



TOWN OF CONCORD

ZONING BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

Date of Notice: 12/22/2025)	Appellant: John Prince
Hearing Date: 01/20/2026)	Property Location: 151 Miltimore Road,
Time: 06:00pm)	Concord, VT 05824
Location: Concord Municipal Building)	Parcel ID: 07-3700151
385 Main St)	ZA File Reference: Permit #2024-013
Concord VT 05824)	
)	
)	

RE: Appeal of Notice of Violation

NOTICE IS HEREBY GIVEN that the **Concord Zoning Board of Adjustment (ZBA)** will hold a **Public Hearing** to consider an **Appeal of a Notice of Violation** issued by the Zoning Administrator pursuant to:

- **24 V.S.A. § 4465** (Appeal of Administrative Officer decision)
- **24 V.S.A. § 4468** (ZBA authority and timing)
- **24 V.S.A. § 4464** (Public notice and hearing procedure)
- **Concord Zoning Bylaws §§705–708**

The Hearing will be conducted as a **Quasi-Judicial Proceeding**.

ISSUES ON APPEAL / SCOPE OF HEARING

The hearing will be **limited** to review of the following issues raised in the appeal:

1. **Whether the Notice of Violation was properly issued**, including whether the factual basis and enforcement action comply with the Concord Zoning Bylaws and applicable procedures.
 2. **Whether the Zoning Administrator correctly interpreted and applied the Concord Zoning Bylaws** to the pond and associated dam or impoundment structure located on the subject property.
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3. **Whether specific requirements identified in the Notice of Violation should be withdrawn or modified**, as requested by the appellant, based on bylaw interpretation or procedural considerations.
4. **Whether any procedural defects occurred** in the issuance of the Notice of Violation that would affect its validity.

Issues previously decided by the Zoning Board of Adjustment in the **2024 permit appeal decision** are **not before the Board** and will not be re-litigated, except as necessary to determine the validity of the Notice of Violation.

INTERESTED PERSON STATUS

Participation in the hearing is limited to **interested persons** as defined by **24 V.S.A. § 4465(b)**.

All persons wishing to be heard must:

- Sign in at the hearing, and
- Establish interested-person status.

Only interested persons who participate may appeal the Board's decision under **24 V.S.A. § 4471**.

INSPECTION OF RECORD

The Notice of Violation, appeal materials, permit records, and related documents may be examined at the **Concord Municipal Building** during regular business hours.

PUBLIC NOTICE

This hearing is noticed in compliance with **24 V.S.A. § 4464(a)** and **Concord Zoning Bylaws §707**. Notice has been:

- Published in a newspaper of general circulation,
- Posted in three or more public places within the Town, and
- Mailed to the appellant and abutting/interested property owners, **at least 15 days prior to the hearing date**.

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Select Board Code Enforcement Officer
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