



**ZONING BOARD OF APPEALS
TOWN OF CONCORD
Meeting Minutes
January 13, 2022**

Pursuant to notice duly filed with the Town Clerk, a virtual public meeting of the Board of Appeals was held on Thursday, January 13, 2022, at 7:00 p.m. using the Zoom meeting platform.

Meeting ID: 899 3973 5255 Meeting Password: 891532

PRESENT:

Members:

Elizabeth Akehurst-Moore, Chair

Ravi Faiia

Theo Kindermans

Thomas Swaim

Ray Matte, Building Commissioner

Heather Carey, Admin Assistant

Chair Akehurst-Moore called the meeting to order at 7:00 p.m.

Voting Members: Elizabeth Akehurst-Moore, Ravi Faiia, Theo Kindermans

Public Hearings:

The Trustees, for the renewal of a Special Permit under Section 4.3.1, 4.3.4, 5.4.5, and 11.6 of the Zoning Bylaw to hold large outdoor events over 50 people at 269 Monument Street (Parcel #1267).

Chair Akehurst-Moore opened the public hearing and reviewed the application. Michael Busack appeared for the hearing and explained that they are requesting to renew their Special Permit for events of 50 to 200 people. He stated that they were unable to hold many events over the last year but were hopeful that some of these programs will take place in 2022. He noted that the application remained mostly the same but that the Free Fun Friday event had been discontinued by the Highland Street Foundation. Chair Akehurst-Moore questioned whether this application should be considered new or a renewal. She asked about events that were held. Mr. Busack explained that the Winter Solstice event had been a success with a very manageable crowd and coordination with the National Park Service to use their overflow lots.

Chair Akehurst-Moore opened the hearing for public comment and there was none.

The Board discussed the appropriate length of time for the renewal.

Mr. Kindermans moved to approve the application of The Trustees, for the renewal of a Special Permit under Section 4.3.1, 4.3.4, 5.4.5, and 11.6 of the Zoning Bylaw to hold large outdoor events over 50 people at 269 Monument Street (Parcel #1267) for a period of 1 year and subject to the conditions on the existing Special Permit. Mr. Faiia seconded the motion. The motion passed (3-0) by roll call vote.

Documents Used: none

David Matheson, for a Special Permit under Sections 4.2.2.2 and 11.6 of the Zoning Bylaw for an 880 sq. ft. additional dwelling unit at 53 Hubbard Street (Parcel #0150).

Chair Akehurst-Moore opened the public hearing and reviewed the application. David Matheson appeared for the hearing and explained that he is seeking a Special Permit to construct an additional dwelling unit. He explained that the apartment will be located in the basement and use more than half of the existing finished basement. Mr. Matheson explained that they had made changes from the original plan creating an egress through a door rather than a window and closing off the area between the kitchen to the interior stairs to make it completely separate. He noted that the apartment would be 880 square feet. Building Commissioner Matte explained that the original plans submitted with the application did not meet the requirements of the zoning bylaw and that the revised plans were adequate.

Chair Akehurst-Moore opened the hearing for public comment and there was none.

Chair Akehurst-Moore noted that she did not have any issues and the proposed plan would not be detrimental to the neighborhood.

Mr. Faiia moved to approve the application of David Matheson, for a Special Permit under Sections 4.2.2.2 and 11.6 of the Zoning Bylaw for an 880 sq. ft. additional dwelling unit at 53 Hubbard Street (Parcel #0150). Mr. Kindermans seconded the motion. The motion passed (3-0) by roll call vote.

Documents Used: Floor Plans, Narrative

Richard Warren, for a Special Permit under Section 4.2.2.2 & 11.6 of the Zoning Bylaw for a 792 sq. ft. additional dwelling unit at 258 Prairie Street (Parcel #2661).

Chair Akehurst-Moore opened the public hearing and reviewed the application. Richard Warren appeared for the hearing and explained that they are proposing to construct an 800 square foot 2-bedroom additional dwelling unit above the garage. The Board discussed parking requirements and agreed that the plan showed adequate parking.

Chair Akehurst-Moore asked for questions from the Board. Mr. Kindermans questioned whether this house was currently under construction. Building Commissioner Matte explained that they have a current building permit for new construction. Mr. Faiia asked for clarification on the two egresses and confirmed that there is a staircase inside the garage and a spiral staircase outside.

Chair Akehurst-Moore opened the hearing for public comment and there was none.

The Board agreed that the proposed additional dwelling unit was not detrimental to the neighborhood and met the requirements of the zoning bylaw.

Mr. Kindermans moved to approve the application of Richard Warren, for a Special Permit under Section 4.2.2.2 & 11.6 of the Zoning Bylaw for a 792 sq. ft. additional dwelling unit at 258 Prairie Street (Parcel #2661). Mr. Faiia seconded the motion. The motion passed (3-0) by roll call vote.

Documents Used: floor plans, elevations, site plan

There being no further business, the meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Theo Kindermans, Clerk