



**Town of Concord
Planning Board
Public Hearing**

On Tuesday, March 8, 2022 at 7:00 p.m., the Concord Planning Board will hold a Public Hearing, pursuant to M.G.L. Chapter 40A, Section 5, concerning amendments to the Concord Zoning Bylaw proposed under Articles 31 – 35 and a General Bylaw amendment (Scenic Roads Bylaw) proposed under Article 30 in the 2022 Town Meeting Warrant. The public hearing will be held both in-person, at the Hearing Room at the Town House, 22 Monument Square and virtually via Zoom.

Join Zoom Meeting

<https://us02web.zoom.us/j/82090868091?pwd=NHg1U25sR1Y2bWhacFJ4MEozdDRFUT09>

Meeting ID: 820 9086 8091

Passcode: 925884

or by phone toll free: 888-475-4499 or 877-853-5257

- Article 30** **General Bylaw Amendment –Scenic Roads Bylaw** – adopt a Scenic Roads Bylaw and designate certain public roads as scenic in accordance with M.G.L. c.40 Section 15C and amend the Non-Criminal Disposition Bylaw Appendix A (Fines) to add a fine for violations of the Bylaw.
- Article 31** **Zoning Bylaw Amendment – Additional Dwelling Unit**– amend Section 4.2.2.2 to exempt from the requirements in Items (a), (b), (g), and (l), any additional dwelling unit that is subject to a special permit recorded prior to September 2020
- Article 32** **Zoning Bylaw Amendment – Formula Business** – amend Section 3.3 to add the Thoreau Depot Business District
- Article 33** **Zoning Bylaw Amendment – Zoning Map & Thoreau Depot Business District** - (a) Section 2.2 of the Zoning Bylaw, Zoning Map, by expanding the Thoreau Depot Business Zoning District boundary and reducing the Residence C Zoning District boundary on Assessor Parcels #0373 (203 Sudbury Rd.), (b) Sections 4.2, 4.7, 6, 7.7, and 7.11 of the Zoning Bylaw with respect to the Thoreau Depot Business District; and (c) any other Sections of the Zoning Bylaw to make conforming changes consistent with the changes made with respect to the Thoreau Business District.
- Article 34** **Zoning Bylaw Amendment – By Citizen Petition – Residence A & Industrial Park B Zoning District Boundary** – amend Section 2.2 Zoning Map by expanding the Residence A Zoning District boundary and reducing the Industrial Park B Zoning District boundary on Assessor Parcels #4287-1 (477 Virginia Rd.) and #4287-1-2 (50A Virginia Rd.)
- Article 35** **Zoning Bylaw Amendment – By Citizen Petition – Planned Residential Development** - amend Section 10.2.9 to increase the minimum amount of upland common space from 50% to 75%.

See the 2022 *Warrant for Town Meeting* for the complete text of the warrant articles, online at www.concordma.gov.

Posted: 2/17/22