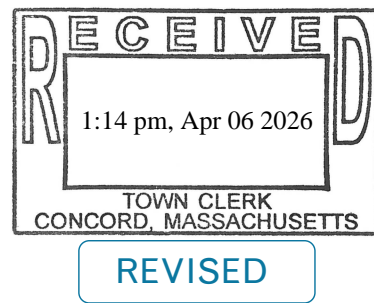




**TOWN OF CONCORD
ZONING BOARD OF APPEALS
Hybrid Public Meeting Agenda
Thursday, April 16, 2026, at 7:00 p.m.**

In person at:
141 Keyes Road, Concord, MA 01742
First Floor Meeting Room



Or virtually via Zoom:

To participate in the virtual public meeting, you may video conference in to:
<https://us02web.zoom.us/j/89739771900?pwd=bJ96Ezggglr8vGALEskIwPqLHIDmWG.1>

To teleconference, please call 877-853-5257 or 888-475-4499

Meeting ID: **897 3977 1900** Password: **046764**

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.

New Public Hearings:

7:00 p.m. – Holly Salemy, (Applicant) on behalf of Concord Museum, (Owner) for a Special Permit under Zoning Bylaw Sections 5.4.5 and 11.6 to hold a one-day, outdoor event at **53 Cambridge Turnpike** (Parcel #0109).

7:05 p.m. – Johanna Boynton, (Applicant/Owner) for a Special Permit under Zoning Bylaw Sections 7.1.5 and 11.6 to relocate and attach an existing garage and construct a 2,926 sq. ft. two-story addition to the single-family dwelling that extends the nonconforming side yard setback and increases the gross floor area by more than 50% at **83 Monument Street** (Parcel #1288).

7:10 p.m. – Kyle Mann, (Applicant) on behalf of Sean Goguen, (Owner) for a Special Permit under Zoning Bylaw Sections 7.1.5 and 11.6 to demolish the existing 396 sq. ft. single-family dwelling and construct a 2,691 sq. ft. single-family dwelling which increases the gross floor area by more than 50% at **74 Hayward Mill Road** (Parcel #2875).

7:15 p.m. Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC (Applicant) on behalf of Concord Country Store, LLC (Owner) for a Special Permit and Site Plan Review under Zoning Bylaw Sections 7.1.3, 7.2, 11.6, and 11.8 to renovate the existing gas station and make associated site improvements in the Floodplain Conservancy District at **166 Commonwealth Avenue** (Parcel #2184-2). **The Applicant has requested the public hearing be continued without discussion to June 11, 2026.**

Administrative Business:

292-294 Baker Ave., NOVO Riverside Commons Comprehensive Permit, Notice of Project Modifications

275 Forest Ridge Road – Residences at Thoreau Comprehensive Permit, Notice of Project Modifications

Draft Meeting Minutes: March 26th

Rev Posted: 4/6/26