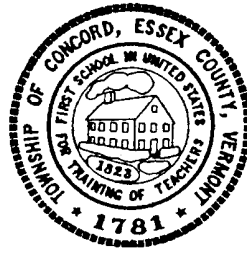


-DRAFT-



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

Tuesday February 17th, 2026, 6:00pm  
Town of Concord Municipal Building

Board Members

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Present: Brenden Monahan, Jessica Hudson, Danielle Cote-Sukkaew, Steven Bean

Absent: Rodger Sheldon, James Gochie

1. Call to Order:

- 6:00 p.m. by Chair, Brenden Monahan

2. Approval of Agenda: 6:01 p.m.

Moved by: Steven Bean

Seconded by: Danielle Cote-Sukkaew

✓ Approved

3. Approval of January 20th, 2026 Meeting Minutes

Moved by: Steven

Seconded by: Danielle

✓ Approved

4. Citizen's Concerns

- None

5. Miles Pond LWAP project – Stone

- Guest speaker Same Mayne, District Manager of the Essex County Natural Resources Conservation District, reviewed the Miles Pond Lake Watershed Action Plan (“LWAP”) with the Zoning Board, specifically talking and interacting with the Board about 5 projects they would like town feedback on.
- Items discussed included:
  - stressors on Miles Pond, such as potential for increased phosphorous in the lake which could create cyanobacteria,
  - their goal of doing a thorough review of the lake properties (residences, camps) and what from those properties might or could have an effect on Miles Pond’s water quality - a sample test was allowed and completed via Zoning Board member Steven Bean’s Miles Pond property as a testing sample for the project.
  - The project is asking and hoping for local property owners support of the project, and emphasized it is not a commitment to do this project should a landowner opt. to participate and then later change their mind,
  - The project manager for the Miles Pond LWAP is Stone Environmental,
  - Discussion over ownership and management rights to the Miles Pond beach were discussed – the state owns the beach, but Concord has management rights to the beach,

- Sam mentioned having talked with the Fish & Wildlife department about designs for the boat ramp at Miles Pond, but details of the ramp were not planned or included in tonight’s discussion,
- 4 of the 5 projects in discussion fall under “road projects” in which Sam advised he can apply for Clean Water Grants for the road projects, and is also working with Concord’s Roads Commissioner and may be able to do a Better Roads Project grant,
- Continued discussion on the projects, culverts, beach design and beach sand vs gravel vs grass and line of sight interruptions caused by the current proposed landscaping design for placing along the beach were discussed as well as various opinions expressed about prior state management of the beach and how current policy from the state down directly prevents easily reconstituting as sandy beach now when it was the state that originally put the sand for a beach at the pond.
- Ideas and light discussion of on “on pond” structure such as a access dock or marina style dock allowing people to go out on the water to fish from it, view the lake on the water from the dock, and kids to play around and jump from designated points off a dock – if that idea were to be further developed and allowable.

6. Zoning Administrator Report: No new permits or other items of report from the Zoning Administrator for the month of February.

7. Next Meeting Date: March 17th, 2026 – St. Patrick’s Day

8. Other: N/A

9. Executive Session/Deliberation: N/A

10. Adjournment: 6:51 p.m.

Moved by: Steven  
 Seconded by: Jessica  
 ✓ Approved



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

Tuesday February 17<sup>th</sup>, 2026, 6:00pm

Town of Concord Municipal Building

**Board Signatures**

**Signed Date:** \_\_\_\_\_

\_\_\_\_\_  
 Chair: Brenden Monahan

\_\_\_\_\_  
 Vice Chair: James Gochie

\_\_\_\_\_  
 Danielle Cote-Sukkaew

\_\_\_\_\_  
 Steven Bean

\_\_\_\_\_  
 Rodger Sheldon

\_\_\_\_\_  
 Jessica Hudson