

CONCORD PLANNING / ZONING BOARD REPORT – 2015

Directive

The Concord Planning & Zoning Board is a group of local citizen volunteers striving to provide a variety of services relating to local growth and development including:

- Review and inspect construction for compliance with local and state zoning ordinances;
- Facilitate the development review process and guide applicants in the permit process;
- Fulfill requests for information on properties;
- Apply and administer the grant process for opportunities relating to growth and development;
- Develop and implement the municipal plan;
- Enforce town zoning regulations.

The Concord Planning & Zoning Board members include Chairperson Cynthia Stuart, Vice Chairperson James Gochie, members Stuart Gray, Judith Kurtz, and Linda Hartwell (non-resident member and board secretary). Harold Lunnie is the Selectboard Representative.

2015 Board Accomplishments

- **Finalization of the 2015 Concord Municipal Plan** - The planning process included surveys, meetings, and hearings to reflect upon the town's goals, needs, priorities, and values resulting in a long-range vision and plan for our community. Concord proudly received regional approval of the new plan; the benefits of receiving regional approval of the municipal plan make Concord eligible for access to Municipal Planning Grant funds and Village Center designation. The completed plan can be found on the Town of Concord website.
- **Village Center Designation Application** – Concord has applied for a Village Center Designation to encourage local efforts to revitalize the Concord Village. We anticipate designation approval in January of 2016. Once designated, the community receives priority consideration for state grants and other resources; commercial property owners are eligible for tax credits to support building improvements including a 10% historic tax credit, 25% façade improvement tax credit, 50% code improvement tax credit, and 50% technology tax credit. Further information will be available and promoted in 2016 upon designation approval.
- **Zoning Bylaw Updates** – In 2015 the Planning & Zoning Board worked with Zoning Administrator, **Alan Smith**, to review the current bylaws in anticipation of updates and changes in 2016.
- **PACE Program District** – Concord is voting in March to become a PACE district to make homeowner energy improvements more affordable and promote their installation for

Concord residents. By making available a program to finance the up-front costs of installing energy improvements, the PACE Program removes the barrier to greater participation in Vermont's energy efficiency and renewable energy efforts. More information will be forthcoming upon the passing by the voters of establishing a PACE district in Concord.

2016 Vision

The Planning & Zoning Board looks forward to continuing our directive outlined above in the year ahead while fostering opportunities to improve the Concord community. We are only limited by the lack of participation by Concord community members. Please consider participating in the Planning & Zoning Board mission as an alternative board member, volunteer on a sub-committee, and/or sharing of local perspective.

Zoning Administrators Report – 2015

Zoning Administrator – Alan Smith

Permits issued

Building Permits	26
Sub-Division Permits	4
Certificates of Compliance	9
Home Occupation	0
Change of Use Permit	1
Temporary Permit	1