



## MINUTES

DATE: Wednesday, August 14, 2019

LOCATION: Greensboro Free Library

MEMBERS PRESENT: Dan Predpall, Chair; David Miltenberger, Vice Chair; Carol Fairbank; and Jerilyn Virden, Ellen Celnick, Kent Hansen.

Absent: Christine Armstrong

MEETING CALLED TO ORDER: 5:05 pm

1. Minutes from July meeting approved with no changes.
2. Dan described the Natural Resources Inventory compiled by a consultant engaged by the Greensboro Land Trust. The inventory is largely comprised of a series of detailed GIS maps that focus on environmental and ecological data. Some of the maps may be useful for our Housing Studies. For example, the maps could be used to delineate areas that will not be suitable for housing. The Planning Commission will obtain copies of these maps, in pdf as well as in GIS format so we can develop our own map analysis.
3. Dan talked to a resident of Greensboro Bend who is interested in getting a grant to paint his home on Main Street. We will evaluate whether the residents financials can meet Federal requirements for a grant from Rural Edge or Habitat for Humanity.
4. Dan learned of a wood sign that was constructed saying "Our Community Park", prepared for the Greensboro Bend Park. However, the sign was forgotten. Several of us talked about the sign at the Bend Block Party. We will hold a meeting shortly to evaluate how we might finish the sign and install it at the park.
5. The Regional Commission voted to approve the Greensboro Town Plan in July. This completes the three-year process to create and approve the plan.
6. The Greater Greensboro Community Visit Program, organized by the Vermont Council on Rural Development, held a community meeting on July 17<sup>th</sup> at Fellowship Hall. The next meeting is scheduled for August 22<sup>nd</sup>, where priorities will be determined.
7. The Planning Commission is assisted Bend residents who are organized the 3<sup>rd</sup> Annual Bend Block Party, held on August 9<sup>th</sup> at the Bend Park. About 75 people attended, including many children. The Thompson's were honored for their many years at Smith's Store.



8. The Planning Commission was successful in raising funds for conducting a Housing Assessment of Greensboro. The Study commenced 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. A meeting with the consultant will be held on August 23<sup>rd</sup>.
9. The Planning Commission is evaluating whether short-term rentals should be regulated in Greensboro. Most rentals occur in the Shoreland District. A permit program is being considered where a permit would be required to rent a home on a short-term basis. This would allow the town to inspect homes, ensure that proper safety equipment was present, and ensure that septic system capacity is not exceeded. A software system is being evaluated that could be used to implement and manage the permit process.
10. With the Town Plan approved, the Planning Commission is embarking on a review of the Greensboro bylaws. It was decided to create three two-person teams on the Planning Commission to consider bylaw changes. The teams are addressing 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) and permitted uses in the Rural Lands District.
  - Revisions 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.

11. The next Planning Commission meeting will occur on September 11<sup>th</sup> at the Greensboro Free Library at 5 PM.
12. Motion by Dan, 2<sup>nd</sup> by David, second by Kent to adjourn at 6:10 PM. Motion carries.

Minutes submitted by Dan Predpall