

Town of Concord Zoning and Planning Board Hearing

Meeting Notes

Wednesday, August 21, 2024

Town of Concord Municipal offices

Present: Jim Gochie, Steve Bean, Danielle Cote-Sukkaew, Roger Sheldon, Jessi Hudson

1. Call to Order at 6:00pm
2. Approval of Agenda - Moved by Steve Bean and seconded by Jessi Hudson, motion passed
3. Approval of July 17, 2024 Meeting Minutes - Moved by Danielle Cote-Sukkaew and seconded by Steve Bean, motion passed
4. Citizens' Concerns - Jim & Christine Hayes who live on Miltimore Road expressed concerns regarding multiple (4) campers that have been parked on a lot near their home. This is resulting in excessive ATV travel by their house at high rates of speed at all hours. Section 505.1 C. of the Town of Concord Land Use Regulations states: "No more than two recreational vehicles (no more than one in the lakeshore district) including the property owner's recreational vehicle, shall be parked on any lot or parcel of land, developed or undeveloped, which is not an approved campground.", which led to the Board's recommendation that the incoming ZA look into the violation. The Hayes' also have concerns with a pond being built by an adjacent landowner. They stated that the landowner is digging in a zoned wetland and encroaching the Town's road ROW. The construction of this pond is creating damage to their property. It is believed that the outgoing ZA had approved the pond so the board provided the Hayes' with information to appeal the approval process. It was also recommended that they contact the State regarding the wetlands issue.
5. Zoning Administrator Report - ZA not in attendance
6. Next Meeting Date: September 18, 2024
7. Other: Jim Gochie handed out two packets to the Board members. The first is the Planning and Zoning Administrator job description and the second is the Planning and Zoning Procedures. He requested that the Board review the packets to ensure that the information coincides. The roles of Chairperson, Secretary and the P&Z Board need to be clarified. Findings will be discussed at the next meeting. Steve Bean revisited the town sign subject. In the past, the P&Z Board submitted a recommendation to the Select Board that the temporary sign at the corner of Shadow Lake Road and Route 2 be upgraded to a permanent, electronic sign. It would be used not only for school information but to advertise any important happenings in Town.
8. Executive Session: Non warranted
9. Adjourned 7:14 pm - Moved by Steve Bean and seconded by Rodger Sheldon, motion passed