

Comprehensive Planning Meeting Minutes (11/6/2007)

Minutes for Town of Concord Comprehensive Planning Meeting

Tuesday, November 6, 2007

The meeting opened at 7:00. Vanessa Kuehner presented the Agricultural portion of the Agricultural, Natural, and Cultural Resources Element. Vanessa presented a draft of the plan which had been prepared by Pat Emery. A copy of the draft was distributed to all present and will be posted on the web site.

Vanessa introduced the first section of the draft covering the wording of the state statute for this element. The second section covered the Background & Statistical Data. It was pointed out that a source for this information should be included. There was a question on what is meant by productive agricultural land. The assumption is that it includes land that is either currently tilled or could be tilled. Lloyd volunteered to get maps and data on this. It was agreed to use the term rural to indicate undeveloped land; this would include agricultural land + non-ag undeveloped land & encompasses ~ 90% of the township. It was also suggested that more up to date information be cited for the background data as the data in the draft is from 1996.

Discussion followed regarding the sale of farms at retirement. Can they be sold to developers? Cindy Arbiture pointed out that maintaining the property as farming land would increase its value due to the scarcity of such land in the surrounding counties. She suggested that we may be able to get into the Jefferson County Green Space program.

Vanessa then read the Jefferson County Environmental Corridor Policies. Environmental corridors are green on the county map & include steep, wooded, wet lands, & lands deemed unable to be developed. It was suggested to copy the county's environmental corridor policies into this element of the town plan.

There was discussion regarding the bullet points of the top of pg.2 of the draft. It was decided to leave these in the plan. There was also discussion as to how to word the goal of preserving and maintaining agricultural zoning. The 4 goals listed were discussed. #1 & #4 were kept, #2 was restated and #3 was deleted. A 5th goal to establish water and air conservation practices was added.

Cindy Arbiture voiced a concern about light pollution. As this is not an agricultural problem, this may be addressed in the Implementation Plan. There was also discussion about adding a clause which would discourage or prohibit factory farming within the town and about the exact definition of what would constitute a factory farm. Kim Herro will draft an implementation strategy for this element and distribute it to the planning group. It was noted that the plan should: discourage land use not compatible with agriculture or with a rural environment.

Tom Williams will present the Utilities and Community Facilities Element in December. Kim Herro will present Natural Resources in January, and Mia Rathkamp will present the Intergovernmental Element in February.

