



TOWN OF CONCORD
PLANNING AND ZONING BOARD
AUGUST 11, 2016 MEETING MINUTES
UNOFFICIAL COPY

Members Present: Cynthia Stuart, Chair; Jim Gochie, Stuart Gray, Linda Hartwell, Judy Kurtz

Members Absent: None

Board Secretary Present: Linda Hartwell

Other Officials Present: Alan Smith, Zoning Administrator

Citizens Present: Alfred McVetty, Jennifer McVetty

Cynthia brought the hearing to order at 4:30 p.m.

I. Alfred McVetty Hearing

Cynthia explained the process of the hearing and read the Notice of Hearing. None of the board members indicated they had a conflict of interest. Cynthia Stuart swore in Alfred McVetty. He stated that he owned ten acres of land across from Concord Corners and his 1500 foot driveway leads to his lot that has approximately 370 feet of water frontage. Mr. McVetty said they wanted to build a primitive camp, 20 feet x 24 feet and they will not have any water or septic. He stated that he has applied to the State for a Shoreland Permit and has been approved. The camp will be on posts; 1 story; with a loft. They indicated they did want to have a sink. Cynthia asked about the waste since he didn't plan on having water or septic. He said they would like to use an outhouse or a port-a-potty. Alan Smith said if you were to use an outhouse, you could only use the camp for 21 consecutive days and 60 total days per calendar year. He also stated if you have a sink you need a gray water system. Mr. McVetty said they want to use the cabin occasionally on the week-ends, and not a lot of consecutive days. Judy Kurtz asked about a travel trailer that is on the property. Mr. McVetty said he is not planning on using it and it needs to be disassembled and removed. Cynthia asked about his timeline. He said he is looking to start building in June, 2017. He has hauled in about 30-40 tons of gravel this summer. He said his setbacks are more than enough for the site of the proposed camp. Judy submitted pictures of the property and entered them as exhibit A1. Cynthia told the McVettys that the board would have a decision within 45 days.

II. Approval of August 11, 2016 Agenda

Judy stated that the agenda needed to be changed from Approval of July 7, 2016 Minutes to Approval of July 21, 2016 Minutes. Judy made the motion to accept the agenda as amended. Stuart seconded the motion. The motion passed unanimously (5-0).

III. Approval of July 21, 2016 Meeting Minutes

Judy made a motion to approve the July 21, 2016 meeting minutes. Jim seconded the motion. The motion passed unanimously (5-0).

IV. Citizen's Concerns

There were no citizen's concerns

V. Zoning Administrator Report

Alan said he's given out a few new permits but there hasn't been any real new home construction. He stated he was informed about two kennels operating on Oregon Road without permits. Alan sent them letters stating they need to apply for a permit. He has received an application from one landowner, but not the other. He will send the other landowner a violation notice.

VI. Bylaw Update

The board discussed the timeline for a hearing to approve the bylaws. Information regarding a hearing for approving the updates to the bylaws on Thursday, September 8, 2016 will be posted.

VII. Deliberative Session

The board discussed the McVetty hearing in deliberative session.

VIII. Executive Session if Warranted

The board did not meet in executive session.

Jim made the motion to adjourn the meeting at 5:11 p.m. Linda seconded the motion. The motion passed unanimously (5-0).

Next Meeting: Thursday, September 8, 2016 4:30 p.m.

Respectfully Submitted,

Linda Hartwell, Board Secretary

Cynthia Stuart, Chair

Jim Gochie

Stuart Gray

Linda Hartwell

Judy Kurtz