



TOWN OF CONCORD
ZONING BOARD OF APPEALS
Virtual Public Meeting Agenda
Thursday, July 14, 2022, at 7:00 p.m.

To participate in the virtual public meeting, you may video conference in to:
https://us02web.zoom.us/j/81725201217?pwd=tZPG-wFoQLG7i9D_Vf-YfvW-iNcKZA.1

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

Meeting ID: **817 2520 1217** Password: **311857**

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. - Lyn Wilson, for a Special Permit under Sections 5.3.4 and 11.6 of the Zoning Bylaw for the stabling or boarding of horses in a residential district at **28 Cambridge Turnpike** (Parcel# 0241). (Applicant has requested a continuance without discussion to the August 11th meeting.)

7:05 p.m. -Mark White, for a Special Permit under Sections 4.2.2.1 and 11.6 of the Zoning Bylaw to construct a 3,966 sq. ft. two-family dwelling at **104 and 106 Conant Street** (Parcel #2262).

7:10 p.m. - Catherine Webster, for a Special Permit under Sections 4.2.2.2 and 11.6 of the Zoning Bylaw for a 922 sq. ft. additional dwelling unit at **314 Elm Street** (Parcel# 1780).

7:15 p.m. - 45 Coburn Hill Rd LLC, for a Special Permit under Sections 7.1.3, 7.1.5 and 11.6 of the Zoning Bylaw to demolish the existing 1,804 sq. ft. dwelling and construct a 5,296 sq. ft. dwelling that is over 50% larger than the existing gross floor area on a non-conforming lot at **45 Coburn Hill Road** (Parcel# 1863). (Applicant has requested a continuance without discussion to the August 11th meeting.)

7:20 p.m. - Jason Roan, for a Special Permit under Sections 7.1.3, 7.1.5, and 11.6 of the Zoning Bylaw to construct a 1,569 sq. ft. addition on a 3,075 sq. ft. non-conforming dwelling that is over 50% larger than the existing gross floor area on a non-conforming lot at **45 Bartlett Hill Road** (Parcel# 1248-2).

7:25 p.m. - Christopher Alphen, Esq., for a Special Permit under Sections 7.1.3, 7.1.5 and 11.6 of the Zoning Bylaw to construct a 2,341 sq. ft. addition on a 2,096 sq. ft. non-conforming dwelling that is over 50% larger than the existing gross floor area on a non-conforming lot at **99 Dalton Road** (Parcel# 4201-7).

Administrative Business:

-Minutes 3/24, 4/14, 5/12, 6/9

Posted: 7/12/22