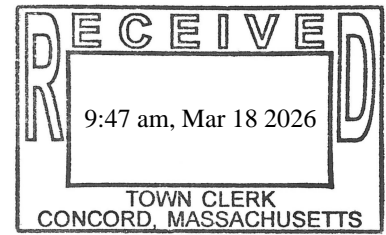




**Town of Concord
Planning Board
Meeting Minutes
February 10, 2026**



Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 7:00 pm on February 10, 2026, in the 1st floor meeting room at 141 Keyes Road and virtually via <https://zoom.us>. The meeting was recorded and will be available on the Minuteman Media Network. Mr. Almeida opened the meeting at 7:00 pm.

Present were Mr. Almeida, Mr. Boardman, Mr. Bogosian, Ms. Felshin and Ms. Flanagan. Absent was Ms. Nelson. The Town Planner, Ms. Elizabeth Hughes, and Senior Planner, Ms. Christine Zale were also present.

Public Comment

The Chair opened the meeting for Public Comment and there was none.

Review Draft 2026 ATM Zoning Bylaw amendments warrant article presentations

Board Members walked through their individual draft public hearing presentations for articles 32 through 38. Edits were made for clarity, and individual slides were converted to back up slides to reduce the length of the presentations. The discussion focused on refining wording and ensuring that the intent of the regulations was clear. The Town Planner will make the proposed edits and recirculate the presentations for further review.

Planning Board Liaison/Town Planner Updates

The Town Planner announced that due to scheduling conflicts, Mr. Dorothy resigned from the Board.

Minutes: 1/6

Ms. Flanagan moved to approve the minutes from the January 6, 2026 meeting as amended. Mr. Boardman seconded the motion and the motion passed (5-0).

With no further business, the meeting was adjourned at 8:38 pm.