

-DRAFT-



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

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

Board Members

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

Absent: Rodger Sheldon

1. Call to Order:

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

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

- ✓ Unanimously Approved

3. Approval of February 17th, 2026 Meeting Minutes

Moved by: Steven

Seconded by: Jessica

- ✓ Approved

4. Citizen's Concerns

- None

5. Zoning Administrator's Report

- 1 permit that is pending final approval. No new C.O.'s or violation reports under review. 2 e911 addresses under review for follow up and completion. No additional response yet received regarding the pond hearing final decision letter sent, no Environmental Court appeal notice received by Zoning at this time.

6. Next Meeting Date: April 21st, 2026 6:00pm

7. Other:

- Briefly discussed town meeting room maintenance post meetings.
- Miles Pond project – briefly discussed some of what the presenters from the prior meeting talked about regarding the project, specifically around need for public support and input on the design of any landscaping (i.e.- tall bushes and trees blocking view of the beach and water front when parents may need to see children swimming).
 - Even though the Selectboard requested Zoning to review the Miles Pond project, ultimately any final approval related to the project will have to go back to the Selectboard for review and decisions.
- ByLaws – Jim brought up the fact that there are redundancies and clean up needed for the ByLaws, and how there may be grant money available to cover the expense of hiring a consultant to work for the Zoning Board to help with the updates, as guided by the Zoning Board. One such contractor, as an example suggested by Jim, could be a prior consultant that has worked with the town – Cindy Stewart. Jim offered to reach out to her to discuss that possibility.

8. Executive Session/Deliberation: N/A

9. Adjournment: 6:16 p.m.

Moved by: Jim

Seconded by: Danielle

✓ Approved



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Board Signatures

Signed Date: _____

Chair: Brenden Monahan

Vice Chair: James Gochie

Danielle Cote-Sukkaew

Steven Bean

Rodger Sheldon

Jessica Hudson