



## MINUTES

DATE: Monday, June 3, 2019

LOCATION: Greensboro Free Library

MEMBERS PRESENT: Dan Predpall, Chair; David Miltenberger, Vice Chair; Christine Armstrong; Ellen Celnick; Carol Fairbanks; Kent Hansen, and Jerilyn Virden

MEETING CALLED TO ORDER: 5:00 pm

1. Motion by David Miltonberger, 2<sup>nd</sup> by Jerilyn Virden to approve minutes of May 8<sup>th</sup> as written. Motion carries.
2. No additional agenda items requested.
3. We have responded to all of NVDA's comments on the Town Plan. We do not expect more comments. The NVDA has set a hearing date of June 20<sup>th</sup> to consider approval of Greensboro's Town Plan that would include the substantial deference provision. Approval is contingent upon Selectboard approval on June 12<sup>th</sup>.
4. The Greensboro Selectboard will hold a hearing on the Town Plan on June 12<sup>th</sup> at 6 PM (prior to the start of their regular meeting at 6:30 PM).
5. The Community Visit Program commences on June 13<sup>th</sup> with a Steering Committee meeting. The Steering Committee is made up of a wide cross-section of Greensboro residents. The purpose of the meeting is to plan out the next several Community Visit meetings during the summer months.
6. The Housing Committee held its first meeting on May 1<sup>st</sup>. The Committee decided to pursue a Housing Needs Assessment as their first step. A firm called Development Cycles was recommended. A proposal was solicited from Development Cycles. The study will cost \$6000. Grant applications have been filed with two foundations and the Greensboro Association to raise the required funds.
7. It was discovered that the text descriptions of the Greensboro zoning districts were not included in the Appendix of the Town Plan. The descriptions are being added.
8. Lake water quality was discussed. It was decided that Shorelands District owners/renters should receive a booklet describing the current lake water quality, water quality trends (which are moving in a negative direction), and what steps owners/renters can take to protect lake water quality.



9. The Commission discussed bylaw changes. The following subject areas were discussed:

- **Signage:** There was a discussion of the sign size, the fact that some businesses were using multiple signs to circumvent the sign regulations, distance of the sign from a road, and the regulation of temporary signage. David Miltonberger will put forth a proposal to the Commission members at a future meeting, and the Commission will decide on any bylaw changes.
- **Shorelands District Issues:** There are several issues surrounding new builds in the Shorelands District, including allowed building heights, expansion of an existing footprint, issues surrounding how an additional bedroom can be constructed, accessory buildings, etc. The Commission decided to hold a separate meeting devoted solely to this complex subject.
- **Rental Regulations:** The Commission discussed the need for rental regulations given the increase in rentals in the Shorelands District, and issues around septic capacity. Kent Hansen will compile existing rental regulations from other Vermont towns, and this subject will be revisited in a future meeting.
- **The Resource District boundaries** will be compared to the Natural Resources Inventory being created by the Conservation Commission. The Planning Commission will consider making the Resource District boundaries reasonably consistent with the results on the Inventory.
- **The bylaws** have been appended a number of times, making the readability of the bylaws more difficult. The Commission will review the format of the bylaws and may suggest changes. Christine Armstrong will propose changes to the Commission at a future meeting.
- **The Commission** is considering bylaw changes relating to water quality and lake water quality preservation, as indicated in the Town Plan.

10. The next Planning Commission meeting will occur on June 10<sup>th</sup> at the Greensboro Free Library at 5 PM.

11. Motion by Dan, 2<sup>nd</sup> by David to adjourn at 6:15 PM. Motion carries.

Minutes submitted by Dan Predpall