



TOWN OF CONCORD
PLANNING AND ZONING BOARD
JULY 21, 2016 MEETING MINUTES

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: None

Cynthia brought the meeting to order at 6:00 p.m.

I. Approval of July 21, 2016 Agenda

Cynthia requested that board member terms, correspondence from the Concord School and correspondence from Green Mountain Power be added to the agenda. Judy made the motion to accept the agenda as amended. Stuart seconded the motion. The motion passed unanimously (4-0).

II. Approval of May 19, 2016 and June 9, 2016 Meeting Minutes

Judy made the motion to approve the May 19, 2016 minutes. Cynthia seconded the motion. The motion passed 3-0, as Jim and Stuart were absent at the May meeting. Judy made the motion to approve the June 9, 2016 minutes. Stuart seconded the motion. The motion passed unanimously 3-0, as Cynthia was absent at the June meeting, and Jim arrived at the meeting after the vote.

III. Citizen's Concerns

There were no citizen's concerns

IV. Zoning Administrator Report

Alan said he would like to schedule a conditional use hearing for August 11, 2016 at 4:30 p.m. for a camp on the McVetty property on Shadow Lake Road. All members said they could attend the hearing.

V. Bylaw Update

The board reviewed medium and high density zone requirements. After reviewing the e-mail from Garrett Baxter from the VLCT, the board understood that religious facilities and schools belong under permitted uses.

The board reviewed all the other recent changes made to the bylaws and deleted 304.3 and 304.4 under Temporary Uses and Structures, as they were both covered under 304.2.

A sentence was added to 604.1, under Administrative Review, regarding a wastewater and potable water supply permit.

Executive Session: If discussion warrants, and the
Board so votes, some items may be held in Executive Session.

Linda made motion to approve the bylaws as amended. Judy seconded the motion. The motion passed unanimously (5-0). The board will begin the process to get the amended bylaws approved.

VI. Concord School Correspondence

Cynthia read a letter from Richard Fisher, a representative of the Concord School Water System. He is working on an update of their water source protection plan. The water source protection area defines the land surface that is believed to contribute to drinking water and the public water supply. He is asking that the board use the list for any planning that may take place in the area.

VII. Green Mountain Power Correspondence

Green Mountain Power notified the board of a project that involves the relocation of overhead utility lines from an existing cross-country alignment to a new corridor along Town Highway 3.

VIII. Board Member Terms

Linda reported that at the July Selectboard meeting Cynthia and Stuart were each appointed for a three year term by the Selectboard. In August, the Selectboard will vote on Jim and Linda's terms; both agreed to continue to serve. As Judy has only been on the board for a little over a year, her term has not expired yet.

IX. Executive Session if Warranted

The board did not meet in executive session.

The board discussed their meeting schedule and decided they would meet on the second Thursday of each month at 4:30 p.m. **Next Meeting:** Thursday, August 11, 2016 4:30 p.m.

Judy made the motion to adjourn the meeting at 6:39 p.m. Jim seconded the motion. The motion passed unanimously (5-0).

Respectfully Submitted,

Linda Hartwell, Board Secretary

Cynthia Stuart, Chair

Jim Gochie

Stuart Gray

Linda Hartwell

Judy Kurtz