



## TOWN OF CONCORD PLANNING BOARD

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MARCIA A. RASMUSSEN, PLANNING DIRECTOR

### Town of Concord Planning Board Public Hearing

On Wednesday, March 6, 2013 at 7:00 p.m., the Concord Planning Board will hold a public hearing at the Town House Hearing Room located at 22 Monument Square, pursuant to M.G.L. Chapter 40A, Section 5, concerning amendments to the Concord Zoning Bylaw proposed under Articles 31- 43 in the 2013 Annual Town Meeting Warrant.

- Article 31      Frontage Definition – This amendment connects the definition of frontage in Section 1.3.11 to the measurement of frontage in Section 6.2.3.
- Article 32      Table III – Dimensional Regulations – This amendment incorporates the new Zoning Districts adopted by Town Meeting since 2007 into Table III and codifies the Building Commissioner's interpretation of building side yard setbacks in the Business Districts, West Concord Village District and Limited Industrial Park #1 and 2 Districts.
- Article 33      Limited Industrial Park #2 – This amendment allows educational uses to use the greater floor area ratio of 6,000 sq. ft. per acre in the Limited Industrial Park District #2.
- Article 34      Accessory Use Table – This amendment incorporates the new Zoning Districts adopted by Town Meeting since 2007 into Table II.
- Article 35      Special Home Occupation – This amendment deletes the sole example provided to define Special Home Occupation.
- Article 36      Side Yards in Residence B Zoning District – This amendment limits the height of structures in the Residence B Zoning District to be no greater than fifteen feet when they are within 12-15 feet of a side yard.
- Article 37      Definition of Height in Residence B – This amendment changes the method for measuring the height of a structure in the Residence B District.
- Article 38      Government, Utility and Other Public Service Corporation Uses – This amendment adds Public Service Corporations to the definition of uses and creates a separate definition for projects proposed by municipalities that are not the Town of Concord.
- Article 39      Medical Marijuana Treatment Center – This amendment defines and allows the use of Medical Marijuana Treatment Center in the Medical-Professional District.
- Article 40      Public Service Corporation Overlay District – This amendment creates a new overlay district that will add to the allowed uses on land located at the Acton-Concord town line between the Assabet River and the Fitchburg Commuter Rail line.
- Article 41      (By petition) Parking and Loading Facilities – This amendment revises the requirements for laying out parking and loading facilities and adds the ability to grant relief from this provision; the changes will affect all developments subject to site plan review.
- Article 42      (By petition) Combined Business/Residential – This amendment changes the requirements for the combined business/residence use by reducing the percentage of required affordable housing units, increasing the allowed height and reducing the front yard setback; these changes will affect all parcels in the Business Districts.
- Article 43      (By petition) Lot – This amendment will expand the definition of "One ownership" to recognize one ownership when the same persons control a lot as a combination of fee ownership and certain easement rights; these changes affect all parcels in the Town.

The complete text of the amendments may be found in the 2013 Warrant for Town Meeting, or may be reviewed at the Town Clerk's Office in the Town House at 22 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,  
Elisabeth Elden, Chair