



TOWN OF Concord
PLANNING AND ZONING BOARD
JUNE 15, 2021 MEETING MINUTES

Members Present: Cynthia Stuart, Chair, Jim Gochie, Steve Bean, Meagan Johnson

Members Absent: Judy Kurtz

Board Secretary Present: Meagan Johnson

Other Officials Present: Audra Girouard, Zoning Administrator

Citizens Present: Ben Morehouse, John Richards, Annie Mclean

Cynthia brought the meeting to order at 6:04 p.m.

I. Morehouse 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 Ben Morehouse. Mr. Morehouse explained that he would like to build a small cabin on his one-acre lot. He does have power on the land and does have a septic design done and in place. He is hoping to get the foundation poured and the septic done this year. Because the lot is under 2 acres the Zoning Administrator thought it would need a Variance Permit and go through the Planning and Zoning Board. While looking into it more during Deliberative Session it was found that a Variance hearing was not required. Per Bylaws section 204.4 Existing small lot he did not require a hearing. Audra will notify Ben.

II. Richards 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 John Richards. Mr. Richards explained that he is looking to subdivide his 70-acre property into 5 lots. He did hand in a survey map to show the land broken up into different lot sizes and has done a right-of-way on the back side of the property so the new owners can install driveways.

III. Approval of June 15, 2021 agenda

Jim made the motion to accept the June 15, 2021 agenda. Steve seconded the motion. The motion passed unanimously (4-0).

IV. Approval of the May 18, 2021 minutes

Steve made the motion to approve the April 20, 2021 minutes as they are written. Jim 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, new 911 number and working on outstanding zoning issues. Cynthia asked if the 911 numbers were for permanent houses. Audra said there was at least one house but the others were season, primitive camps.

VII. Board Member Resignation

Cynthia explained that she is going to be stepping down. She will stay on until the bylaw updates are completed. There was no interest from any board member to step up as Chair of the board.

VIII. ARPA funding and possible committee

Audra explained that the town will receive COVID relief funding and the Selectboard was wondering if the PZB board would be interested in being the committee to look over the criteria and bring some ideas back to the Selectboard on how to disperse those funds. The board decided that they would be willing to do that.

IX. Bylaw Update w/ Annie Mclean, NVDA

The Board reviewed zoning bylaw updates with Annie Mclean from NVDA. The review will continue at the next meeting.

X. Deliberative Session on Richards Hearing

The board entered deliberative session at 8:06 PM. The board came out of deliberative session at 8:14 PM. Jim made the motion to grant the 5 lot subdivision permit for Mr. Richards. Steve seconded it. The motion passed unanimously (4-0).

XI. Executive Session if Warranted

The board did not meet in executive session.

Cynthia made the motion to adjourn the meeting at 8:15p.m. Meagan 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

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