



TOWN OF CONCORD  
**PLANNING AND ZONING BOARD**  
MARCH 28, 2019 MEETING MINUTES

Members Present: Cynthia Stuart, Chair, John Christman, Meagan Johnson, Judy Kurtz ,Jim Gochie  
Members Absent:  
Board Secretary Present: Meagan Johnson  
Other Officials Present: Alan Smith, Zoning Administrator  
Citizens Present: Edward and Linda Morreale

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

I. Morreale Hearing

Cynthia Stuart read the notice for the Morreale 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 Edward Morreale. Mr. Morreale explained that he and his wife are looking to build a small camp 10' by 12' for them to occasionally come to on long weekends. They plan on bringing in only what they need for each stay, including water. They are looking to get into the area as soon as the snow will allow them in. Cynthia explained to Mr. & Mrs. Morreale that the board would review the application and make a decision within 45 days. The hearing ended at 6:10 PM.

II. Approval of March 28, 2019 agenda

John made the motion to accept the March 28, 2019 agenda. Judy seconded the motion. The motion passed unanimously (5-0).

III. Approval of February 19, 2019 minutes

Judy made the motion to approve the February 19, 2019 minutes as written. John seconded the motion. The motion passed unanimously (5-0).

IV. Citizens' concerns

There were no citizen's concerns.

V. Junk Complaints/Zoning Administrator Report

Alan has found some new information regarding Junk ordinances and a state drafted junk ordinance version. As the junk ordinance falls under the oversight of the Selectboard, not the Planning & Zoning Board, Alan forwarded the draft junk ordinance to the Selectboard. Alan spoke of a ticket process for town zoning and junk ordinance violations (VERMONT JUDICIAL BUREAU ENFORCEMENT TICKETS). Alan has requested the Selectboard write a letter to request the actual tickets for Alan to utilize in the future. There are 2 outstanding zoning violations that Alan will continue to look into.

Alan also received a new conditional use permit which the PZB will hold a hearing for in May.

VI. Zoning by-law changes

Judy worked on some new verbiage for the Demolition and Recreational Vehicle Sited on a Property Bylaws. Judy was able to touch base with the Zoning Administrator from Lyndonville who looked over these and gave some input. At this time, she noticed that one our bylaws was not in compliance with the State laws and should be revised. Cynthia suggested putting out a bid offer for someone to look over the bylaws and making sure they are all up to date with State requirements.

VII. Town Water/Sewer

Judy discussed that there are USDA study grants available and thinks we should look into. This would help preserve the town. Judy made the motion to bring this to the Select Board and Jim 2<sup>nd</sup> this. All were in favor. Cynthia will write a memo to the Selectboard to bring this issue forward.

VIII. Long Trail Recreation Project

Cynthia reported that the Long Trail Project will start soon. A consultant from Maine has been offered and accepted this job. Cynthia and Judy will be on the Long Trail Recreation Project committee going forward.

IX. Deliberative Session on Morreale Hearing

The board entered deliberative session at 7:07 PM. The board came out of deliberative session at 7:15 PM. Judy made the motion to grant the conditional use permit with no additional conditions. John seconded it. The motion passed unanimously (5-0).

X. Executive Session if Warranted

The board did not meet in executive session.

Cynthia made the motion to adjourn the meeting at 7:15 p.m. Judy seconded the motion. The motion passed unanimously (5-0).

Next Meeting: April 16 @ 6:00 PM

Respectfully Submitted,

Meagan Johnson  
Secretary

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Cynthia Stuart, Chair

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John Christman

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Jim Gochie

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Meagan Johnson

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Judy Kurtz

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