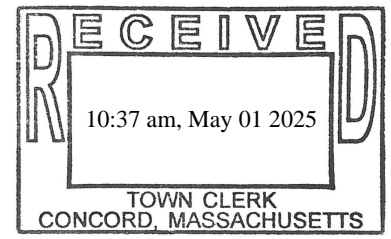




**TOWN OF CONCORD  
ZONING BOARD OF APPEALS**  
Hybrid Public Meeting Agenda  
Thursday, May 8, 2025, at 7:00 p.m.



**REVISED**

**In person at:**

First Floor Meeting Room  
141 Keyes Road, Concord, MA 01742

**Or virtually via Zoom:**

To participate in the virtual public meeting, you may video conference in to:

<https://us02web.zoom.us/j/85267585197?pwd=aDARL1lBSVpiWndGOEUzdC94eVlFdz09>

To teleconference, please call 877-853-5257 or 888-475-4499

Meeting ID: **852 6758 5197** Password: **847758**

In order to access this virtual meeting, attendees need to register their full name and email when logging in. Attendees will be muted and have no video ability. Applicants will be permitted audio and video during their scheduled public hearing. If an attendee has a question during this virtual meeting, use the Raise Hand function during the Public Comment period for each item and the Chair will unmute one person at a time to allow them to ask their question. When joining by phone, press \*9 to raise your hand and \*6 to mute/unmute your phone audio when called upon. Attendees should give themselves at least ten minutes before the meeting start time to set up and register.

The official public record with all related documents is maintained in the Planning Division Office at 141 Keyes Road, Concord, MA and available for public review during normal business hours. The plans and supporting materials may also be reviewed online at <https://www.concordma.gov/1439/ZBA-Current-Meeting-Documents>.

Time scheduled agenda items will be taken up in the order shown and not before the times shown. The times scheduled are not intended to represent any estimate of the time that may be necessary to discuss each item. Administrative Business items may be discussed at any time.

**Public Hearings:**

**7:00 p.m.** – Monty Construction & Management LLC (Applicant) on behalf of Wilson Kerr and Lynda Ferrari (Owner), for a Special Permit under Zoning Bylaw Sections 7.1.5 and 11.6 to construct a second story addition over the existing front porch, which would extend the legal non-conforming 19.5’ front setback to 19.2’ at **20 Damon Street** (Parcel# 2387-2)

**7:05 p.m.** – Fabio’s Construction LLC (Applicant) on behalf of Eve Preston (Owner) for a Special Permit under Zoning Bylaw Sections 7.2 and 11.6 to allow the construction of a deck with 4 footings within the 100-year floodplain that requires 1.82 c.f. of fill at **77 Walden Street** (Parcel # 0117). **The Applicant has requested the public hearing be continued without discussion to June 12, 2025.**

**7:10 p.m.** – Samantha Rottenberg (Applicant/Owner), for a Special Permit under Zoning Bylaw Sections 6.2.13, 7.1.5 and 11.6 to construct various additions to the dwelling totaling 946 sq. ft that will extend the legal nonconforming 5.8 ft. side yard setback on the western property line to 5.6 ft. and extend the legal nonconforming 7ft. side yard setback on the eastern property line to 8.9 ft. and grant relief to exceed the maximum FAR by 324 sq. ft. at **32 Lowell Road** (Parcel # 1299).

**Administrative Business:**

Meeting Minutes: 9/26/24, 1/9/25, 1/23/25, 2/13/25, 2/27/25, 3/20/25  
**3/13/25, 4/3/25, 4/10/25**

**Revised Posted: 5/1/25**