



TOWN OF CONCORD PLANNING BOARD

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FYI

MARCIA A. RASMUSSEN, PLANNING DIRECTOR

Zoning Warrant Articles

Town of Concord Planning Board Public Hearing

On Tuesday, March 8, 2011 at 7:30 p.m., the Concord Planning Board will hold a public hearing in the Willard School Auditorium at 185 Powder Mill Road, pursuant to M.G.L. Chapter 40A, Section 5, concerning amendments to the Concord Zoning Bylaw proposed under Articles 43-56 in the 2011 Annual Town Meeting Warrant.

- Article 43 Side Yards - This amendment limits the height of structures to no greater than fifteen feet when such structures are located between 12 to 15 feet of a side yard and will only apply to the Residence C District.
- Article 44 Definition of Height - This article changes the method for measuring the height of a structure in the Residence C District.
- Article 45 Table of Principal Uses - This amendment will correct unintended errors in the table that resulted after the 2010 Annual Town Meeting.
- Article 46 Table III – Dimensional Regulations - This proposed change to the Zoning Bylaw Table III Dimensional Regulations will eliminate the Business Use subcategories (A) and (B), which have dimensional requirements different from the underlying Business District.
- Article 47 Commercial Vehicle Wheel Base - This amendment is needed to allow a larger size commercial vehicle because trucks and vans are typically larger today than previously.
- Article 48 Special Home Occupation - This amendment will allow the Board of Appeals the express authority to approve vehicles and equipment that may be related to the special home occupation.
- Article 49 Spelling Correction - This article corrects a spelling error found in subsection 10.3.4.3.
- Article 50 Table of Use Regulations (West Concord Business District) - This amendment changes the two-family or additional dwelling unit use to a use allowed by special permit in the West Concord Business District.
- Article 51 Establish the West Concord Village District – This article is intended to enhance village character by allowing only retail and other pedestrian-oriented uses on the ground floor within a new West Concord Village District and limiting certain other uses.
- Article 52 Grocery Store, Retail Store and Restaurant - The proposed changes to the Zoning Bylaw adds a definition for grocery stores and a limitation on the size of retail stores and restaurants in the West Concord Business and the proposed West Concord Village Districts.
- Article 53 Table III – Dimensional Regulations - This proposed revision of Table III Dimensional Regulations implements front yard and minimum height recommendations of the West Concord Master Plan for the West Concord Business District and the proposed West Concord Village District.
- Article 54 Formula Business with a Cap - This amendment adds a definition of formula business, limits the number of such businesses and provides a special permit process for establishing, expanding or relocating such businesses in the West Concord Business District and the proposed West Concord Village District.

- Article 55 Formula Business without a Cap – This amendment adds a definition of formula business and provides a special permit process for establishing, expanding or relocating such businesses in the West Concord Business District and the proposed West Concord Village District.
- Article 56 Extended Stay Hotel (by petition) – This article will allow hotel and motel use to be a "by-right" use in the Industrial Park Districts and creates a new use definition of "extended stay hotel" which is proposed to be a "by right" use in Limited Business District #1 (Elm St. and Rt. 2) and in the Industrial Park Districts.

The complete text of the amendments may be found in the 2011 Town Meeting Warrant, or may be reviewed at the Town Clerk's Office in the Town House on Monument Square or at the Department of Planning and Land Management, 141 Keyes Road, during business hours, 8:30 a.m. to 4:30 p.m. Monday through Friday.

By Order of the Planning Board
Christopher A. Sgarzi, Chair