



TOWN OF CONCORD
PLANNING AND ZONING BOARD
JUNE 9, 2016 MEETING MINUTES
UNOFFICIAL COPY

Members Present: Jim Gochie, Vice Chair, Stuart Gray, Linda Hartwell, Judy Kurtz
Members Absent: Cynthia Stuart, Chair
Board Secretary Present: Linda Hartwell
Other Officials Present: Alan Smith, Zoning Administrator
Citizens Present: None

Jim called the meeting to order at 4:30 p.m.

I. Approval of June 9, 2016 Agenda

Stuart made the motion to approve the June 9th agenda. Judy seconded the motion. The motion passed unanimously (4-0).

II. Approval of May 19, 2016 Meeting Minutes

The May minutes were not approved because Judy and Linda were the only attendees that were at the May meeting. The board will vote to approve the May minutes in July.

III. Citizen's Concerns

There were no citizen's concerns.

IV. Zoning Administrators Report

Alan reported that things have been slow. He hasn't given out very many permits in the last few months. He also said there hasn't been much progress on the violations that he is working on. He will be sending out notices next week for two unpermitted dog kennels.

V. By-law Update

Judy contacted Garrett Baxter, a senior staff attorney at VLCT, about permitted and conditional uses. He said religious facilities and school are regulated with respect to the same regulations the town requires of other businesses or residences. He referred to VSA 24, section 4413 (a) (1). These items can be moved to conditional uses in medium and high density zones in the bylaws.

Judy also received information from him about waste water and potable water. Members will look at wording from VLCT and discuss what should be included in the bylaws at the July meeting. Alan can hold a permit until

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

the property owner has received all the necessary waste water and potable water permits from the State of Vermont.

The board discussed the Rutland Initiative and a river corridor plan and how they would effect the town of Concord. Jim felt that these are items to keep in mind and should be considered when updating the town plan.

VI. July Meeting

July 7, 2016 at 4:30 p.m. Linda will confirm with Susan that the Municipal Building is available.

VII. Executive Session if Warranted

The board did not meet in executive session.

Linda made the motion to adjourn the meeting at 5:06 p.m. Judy seconded the motion. The motion passed unanimously (4-0).

Respectfully Submitted,

Linda Hartwell, Board Secretary

Absent
Cynthia Stuart, Chair

Jim Gochie

Stuart Gray

Linda Hartwell

Judy Kurtz