

TOWN OF CONCORD PLANNING BOARD  
Town Hall Room 204 – Conference Room

August 2, 2011  
7:00 p.m.

**ITEM # 1:**

The meeting was called to order by Planning Board Chairman Kenneth Zittel at 6:50 p.m.

**ITEM #2: Roll Call**

**Present:**

Kenneth Zittel, Chairman  
George Donhauser  
Joseph Edbauer  
James Jozwiak  
Bruce Luno  
Gregory Waterman  
Julie Zybert

**Also Present:**

Darlene Schweikert

**ITEM #3: Citizen Participation**

There was no one present for Citizen Participation.

**ITEM #4: Approval of Minutes**

a) July 5, 2011

Chairman Zittel asked for comments or questions regarding July's minutes. J. Jozwiak made the motion, seconded by J. Edbauer, to approve the minutes as presented. All in favor. Carried.

**ITEM #5: Business from the Floor**

1. Discussion about the Mortons Corners Baptist Church's purchase of the former KW Bros. building. Discussion about non-profit organizations and exempt status on properties.

2. J. Jozwiak noted that the Ten Lives Club building still has a sign on it. Discussion about signs on buildings where businesses are no longer using the premises.

3. G. Donhauser noted that he attended the ZBA Public Hearing for Austin Kephart's request for a Use and Area Variance on Sharp Street. At the meeting, ZBA Chairman Allan kept reprimanding Mr. Kephart for not following procedure; that Mr. Kephart should have started with the Planning Board. G. Donhauser believes that there is a section in the Code which allows a person to go directly to the ZBA and this process saved Mr. Kephart money. The ZBA denied their request.

4. J. Edbauer asked Chairman Zittel if the Board should be reviewing the Code. B. Luno thought this would be a good winter project. Darlene will attach a copy of the items discussed previously as possible Code changes to the minutes so the members can start reviewing any necessary suggestions for changes.

**ITEM#6: Motion to Adjourn**

J. Jozwiak made the motion, seconded by B. Luno, to adjourn the meeting at approximately 7:20 p.m. All in favor. Carried.

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Darlene G. Schweikert