Town of Concord Zoning and Planning Board Meeting Minutes

Wednesday, October 16, 2024 at 6:00 p.m.

Town of Concord Municipal Offices

Present: James Goochie, Danielle Cote-Sukkaew, Rodger Sheldon, & Steven Bean

1. Call to Order at 6:00 p.m.

2. Hearing

* Motion to adjourn this part of the hearing into/under the Deliberation part of this meeting by Rodger Sheldon (6:43 p.m.), seconded by Danielle Cote-Sukkaew.
* Approved

3. Approval of Agenda- 6:45 p.m.

* Motion to add on discussion about the Zoning Administrator Secretary compensation, seconded by Rodger Sheldon.
  + Approved
* Motion to approve Agenda as amended by Rodger Sheldon, seconded by Steven Bean.
  + Approved

4. Approval of September 2024 Meeting Minutes

* Unable to approve. Tabled by Board until the next meeting.

5. Citizens’ concerns (5 mins)

* John Skinner concerned about septic system on neighbor’s property, its prior approval, and leaching issues from septic onto his property. Board advised citizen Concord PZB does not handle approving septic systems and this would be a matter for the State, recommended the citizen contact the appropriate office with the State of Vermont to help.
* John Skinner concerned with the number of campers on the same neighbor’s property. Addressed directly by the owner of said property regarding campers and septic discussion between each other. Open discussion with the Board and citizens: regarding campers, zoning allows for 2 campers and for zoning purposes, how much they can be used as a dwelling is described in the town by-laws and depends on how they are being used and time periods allowed on the land. By-laws covering recreational vehicles read aloud by Jim Goochie in response to the citizen concern questions.
* Multiple citizen discussion on campers/recreational vehicles parked on lots, mostly as it relates to residents on Miltimore Rd. Q&A discussion between citizens and Zoning Board on bylaws and specific situation on owner’s lot that has multiple campers on their lot. Owner of said lot addressed other neighbor’s concerns directly, additional issue of ATV use and noise on same owners property and running up and down Miltimore Rd also discussed briefly. Owner of the property in concern recommended neighbors talk together and work out issues as good neighbors.

6. Zoning Administrator Report- Zoning Administrator report covered work on pond permit and appeal related activity. Primary time spent working in office on a part time basis spent on the pond appeal issue for the hearing. Additional permits, complaint reports, and other duties and training have been slowed down due to time needed for the pond permit appeal and hearing project. Goal is for PZ Admin. To shift focus to pending permit requests needing review. Zoning Secretary role and compensation discussed and agreed to be reviewed further for follow up decision on the compensation amount hourly or stipend. Budget needs further review and discussion of increasing the budget due to the amount of work needed for the roles Planning & Zoning Board Secretary and Planning and Zoning Administrator roles.

7. Work Session- Motion to table work sessions by Rodger Sheldon, seconded by Steven Bean. Approved

8. Next Meeting Date - November 20, 2024

9. Other - Deliberative Session covering the Hearing subject matter.

* Board decided in the deliberative session to notify the Interested Parties for the pond issue, that Mr. Prince can seed and prepare the landscape to prevent further erosion, and that we are waiting for further information from the state and we are also going to require an engineering study for the design of the dam.

10. Executive Session- not warranted

11. Adjourn at 7:55 p.m.

* Motion by Jim Goochie, moved by Rodger Sheldon, seconded by Steven Bean
* Approved