



TOWN OF CONCORD  
**PLANNING AND ZONING BOARD**  
FEBRUARY 13, 2018 MEETING MINUTES

Members Present: Cynthia Stuart, Chair, John Christman, Linda Hartwell, Jim Gochie, Judy Kurtz

Members Absent: None

Board Secretary Present: Linda Hartwell

Other Officials Present: Alan Smith, Zoning Administrator

Citizens Present: George Campbell, Steven Bean

I. **George Campbell Hearing**

Cynthia brought the hearing to order at 6:00 p.m. and explained the hearing process. Cynthia read the notice of hearing and asked if any board members had any conflicts of interest. Board members indicated they did not have any conflicts. Cynthia swore in George Campbell. Mr. Campbell explained that originally, he had also applied to the State of Vermont to expand his camp 8 feet toward Miles Pond. The State of Vermont denied his application, stating that the Shoreland Protection Act prohibits him expanding toward the pond. He is now planning on just adding a new metal roof with an 8/12 pitch with scissor trusses on each side. The new roof would increase the peak by 7 feet and raise the walls from 6 feet to 8 feet. Cynthia read an email from neighbor, Anthony Willey stating he was in full support of the project. The hearing ended at 6:14 p.m.

II. **Approval of February 13, 2018 Agenda**

Judy made the motion to accept the February 13, 2018 agenda. Jim seconded the motion. The motion passed unanimously (5-0).

III. **Approval of January 11, 2018 Minutes**

Judy made the motion to approve the January 11, 2018 minutes. Jim seconded the motion. The motion passed unanimously (4-0).

IV. **Welcome John Christman**

Cynthia welcomed John Christman to the board and introductions were made.

V. **Citizens' Concerns**

There were no citizens' concerns.

VI. **Zoning Administrator's Report**

Alan reported that things continue to be slow except for a couple of permit applications. He stated he has been working with Shawn Savage regarding unregistered vehicles at his property on 2070 Oregon Road. He said this has been ongoing for about 2 ½ years. Alan recently received another complaint, and when he visited the property, he found that Mr. Savage built a fence without a permit. Alan has sent him a notice of violation and has explained to him what needed to be done to bring him up to compliance.

Judy asked about the property at 212 Main Street. Alan said he has sent a letter to the property owners with the timeframe for removal of the building and he will be following up on this.

**VII. Planning and Zoning Procedures Review**

The board reviewed the updated the Planning and Zoning Procedures and made a few additional changes. Linda will update the document and send out a final copy to the board members to vote on at the March meeting.

**VIII. Proposed Recreation Tourism Strategic Plan**

The Selectboard gave Cynthia approval to apply for a Rural Business Development Grant to start a non-profit to move forward with Recreation Tourism.

**IX. Progress Report on Rail Trail Research**

Judy gave an update on the status of the Rail Trail including that she met with Larry Donna from the VT Department of Transportation, who gave her maps of the rail trail.

X. **March Meeting Date:** The March Planning/Zoning Meeting will be held on March 20<sup>th</sup> as the Selectboard meeting will be held on March 13th due to Town Meeting day.

**XI. Deliberative Session**

The board entered deliberative session at 7:05 p.m. to discuss the Campbell application. The board came out of deliberative session at 7:09 p.m. Jim made the motion to approve George Campbell's application. John seconded the motion. The motion passed unanimously (5-0).

**IX. Executive Session if Warranted**

The board did not meet in executive session

Jim made the motion to adjourn the meeting at 7:12 p.m. Judy seconded the motion. The motion passed unanimously (5-0).

Respectfully Submitted,

Linda Hartwell  
Secretary

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Cynthia Stuart, Chair

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John Christman

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Jim Gochie

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Linda Hartwell

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Judy Kurtz