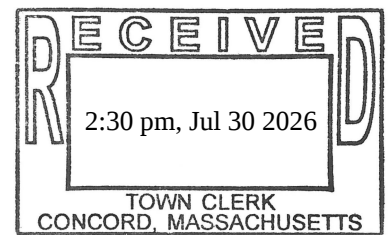




**TOWN OF CONCORD
ZONING BOARD OF APPEALS
Hybrid Public Meeting Agenda
Thursday, August 13, 2026, at 7:00 p.m.
In person at:
141 Keyes Road, Concord, MA 01742
First Floor Meeting Room**



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. –Zlata Gvozdencov, (Applicant/Owner) for a Special Permit under Zoning Bylaw Sections 5.3.6.2 and 11.6 for a home occupation to conduct personal training sessions at **23 Hill Street** (Parcel #2303).

7:05 p.m. –Rob Meltzer (Applicant) on behalf of Ian Agranat (Owner) for a Special Permit under Zoning Bylaw Sections 5.3.6.2 and 11.6 to for a home occupation to operate a karate studio at **970 Sudbury Road** (Parcel #3640-1).

7:10 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).

7:15 p.m. – Brian and Mera Tilley (Applicant/Owners) for a Special Permit under Zoning Bylaw Sections 7.1.5 and 11.6 to construct a 282 sq. ft. garage addition that extends the nonconforming front yard setback at **65 Woodland Road** (Parcel #3062).

7:20 p.m. – Sven Olson (Applicant/Owner) for a Special Permit under Zoning Bylaw Sections 6.2.13, 7.1.5, and 11.6 to construct a 540 sq. ft. two-story addition to the 1,983 sq. ft single-family dwelling that exceeds the maximum floor area ratio by 176.3 sq. ft. and extends the nonconforming front yard and rear yard setbacks, and for a Variance under Zoning Bylaw Section 11.7 for the construction of a shed that is closer than 5ft. from the rear and side property lines at **441 Main Street** (Parcel #0714).

Administrative Business:

Deliberate a Draft Decision - (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).

Draft Meeting Minutes: July 9, 2026 (regular meeting) July 21, 2026 (site visit)

The Town of Concord endeavors to make public meetings accessible to all members of the community. To request a meeting accommodation or modification, please contact our ADA Coordinator Jessica Porter at jporter@concordma.gov or at 978-318-3028. Please make any requests for accommodation or modifications at least two (2) business days prior to the scheduled meeting.

Posted: 7-30-26