

**Town of Concord Zoning and Planning Board Meeting Minutes**

Tuesday May 20th, 2025, 6:00pm

Town of Concord Municipal Building

Board Members

Present: James Gochie, Danielle Cote-Sukkaew, Steven Bean,

Brenden Monahan, Rodger Sheldon Jessica Hudson

Absent:

1. Call to Order:

* 6:00 p.m. by Chair, Jim Gochie

2. Approval of Agenda:

Moved by: Steven Bean

Seconded by: Jessica Hudson

* Approved

3. Approval of April 15th, 2025 Meeting Minutes

Moved by: Danielle Cote-Sukkaew

Seconded by: Steven Bean

* Approved

4. Citizens’ concerns (5 mins):

* New cell tower coming was discussed. It is a non-conforming structure, the board knows it’s coming, reviewed the literature that was given from attorneys, discussed it and there are no objections. Brendan Monahan made a motion that the cell tower was discussed and there was no objection, Jessica Hudson seconded it.

5. Zoning Administrator Report:

* Zoning administrator gave verbal report of current status of activity. Discussed permit #2025-008, for small attachment to a garage that has already gone through state requirements for a variance. Jim Gochie entertained a motion to waive the need for a new variance and instead use the existing variance for the structure, attaching photocopies to the file of what has been done with the state. Rodger Sheldon made the motion, Danielle Cote-Sukkaew seconded the motion.
* Also discussed in certain situations when permitting has been completed during evening hours due to Zoning Administrator’s other work schedule, when communicated and agreed upon some residents may pick up from the office and post their permit signs and send verifying photos to Zoning Administrator to attach to the file.

6. Adopt PZB Secretary Job description changes

* Moved by: Rodger Sheldon
* Seconded by: Danielle Cote-Sukkaew

Board signed new job descriptions

7. Work session to discuss bylaws

It was discussed to schedule work sessions or implement time during regular PZB board meetings to go over bylaws and look at any changes to be made. Work sessions will be scheduled at a later date.

8. Restructure of offices

Brendan moving to chairperson, Jim to step down to board member from chair position in around 6 months. Consensus was to start looking for alternate board member and become 6 member board to help facilitate the restructuring.

8. Next Meeting Date: June 17th, 2025

9. Other:

Discussed future posting of PZB meeting agendas with the Caledonian Record, since it is now a paid ad the board agreed that posting in the 3 places in town and the website is enough and we do not need to post the regular PZB meeting agendas to the paper anymore in the future.

11. Executive Session / Deliberation:

* None

12. Adjournment: 6:51 p.m.

* Moved by: Rodger Sheldon
* Seconded by: Danielle Cote-Sukkaew
* Approved – Motion Carried, approved



**Town of Concord Zoning and Planning Board Meeting Minutes**

Tuesday May 20th, 2025, 6:00pm

Town of Concord Municipal Building

**Board Signatures Signed Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Chair: James Gochie Vice Chair: Brenden Monahan

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Danielle Cote-Sukkaew Steven Bean

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Rodger Sheldon Jessica Hudson

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_