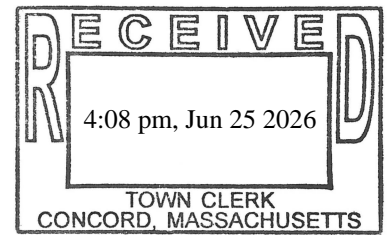




**TOWN OF CONCORD
ZONING BOARD OF APPEALS**
Hybrid Public Meeting Agenda
Thursday, July 9, 2026, at 7:00 p.m.
In person at:
141 Keyes Road, Concord, MA 01742
First Floor Meeting Room



Or virtually via Zoom:

To participate in the virtual public meeting, you may video conference in to:
<https://us02web.zoom.us/j/89739771900?pwd=bJ96Ezggglr8vGALEskIwPqLHIDmWG.1>

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

Meeting ID: **897 3977 1900** Password: **046764**

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. –Keith Moritz, (Applicant/Owner) for a Special Permit under Zoning Bylaw Sections 7.1.5 and 11.6 to demolish the existing 2,283sq. ft. single-family dwelling and construct a 5,780 sq. ft. two-story dwelling with attached two-car garage which increases the gross floor area by more than 50% at **448 Sudbury Road** (Parcel #0448).

7:05 p.m. –Lee Moehlenkamp (Applicant/Owner) for a Special Permit under Zoning Bylaw Sections 5.3.15 and 11.6 to operate a tourist home at **7 Seymour Street** (Parcel #3265).

7:10 p.m. –Nashawtuc Country Club (Applicant/Owner) for a Special Permit under Zoning Bylaw Sections 7.2 and 11.6 for the installation of a replacement irrigation system pump station in the Floodplain Conservancy District at **1861 Sudbury Road** (Parcel #3431).

7:15 p.m. – Greg Legault, Legault Design LLC (Applicant) on behalf of Joseph Stein and Amanda Patrick (Owners) for a Special Permit under Zoning Bylaw Sections 7.1.5 and 11.6 for a proposed 470 sq. ft. second floor addition to the existing garage and mudroom in the front yard setback and raising the roof of the existing screened porch by 20” which will extend the roof overhang nonconforming from 16ft. to 15.1 ft. at **195 Stow Street** (Parcel #0142).

Continued Public Hearings:

7:25 p.m. – Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC (Applicant) on behalf of Concord Country Store, LLC (Owner) for a Special Permit and Site Plan Review under Zoning Bylaw Sections 7.1.3, 7.2, 11.6, and 11.8 to renovate the existing gas station and make associated site improvements in the Floodplain Conservancy District at **166 Commonwealth Avenue** (Parcel #2184-2).

7:30 p.m. – David and MaryAnne Schubert, (Applicant/Owners) for a Special Permit under Zoning Bylaw Sections 7.1.5 and 11.6 to construct a 453 sq. ft. deck that extends the nonconforming front yard setback to Riverdale Road from 9.8 ft. to 5.7 ft. at **111 Pilgrim Road** (Parcel #0486).

7:35 p.m. – Michael Gresty (Applicant) on behalf of Irina Mladenova (Owner) for a Variance under Zoning Bylaw Sections 6.2.4 and 11.7 to the dwelling location requirement for a frontage exception lot to allow an additional dwelling unit to be located in the frontage exception area at **262 Virginia Road** (Parcel #4262-5).

Administrative Business:

Draft Meeting Minutes: June 11, 2026 (regular meeting); June 25, 2026 (site visit)

Posted: 6-25-26