

Public Hearing of the Planning Commission
December 8 – Town Hall, Greensboro, Vermont
Re: Zoning Bylaw Update

In Attendance: Phil Gray, GPC Chair, Diana Griffiths, Willie Smith, and Mark Snyder

Also in Attendance: Kristen Leahy, Zoning Administrator (ZA) and June Cook – Hardwick Gazette

The hearing was opened at 7:05. No member of the public other than June Cook, reporter for the Hardwick Gazette.

Phil gave a review of the proposed zoning bylaw amendments with an explanation as to why and how changes arose. The update to the Conditional Use sign section was a request from the Greensboro Development Review Board. The changes to the Shoreland Protection Article #8 were clarifications of language from the ZA. The changes to the 3.9 Table 3.1 were the result of the ANR Delegation agreement.

The attached letter from Alison Low at the Northeastern Vermont Development Association (NVDA) was discussed. Regarding #1, the Board decided to refrain from altering the proposed language of the Zoning Bylaw amendments. The Board will revisit the question in the fall of 2015. Regarding #2, the ZA (Kristen) will incorporate the new statutory change into the Site Plan Review and Conditional Use applications.

Willie Smith made a motion to send the proposed Zoning Bylaw Amendments as written to the Select Board. Diana Griffiths seconded the motion. All members were in favor.

The proposed zoning changes will be forwarded to the Select Board at their December 10, 2014 meeting by Kristen Leahy, ZA.

Meeting was adjourned at 7:20 pm.

Submitted by Kristen Leahy, Zoning Administrator