



**TOWN OF CONCORD
ZONING BOARD OF APPEALS**

Virtual Public Meeting Agenda
Thursday, July 8, 2021 at 7:00 p.m.

To participate in the virtual public meeting, you may video conference in to:

<https://us02web.zoom.us/j/84564887049?pwd=Y2RJWlZlR29iQm1zUTRBdm1YMkpGZz09>

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

Meeting ID: **845 6488 7049** Password: **309104**

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. – Ashbrook Properties, LLC, for a Special Permit under Sections 4.2.2.1 and 11.6 of the Zoning Bylaw for a two-family dwelling at **110 Conant Street** (Parcel #2259).

7:05 p.m. – David and Stephanie Parry, for a Special Permit under Sections 7.1.3, 7.1.5 and 11.6 of the Zoning to construct a 1,119 sq. ft. addition on the existing 1761 sq. ft. dwelling and construct a new 440 sq. ft. detached garage that when combined is over 50% larger than the existing gross floor area on a non-conforming house and lot at **29 Laurel Street** (Parcel #0230).

7:10 p.m. – Ann Bauer, for a Special Permit under Sections 7.1.3, and 11.6 of the Zoning Bylaw to construct a 328 sq. ft. addition on the existing 2146 sq. ft. dwelling on a non-conforming house and lot at **118 Belknap Street** (Parcel #0633).

7:15 p.m. – Charles Audi, to modify a Special Permit under Sections 7.1.2 and 11.6 of the Zoning Bylaw to convert the existing two service bays to accessory retail space for the gas station at **686 Elm Street** (Parcel # 1894-3).

7:20 p.m. – Symes Development & Permitting, LLC, for a Special Permit under Sections 7.5 and 11.6 of the Zoning Bylaw for the construction of a Definitive Subdivision requiring the removal of 60,690 c.y. of earth at **146B & 1442 Main Street, 110 & 11B Highland Street** (Parcels #2407, 2408, 2409, 2409-1).

7:25 p.m. – Concord Country Club, for a Special Permit for a private recreation facility under Sections 4.1.6, 7.5 and 11.6 of the Zoning Bylaw for the previous removal of 1,200 c.y. of earth without approval and the construction of an irrigation pond and pump house at **246 Old Road to Nine Acre Corner** (Parcel #3079).

Administrative Business:

- Election of Officers

Posted: 6/24/21