



TOWN OF CONCORD  
**PLANNING AND ZONING BOARD**  
MAY 21, 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: Steven Bean, Mark Fielder, Jamie Kline

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

Cynthia Stuart read the notice for the Fielder, Kline and Lilley hearings.

I. Fielder Hearing

Cynthia Stuart 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 Mark Fielder. Mr. Fielder explained that he is looking to build a small camp for his family to occasionally come to on long weekends. They plan on bringing in only what they need for each stay, looking at maybe doing solar panels. He is looking to work on this during the summer and be done by winter. Cynthia explained to Mr. Fielder that the board would review the application and make a decision within 45 days.

II. Kline hearing

Cynthia 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 Jamie Kline. Mr. Kline apologized for not getting a permit before building his camp. He has a small camp to occasionally come to. There is no water or power. Cynthia explained to Mr. Kline that the board would review the application and make a decision within 45 days.

III. Lilley Hearing

Cynthia called Mr. Lilley as he is in Alaska. The board asked Mr. Lilley a few questions about the existing buildings on the property. Mr. Lilley explained that one building is used as a camp, one is for storage and one is big enough to fit a four-wheeler for storage. There is no water or septic. He was not aware that Concord had a zoning rules when he built the buildings. Cynthia explained to Mr. Lilley that the board would review the application and make a decision within 45 days.

The hearings were done at 6:16 PM.

IV. Approval of May 21, 2019 agenda

John made the motion to accept the May 21, 2019 agenda with a few additions. Judy seconded the motion. The motion passed unanimously (5-0).

V. Approval of April 16, 2019 minutes

Judy made the motion to approve the April 16, 2019 minutes as written. John seconded the motion. The motion passed unanimously (5-0).

VI. Citizens' concerns

There were no citizen's concerns.

VII. Zoning Administrator Report

Alan indicated that there have been two new applications/permits sent in for new housing projects. Alan also brought a new application forward that will need a Conditional Use hearing which will be scheduled for next month.

VIII. Long Trail Recreation Project

Cynthia updated the group how the project is coming along. A group of people from surrounding towns meet last week and have started looking at the Class 4 roads. During this project they will be able to make an app that people will be able to log into to view the different routes.

IX. Town Water/Sewer

Cynthia updated us that the Selectboard discussed the Town water/sewer grant and they are not interested in pursuing the grant at this time. They also would like more information about the VERMONT JUDICIAL BUREAU ENFORCEMENT TICKETS and the process before committing to move forward.

X. Deliberative Session on Fielder, Kline and Lilley Hearings

The board entered deliberative session at 6:50 PM. The board came out of deliberative session at 7:10 PM. John made the motion to grant the conditional use permit with no additional conditions for Mark Fielder. Jim seconded it. The motion passed unanimously (5-0). Judy made the motion to grant the conditional use permit with no additional conditions for Jamie Kline. John seconded it. The motion passed unanimously (5-0). Judy made the motion to grant the conditional use permit with no additional conditions for John Lilley. John seconded the motion. The motion passed unanimously (5-0).

XI. Executive Session if Warranted

The board did not meet in executive session.

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

Next Meeting: June 18, 2019 @ 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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