

Below is the draft that Louis Brach presented to the Planning Board as a Citizen Concern at the Planning Board Meeting July 19.

- TO: Meagan Johnson, Judy Kurtz, Member
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My concern is primarily about the old structures in Concord that are used and maintained for municipal SERVICES. I trust my comments shall be viewed as constructive. I also have found that numerous times the text of the minutes do not describe enough detail to understand the significance of the activity. So I hope that will be taken into account. I recognize this Planning Group provides oversight to Concord's development and the planning process and are appointed volunteers not elected who welcome additional assistance. And provide an excellent service to Concord.

You probably reference the Town of Concord Municipal Plan adopted in 2015 but I strongly urge you to review it. It is available on the Concord website [<https://www.concordvt.us>] under Municipal Plan in the header.

My concern is the planning board in the past 8 years has yet to document and submit an initial step by step plan to the Selectboard to address the need of a Town Clerk's office that has safety requirements for preserving documents a Town Municipal bldg, a Library, a Town Hall and other buildings that are 100 years old and need a replacement plan.

I urge the Planning Board members to set a minimum of 15 minutes per meeting to address elements of the Municipal Plan in need. Specifically, section 6.1 Needs, 6.2 Town Hall and especially 6.5 stating the Town Clerks office, Town municipal bldg. and the shared Library. The Municipal bldg. is one of the oldest buildings in Concord Village being the 1852 Bouchards House and currently must be maintained. I draw your attention to section 3.7.6 Acquisition of Conservation Lands as well.

Pertaining to continued planning I would expect you review the need for an Industrial Park along Route 2, a major thoroughfare to Maine and land use for agriculture and forestry and the local school. Also with the expanse of the Internet and the installation of fiber optic cable, the provision for free, no password, WiFi available at town buildings, library, and school are already paid for via taxes.

I bring to your attention page 62 item 3.3 to work with VTrans to establish signage on Interstate 93 identifying Concord and mileage

My suggestion relative to the aging Municipal buildings would be to identify about a 10 acre site for development. NOTE: Mr Brown, a large landowner in Concord, offered to donate such a site to the town for a school if one course in forestry were included in the curriculum. Another alternative would be for the town to bid/acquire tax sale property as a development opportunity or in conjunction with section 3.7.6 acquisition of land to acquire what is needed. Concord

having spent \$250,000.00 on equipment in 2008 and \$100,000.00 in 2022 as well as building the Concord School and gymnasium could establish a base to develop new structures with adequate space for town businesses, secure record, meetings, and modern steel and brick facilities for the future. I again urge the Planning Board to allocate 15 minutes of each board meeting to record a plan for the future along the lines of the Concord Municipal Plan and present that plan to the Selectboard to budget as required and act.

The Planning board derives its authority as well from the Vermont Municipal and Regional Planning and Development Act Title 24 VSA chapter 117.