



MINUTES

DATE: Wednesday, July 10, 2019

LOCATION: Greensboro Free Library

MEMBERS PRESENT: Dan Predpall, Chair; David Miltenberger, Vice Chair; Christine Armstrong; Carol Fairbank; and Jerilyn Virden.

Absent: Kent Hansen, Ellen Celnick

MEETING CALLED TO ORDER: 5:05 pm

1. Minutes from June meeting approved with no changes.
2. No additional agenda items requested.
3. Dan Predpall participated in a public hearing conducted by the Northern Vermont Development Association to approve the Greensboro Town Plan. The NVDA indicated their support for the Plan. The Regional Commission will vote for approval in July.
4. The Greensboro Selectboard provided a copy of a draft Temporary Sign policy to the Planning Commission. The Planning Commission is working on a change to the sign bylaw. It was decided that the Commission will also consider a temporary sign bylaw.
5. The Greater Greensboro Community Visit Program, organized by the Vermont Council on Rural Development, will hold a community meeting on July 17th at Fellowship Hall. All residents are invited. The purpose of the meeting is to brainstorm what the community would like to do to improve the Town.
6. The Planning Commission is assisting Bend residents who are organizing the 3rd Annual Bend Block Party, to be held at 6 PM on August 9th at the Bend Park.
7. The Planning Commission was successful in raising funds for conducting a Housing Assessment of Greensboro. The Study will commence in July and the results will be available in October or November. The Study will evaluate the housing supply and housing demand in Greensboro, and will describe the gap between supply and demand. This will be used to identify the type of housing needed. The Study is being managed by the Housing Committee.
8. With the Town Plan approved by the Selectboard (and pending approval by the Regional Commission), the Planning Commission is embarking on a review of the Greensboro bylaws. After a discussion about how to proceed, it was decided to create three two-person teams on the Planning Commission. The teams will begin with the following assignments:



- Lakeshore District issues (conditional uses, rental policies, other)
- Lake water quality issues (increasing the development buffers adjacent to Caspian Lake feeder streams, restricting development on steep slopes, other)
- Revision of the sign bylaw, including temporary signs.
- In addition, an earth extraction bylaw will be written (as required by NVDA), and some formatting changes will be made to make the bylaw easier to read.

These bylaw issues are complex and will require the Planning Commission to hold one or more meetings in addition to our regularly scheduled meetings in order to evaluate bylaw changes and create written bylaw revisions.

The goal is to process a Bylaw Amendment that addresses most of the issues mentioned above in 2020.

9. The next Planning Commission meeting will occur on August 14th at the Greensboro Free Library at 5 PM.
10. Motion by Dan, 2nd by Jerilyn to adjourn at 6:10 PM. Motion carries.

Minutes submitted by Dan Predpall