



TOWN OF CONCORD
PLANNING AND ZONING BOARD
JUNE 12, 2018 MEETING MINUTES

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

Members Absent: Cynthia Stuart, Chair

Board Secretary Present: Linda Hartwell

Other Officials Present: Alan Smith, Zoning Administrator; Meagan Johnson, Incoming Board Member/Secretary

Citizens Present: Lou Brach

In Cynthia's absence, Jim brought the meeting to order at 6:00 p.m.

I. Approval of June 12, 2018 agenda

Alan requested that Cross Road Correspondence and Shaw Correspondence be added to the agenda.

Judy made the motion to accept the June 12, 2018 agenda as amended. Linda seconded the motion. The motion passed unanimously (4-0).

II. Approval of May 8, 2018 minutes

Judy made the motion to approve the May 8, 2018 minutes as written. Jim seconded the motion. The motion passed unanimously (4-0).

III. Board Member/Secretary Introduction

The Selectboard approved Meagan Johnson as the Planning & Zoning Board Secretary effective June 5, 2018, and a Planning & Zoning Board Member (for a two-year term) as of July 1, 2018. The board and Meagan introduced themselves.

IV. Citizens' Concerns

There were no citizens' concerns.

V. Junk Complaints/Zoning Administrator Report

Alan reported that there still hasn't been a lot of house permits. Permits applications have been mostly for sheds, barns and garages. He also said he was contacted by SolarSense Company looking to expand the array of solar panels on Cross Road. A representative is going to come up and do a walk through with him. The company has not applied yet to expand the existing project, but they are looking into it. Lou Brach said the solar array is right across from his property. He said that one of the requirements set was that the solar panels remain out of view. He said he doesn't have a problem the expansion if they remain out of sight.

Cynthia sent the board a written report as she was not able to make the meeting. Included in this report was a proposal to the Selectboard with possible steps to take regarding the junk ordinance and the issues in Concord. She contacted the Vermont Department of Environmental Conservation who provided insight into some effective strategies. The Selectboard will decide how to proceed.

VI. Rail Trail Meeting Update

Judy distributed a list of people to be invited to the Rail Trail Informational meeting. She asked the board to let her know if there should be anyone else added to the list. Judy will move forward with finding some possible times to meet.

Shaw Correspondence

The board received a letter from Steve and Janell Shaw whose house abuts Folsom Common. The Shaws are concerned about a fence that is planned to be built between the park and their property. Alan stated, that as no fee was received and the letter was not filed with him, it is not considered a formal appeal. Jim suggested that Alan and Cynthia will talk to the Shaws to see how the issue can be settled.

VII. Executive Session if Warranted

The board did not meet in executive session.

Judy made the motion to adjourn the meeting at 6:18 p.m. Linda seconded the motion. The motion passed unanimously (4-0).

Next Meeting: July 10, 2018

Respectfully Submitted,

Linda Hartwell
Secretary

Cynthia Stuart, Chair

John Christman

Jim Gochie

Linda Hartwell

Judy Kurtz