



TOWN OF Concord  
**PLANNING AND ZONING BOARD**  
SEPTEMBER 15, 2020 MEETING MINUTES

Members Present: Jim Gochie, Chair, Meagan Johnson, Judy Kurtz, John Christman

Members Absent: Cynthia Stuart, Steve Bean

Board Secretary Present: Meagan Johnson

Other Officials Present: Alan Smith, Zoning Administrator

Citizens Present: Kerry Colby, Regina Lawrence

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

Jim Gochie read the notice for the Colby hearing.

I. Kerry Colby Hearing

Jim Gochie asked members of the board if they had any conflicts of interest. Members indicated they did not. Kerry explained to the board that he is looking to tear down the existing building and rebuild a 2 car garage with an area above for storage. He is looking to make the garage 4 feet wider and 4 feet longer going back into his property. He has spoken to all abutting land owners and there was no concern from them. He is hoping to have a contractor start building on October 1. The hearing closed at 6:06.

II. Approval of September 15, 2020 agenda

Judy asked to delete item VI as Cynthia was not present for the discussion. Judy made the motion to accept the September 15, 2020 agenda with that request. John seconded the motion. The motion passed unanimously (4-0).

III. Approval of August 18, 2020 minutes

Tabled for next meeting as there were not enough members from last meeting to make a quorum.

IV. Citizens' concerns

Regina Lawrence came to find out more information about the Miles Pond Pavilion Project. Alan discussed what the board did at last month's meeting and informed her that we were in the very beginning stages of the project. Alan did give her his number and said she could always call him for more information.

V. Zoning Administrator Report

Alan reported this has been a slow month. He did mention a few places that he would be checking in on as building is not being used as was stated when permit was given.

VI. Review/Ideas of Town Plan - Tabled

VII. Deliberative Session to discuss Kerry Colby Hearing

The board entered deliberative session at 6:19 PM. The board came out of deliberative session at 6:21 PM. Judy made the motion to grant the expansion of non-conforming structure, for Kerry Colby, considering that the expansion request does not increase the degree of nonconformance or have an undue adverse impact on the character of the neighborhood, as determined by the objectives of this zoning bylaw and by polices and standards in the Municipal Plan. John seconded it. The motion passed unanimously (4-0).

VIII. Executive Session if Warranted

The board did not meet in executive session.

Judy made the motion to adjourn the meeting at 6:25 p.m. John seconded the motion. The motion passed unanimously (4-0).

Next Meeting: October 20, 2020 @ 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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Steve Bean