



TOWN OF CONCORD
PLANNING AND ZONING BOARD
APRIL 26, 2018 MEETING MINUTES

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

Members Absent: None

Board Secretary Present: Linda Hartwell

Other Officials Present: Zoning Administrator Alan Smith, Selectboard Representative Harold Lunnie

Citizens Present: Shawn Savage, Kayla Benson

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

I. Savage Hearing

Cynthia Stuart read the notice for the Shawn Savage hearing. She asked members of the board if they had any conflicts of interest. Members indicated they did not. Cynthia explained the process of the hearing and swore in Shawn Savage. Mr. Savage said he buys and sells cars and does repairs on his Oregon Road property. He realized he needs board approval and that is why he is here. He stated that all the vehicles on his property are registered soon after they are purchased. Mr. Savage said he had started to build a fence to put on the property and indicated where the fence would run when it was completed. John Christman asked about the vehicles near the road and Mr. Savage said that the vehicles near the road are the ones for sale. Cynthia asked about how many customers he has in a typical week. Mr. Savage guessed he might have 10 customers in a good week and that he currently has about 20 cars on his lot. Zoning Administrator Alan Smith told the board that he didn't know if any prior approval would be required by the State of VT.

Cynthia explained to Mr. Savage that the board would review the application, possibly make a site visit to his property and decide within 45 days. The hearing ended at 6:14 p.m.

II. Approval of April 26, 2018 agenda

Judy asked to include the Rail Trail and the Adagio Recommendation Report to the agenda.

John made the motion to accept the April 26, 2018 agenda with the two additions. Judy seconded the motion. The motion passed unanimously (5-0).

III. Approval of March 20, 2018 minutes

John made the motion to approve the March 20, 2018 minutes. Judy seconded the motion. The motion passed unanimously (5-0).

IV. Citizens' Concerns

There were no citizens' concerns.

V. Junk Complaints

Alan distributed a list of zoning violations for the board to review. Alan will continue to update the board on these properties as well as others in violation and the board will decide which properties will be submitted to the Selectboard for them to act on.

VI. Posting Board Secretary Position

As Linda will be resigning at the end of July, the board will post in May for a board secretary and a new board member in the Caledonian-Record, on the website, on Facebook and at the Concord Post office.

Rail Trail

Judy said she would like to form a committee with 2 representatives from Concord, Kirby, St. Johnsbury and Lunenburg to move forward with the Rail Trail project. Cynthia suggested inviting Selectboard and Planning Board members from all the towns. Judy will send a link out to the area towns with prospective dates to meet.

Adagio Report

Judy also stated that she felt the board should review the Adagio Recommendation Report before moving ahead with a committee. Cynthia said it could be put on the May agenda for the board to review.

VII. Deliberative Session on Savage Hearing

The board entered deliberative session at 6:45 p.m. The board came out of deliberative session at 7:00 p.m. The board decided to do a site visit at the Savage property on May 8th.

IX. Executive Session if Warranted

The board did not meet in executive session

Jim made the motion to adjourn the meeting at 7:09 p.m. John seconded the motion. The motion passed unanimously (5-0).

May Meeting Date: May 8th 6:00 p.m. The board will meet at 5:00 p.m. before the meeting for the Savage site visit.
Respectfully Submitted,

Linda Hartwell
Secretary

Cynthia Stuart, Chair

John Christman

Jim Gochie

Linda Hartwell

Judy Kurtz