989 sq. ft. additional dwelling unit at **399 Lowell Road** (Parcel# 1673).

Administrative Business:

-Minutes: 12/8