



TOWN OF CONCORD ZONING BOARD OF APPEALS

FYI

The Town of Concord Board of Appeals will hold a public hearing on Thursday, December 13, 2007, at 8:00 P.M. in the First Floor Meeting Room, 141 Keyes Road, Concord, Massachusetts, on petitions for variances, applications for special permits, comprehensive permits or appeals from decisions of the Building Inspector. A public meeting for a work session will be held at 7:30 P.M.

INFORMATION IN SUPPORT OF EACH AGENDA ITEM MAY BE REVIEWED AT THE BOARD OF APPEALS OFFICE, 141 KEYES ROAD, MONDAY THROUGH FRIDAY, 8:30 A.M. TO 4:30 P.M.

7:30 P.M. – Continuances

1. *George P. and Diane L. Bennos for a Special Permit, under Sections 7.1.2, 7.1.4, 7.2 and 11.6, to change, alter or extend an existing non-conforming use and structure in the Flood Plain Conservancy District at 109 Hawthorne Lane.*
2. *Old Bedford Road Partnership for a Comprehensive Permit, under Massachusetts General Law Chapter 40B, to construct an twenty-two unit townhouse development at 506 Old Bedford Road.*
3. *The First Parish Church for a Special Permit and Site Plan Review, under Sections 7.2, 7.3, 7.7 and 11.6, for work in the Flood Plain Conservancy District and the Wetlands Conservancy District and parking at 6 a.k.a. 16 and 20 Lexington Road.*
4. *Jonathan O'Keefe for a Special Permit, under Sections 7.1.2, 7.1.4 and 11.6, to change, alter or extend an existing non-conforming use and structure at 412 Monument Street.*
5. *Bentley Building Corporation for a Special Permit, under Sections 3.1, 4.2.7, 10 and 11.6, for a Planned Residential Development at 14A Strawberry Hill Road.*
6. *Omnipoint Communications, Inc., a wholly owned subsidiary of T-Mobile USA, Inc. for a Special Permit, under Sections 7.8 and 11.6, to install and operate a wireless communications facility at 74 Strawberry Hill Road.*

Hearings:

1. 8:00 P.M. – Timothy W. O'Connor, on behalf of West Concord Development LLC, for a Comprehensive Permit, under Massachusetts General Law Chapter 40B, to construct a three hundred and fifty unit multi-family residential rental community at 48 and 54 Old Powder Mill Road and 236X Main Street.
2. 8:05 P.M. – Dan Holin and Lisette Zinner for a Special Permit, under Sections 7.1.2, 7.1.4 and 11.6, to change, alter or extend an existing non-conforming use and structure at 31 Derby Street.
3. 8:10 P.M. – Patrick Wolfgang, on behalf of Taymil Concord LLC, for a further amendment to a Comprehensive Permit, under Massachusetts General Law Chapter 40B, granted on August 18, 2003 and amended on November 12, 2004, to modify Condition 5 at 1-6 Abbott Lane.
4. 8:15 P.M. – Richard Bennett for a Special Permit, under Sections 7.1.2, 7.1.4, 7.2 and 11.6, to build a new freestanding garage in the Flood Plain Conservancy District at 75 Bow Street.
5. 8:20 P.M. – Ann Specht, under Sections 7.1.4 and 11.6, to amend an existing Special Permit dated November 24, 1998, seeking to add a second floor addition to an existing non-conforming structure at 204 Nashawtuc Road.

THE BOARD RESERVES THE RIGHT TO CONTINUE THE HEARING ON ANY ITEM THAT HAS NOT BEEN ADDRESSED BY 11:00 P.M.

By Order of Board of Appeals
C. William Barrett, Chairman