



TOWN OF Concord
PLANNING AND ZONING BOARD
FEBRUARY 15, 2022 MEETING MINUTES

Members Present: Dale Urie, Chair, Steve Bean, Meagan Johnson, Judy Kurtz

Members Absent: Jim Gochie

Board Secretary Present: Meagan Johnson

Other Officials Present: Audra Girouard, Zoning Administrator, George Morehouse, Shannon Chapman

Citizens Present: Lance Garfield

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

I. Garfield Conditional Use Hearing

Dale asked members of the board if they had any conflicts of interest. All members indicated they did not. Dale explained the process of the hearing and sworn in Lance Garfield. Mr. Garfield explained that he has been staying on a piece of land that his grandfather has left. Right now, it is in an estate and going through the probate court. He has a camper that he has boxed in and is living there but once the land is through the court and officially his he would like to apply for a wastewater permit and begin to build a permanent residence. It comes before the board as a conditional use permit for a camp.

II. Approval of February 15, 2022 agenda

Judy made the motion to accept the February 15, 2022 agenda. Steve seconded the motion. The motion passed unanimously (4-0).

III. Approval of the January 18, 2022 minutes

Judy made the motion to approve the January 18, 2022 minutes as they are written. Steve seconded the motion. The motion passed unanimously (4-0).

IV. Citizens' concerns

There were none.

V. Meeting Grant Administrator Joel Schwartz

Joel introduced himself and his past experiences. The board discussed some ideas with which they would like Joel's help.

VI. Zoning Administrator Report

Audra reported that it was a quiet month.

VII. Vermont Council on Rural Development update

Dale stated that VCRD now had an invite from our selectboard. VCRD will request that their Advisory Board accept the Town of Concord for a Community Visitation, probably late next summer. If the Advisory Board accepts Concord for a Community Visit, the request will be forwarded to their VCRD Board of Directors who usually rubber stamp the Advisory Board's recommendation. Judy has started a list of Concord people that VCRD could contact as a way to begin to familiarize themselves with our town.

VIII. Deliberative Session Concerning Garfield Hearing

The board entered deliberative session at 7:20 PM. The board came out of deliberative session at 7:34 PM. Steve made a motion to recess this meeting to gather more information. Judy seconded it. The motion passes unanimously (4-0).

IX. Executive Session if Warranted

The board did not meet in executive session.

Steve made the motion to adjourn the meeting at 7:36 p.m. Judy seconded the motion. The motion passed unanimously (4-0).

Next Meeting: March 15, 2022 @ 6 PM

Respectfully Submitted,

Meagan Johnson
Secretary

Dale Urie, Chair

ABSENT
Jim Gochie

Steve Bean

Meagan Johnson

Judy Kurtz