



TOWN OF Concord
PLANNING AND ZONING BOARD
MAY 18, 2021 MEETING MINUTES

Members Present: Jim Gochie, Judy Kurtz, Steve Bean, Meagan Johnson

Members Absent: Cynthia Stuart

Board Secretary Present: Meagan Johnson

Other Officials Present: Audra Girouard, Zoning Administrator

Citizens Present: Jordan Karch, Craig Taylor, Jim Windrow, Annie Mclean

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

I. Karch Hearing

Jim asked members of the board if they had any conflicts of interest. Members indicated they did not. Jim explained the process of the hearing and swore in Jordan Karch. Mr. Karch explained that he built a small cabin a little bit ago. He does come up occasionally on the weekends. He misread the bylaws and was unaware that he needed a permit before building the camp. He also mentioned that he has a permit to get a drive way up in to the camp.

II. Concord Health Center Hearing

Jim asked members of the board if they had any conflicts of interest. Members indicated they did not. Jim explained the process of the hearing and swore in Craig Taylor. Mr. Taylor explained that the Health Center is being renovated and a small addition is being put on to allow for more rooms inside and community space added. Craig did say that the Act 250 permit has been approved and he should be getting that in hand shortly.

III. Approval of May 18, 2021 agenda

Judy asked to remove VII from the agenda as Cynthia was not present. Steve made the motion to accept the May 20, 2021 agenda with suggested addition. Judy seconded the motion. The motion passed unanimously (4-0).

IV. Approval of the April 20, 2021 minutes

Judy made the motion to approve the April 20, 2021 minutes as they are written. Steve seconded the motion. The motion passed unanimously (4-0).

V. Citizens' concerns

There were none.

VI. Zoning Administrator Report

Audra has been busy with permits and working on outstanding zoning issues. The board did receive a letter from a concerned citizen. Audra explained that the resident in question is going through all the proper channels and wanted to board to be aware of it.

VII. Board Member Resignation

Tabled till next meeting

VIII. Bylaw Update w/ Annie Mclean, NVDA

The Board review zoning bylaw updates with Annie. The review will continue at the next meeting.

IX. Deliberative Session on Swanson Hearings

The board entered deliberative session at 6:21 PM. The board came out of deliberative session at 6:30 PM. Steve made the motion to grant the conditional use permit for Mr. Karch. Judy seconded it. The motion passed unanimously (4-0).
Judy made the motion to grant the conditional use permit for Concord Health Center. Steve seconded it. The motion passed unanimously (4-0).

X. Executive Session if Warranted

The board did not meet in executive session.

Steve made the motion to adjourn the meeting at 7:45p.m. Judy seconded the motion. The motion passed unanimously (4-0).

Next Meeting: June 15, 2021 @ 6 PM

Respectfully Submitted,

Meagan Johnson
Secretary

Cynthia Stuart, Chair

Jim Gochie

Steve Bean

Meagan Johnson

Judy Kurtz