



TOWN OF CONCORD
PLANNING AND ZONING BOARD
MARCH 20, 2018 MEETING MINUTES

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

Absent: Zoning Administrator Alan Smith

Board Secretary Present: Linda Hartwell

Other Officials Present:

Citizens Present: Steven Bean, Theresa Cromack, Scott Cromack

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

I. Bean Hearing

Cynthia Stuart explained the process of the hearing and read the notice of hearing. All board members confirmed there were no conflicts of interest. She swore in Steven Bean. Mr. Bean stated that he has an existing shed that he would like to tear down and put up a new one that will be 20 feet x 40 feet. He would also like to build a 2-story garage that will be 28 feet x 40 feet. The board and citizens present looked at the plans as Mr. Bean explained them. Cynthia swore in Theresa Cromack, an abutter to Mr. Bean. She asked about vehicle traffic and drainage. Mr. Bean stated that the vehicle traffic would not change and that he has filled out a shoreland protection application with the State of VT. Ms. Cromack also asked about stumpage and Mr. Bean said that there would be very little removed and indicated where that would be on the property. He said he needs to put some stone drainage on each side of the garage and will plant a row of trees beside the garage.

Cynthia explained that the board would meet in deliberative session at the end of the meeting and asked Mr. Bean when he would like to begin construction. He indicated that he would be waiting until the snow is gone.

The hearing ended at 6:11 p.m.

II. Approval of March 20, 2018 Agenda

Judy said she would like to add the Adagio Report, the Rail Trail, and Folsom Park to the agenda. Cynthia said she would like to add on Planning/Zoning membership. John made the motion to accept the March 20, 2018 agenda as amended. Jim seconded the motion. The motion passed unanimously (5-0).

III. Approval of February 13, 2018 Minutes

Judy made the motion to approve the February 13, 2018 minutes. John seconded the motion. The motion passed unanimously (5-0).

IV. Citizens' Concerns

There were no citizens' concerns.

V. Planning & Zoning Procedures Review

Judy made the motion to approve the Planning and Zoning Procedures. John seconded the motion. The motion passed unanimously (5-0). Linda will send a copy to the Selectboard for their records.

Adagio Report

Judy asked what the next step would be regarding the Recreation Tourism Report. Cynthia stated that the Selectboard gave Cynthia approval to apply for a Rural Business Development Grant to start a non-profit to move forward with Recreation Tourism recommendations.

Rail Trail

Judy said she will be writing a report with all the information that she has gathered concerning the rail trail. She has contacted area towns regarding their interest in the project. She also said we would need a sponsoring organization to help with the project. Judy has contacted the VT Land Trust for their assistance but has not heard back yet.

Folsom Park

Cynthia reported that playground equipment is scheduled to be installed in June. They plan to have a work weekend to get the playground ready. There will also be a group of people getting together to work on the North Concord Park. The Miles Pond Association contacted Cynthia about improving their shelter at Miles Pond in an effort to expand their offerings.

Planning/Zoning Membership

Linda told the board she will be starting a new job on July 1st that will require some evening meetings. She stated she will be stepping down as secretary and as a board member as of July 31st.

VI. Deliberative Session

The board entered deliberative session at 6:46 p.m. The board came out of deliberative session at 7:04 p.m. Jim made the motion to approve Steven Bean’s application with the condition that he receives approval on his Shoreland Protection Application from the State of VT. John seconded the motion. The motion passed unanimously (5-0).

March Meeting Date: The next meeting is scheduled for Thursday, April 26th at 6:00 p.m.

IX. Executive Session if Warranted

The board did not meet in executive session.

Jim made the motion to adjourn the meeting at 7:04 p.m. John seconded the motion. The motion passed unanimously (5-0).
Respectfully Submitted,

Linda Hartwell
Secretary

Cynthia Stuart, Chair

John Christman

Jim Gochie

Linda Hartwell

Judy Kurtz