



TOWN OF CONCORD
PLANNING AND ZONING BOARD
NOVEMBER 10, 2016 MEETING MINUTES
UNOFFICIAL COPY

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

Members Absent: Jim Gochie

Board Secretary Present: Linda Hartwell

Other Officials Present: Alan Smith, Zoning Administrator

Citizens Present: George Morehouse

Cynthia brought the meeting to order 4:30 p.m.

I. Michael Tuite Hearing

All members indicated that they did not have a conflict of interest regarding this hearing. She explained the procedures of the hearing and swore in Michael Tuite. He explained that he wants to add a 7' x 28' addition, with a basement, to the back of his existing camp. He said having a basement on this part of the camp will enable him to move the water tank to the basement. He also stated he has already received his Shoreland permit from the State. Alan said Mr. Tuite is not increasing the level of non-conformity on the camp, so he just needs board approval. Judy provided pictures of the camp for the board to see where the addition will be. The page was labeled Exhibit A.

Judy made the motion to approve Michael Tuite's request to build an addition on his camp. Stuart seconded the motion. The motion passed unanimously (4-0).

II. Approval of November 10, 2016 Agenda

Judy made the motion to accept the November 10, 2016 agenda. Stuart seconded the motion. The motion passed unanimously (4-0).

III. Approval of October 13, 2016 Meeting Minutes

Stuart made the motion to approve the October 13, 2016 minutes. Cynthia seconded the motion. The motion passed (3-0). Judy abstained from the vote as she was not present at the October meeting.

IV. Citizen's Concerns

There were no citizen's concerns.

V. Zoning Administrator Report

Alan stated that there have only been a couple of items he has been working on. He has issued a permit to Victoria Bergeron to build a pole barn. He also said he went to look at a property on Patridge Road. The

owners are in the process of tearing down the old structure, but there is a lot of debris and he has received complaints about it. Alan said he will contact the owners about the debris.

The board discussed researching options for properties that violate the junk ordinance.

VI. Municipal Planning Grant Update

Cynthia reported that the grant application to study the possibility of connecting Kingdom Trails bike path to Concord has been submitted. She said we should hear back in December.

VII. USDA Grants

Cynthia received information regarding water/waste water USDA grants that have been recently been awarded. The board will look into this further and discuss it at the next meeting to decide if it should be pursued.

VIII. Bylaw Amendment Update

George reported that the Selectboard adopted the revised bylaws at their November meeting. He said they will now have a public hearing on December 6th to approve the changes to the bylaws. George requested a member of the planning board attend the meeting. Judy volunteered to attend the December Selectboard meeting.

IX. Deliberative Session on Tuite Hearing

Deliberative session was not needed – see above.

X. Executive Session if Warranted

The board did not meet in executive session.

Judy received an e-mail from Irene Nagle about screening for solar fields. She said Irene indicated that towns can create a bylaw about creating a screen for solar fields. She is waiting to hear back from Irene regarding a sample bylaw that other towns have used. We will continue this discussion at the next meeting.

Next Meeting: Thursday, January 12, 2017 at 4:30 p.m. The board decided not to meet in December if there isn't a need for a hearing.

Linda made the motion to adjourn the meeting at 5:25 p.m. Stuart seconded the motion. The motion passed unanimously (4-0).

Respectfully Submitted,

Linda Hartwell, Board Secretary

Cynthia Stuart, Chair

Jim Gochie

Stuart Gray

Linda Hartwell

Judy Kurtz

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