

Planning Committee Meeting Minutes (Decmember 2, 2008)

Minutes for Town of Concord Comprehensive Planning Meeting
December 2, 2008

The meeting opened at 7:00 p.m. with 25 citizens including Town Chairman Bill Ingersoll and Town Supervisor Dennis Stair present. The agenda was to provide information and discussion of the questionnaire that had been mailed to town residents in early November. Bill Ingersoll made an introduction and introduced himself and Dennis Stair to those present. It was decided that it would not be appropriate to present the results of the survey received to date. Richard Reindeers commented that he felt it was very unfair that non-resident landowners had not received a survey or that they had not at least been informed that a survey of residents was being conducted.

The first topic of discussion was the state-proposed Park and Ride lot at the I-94/ CTH F interchange. Dave Meyer had spoken to the Badger Bus Company and he presented a letter from them stating that they would offer a bus stop if Concord had a P&R lot. Other comments included encouraging the town to see if there would be government subsidies available to help defray the costs of maintaining a P&R lot and also approaching neighboring communities to see if they would be willing to share the maintenance costs.

Comments against the P&R lot included the fact that Johnson Creek has a lot maintained by the County and that is close enough to be used by our community. Concerns over liability in the case of an accident or injury were also brought up as well as concerns about drug or gang problems. Kim Herro said that they have had some problems in the past with drug dealing at the Concord General Store which is across CTH F from where the proposed P&R would be located. Kim also said that the General Store would allow a bus stop at their store. She also stated that the few people who have asked permission to park and ride at their General Store parking lot are all from outside the Town of Concord.

The next topic of discussion was the expansion of the hamlet. Richard Reindeers stated that the town needs to expand the hamlet in order to attract more business and increase the tax base. A number of citizens present offered examples of other municipalities who have encouraged a lot of business development, and once this development was established, it did not have the effect of decreasing the taxes within the municipality. A number of citizens were concerned about the loss of the town's rural atmosphere if more development were encouraged. Several citizens commented that they had moved to the area specifically because there was less development and a more rural atmosphere.

The third topic of discussion was limiting land splits. Information from the county as stated on the questionnaire is that there are ~520 lot splits which could still be exercised within the town. This data takes into consideration road access, wetlands and prime farmland. Pat Emery stated that at the current rate of 8 splits per year, it would take about 65 years to use up all the splits. It was also stated that other methods, such as conservation easements could be used to limit development and preserve farmland. There was concern, however, that increased development to the east would increase development pressure in the Town of Concord and the rate of lot splits could increase resulting in a more rapid development of the town. The point was also made that decreasing the allowable splits may increase land values in the town as people may be more attracted to the area if they know that future

development is limited.

Following discussion of the questionnaire, Dale Konle showed all present the Concord Town website and demonstrated how to use it and what information is available. Sally Williams gave a brief overview of the Comprehensive Plan to date. The next Comprehensive Plan meeting is scheduled for January 5. The agenda will be discussion of the Implementation Element and survey results.