



## MINUTES

DATE: Wednesday, September 11, 2019

LOCATION: Greensboro Free Library

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

MEETING CALLED TO ORDER: 5:05 pm

1. Minutes from August meeting approved with no changes.
2. Dan reminded the Commission members that we have a budget of \$6000, with approximately \$2000 reserved for the Better Connections grant to be applied for in 2020. We should think about other grants or other uses of this budget to help our community. One suggestion was any funds needed to support a legal review of an STR ordinance.
3. The second Greater Greensboro meeting in August resulted in four priority issues being identified: Internet connectivity expansion; wastewater infrastructure; walking/biking paths; and lake water quality. It is important that the Planning Commission monitor and/or participate in the Task Forces that will be formed to work on these initiatives at the October 2<sup>nd</sup> Greater Greensboro meeting. The following Planning Commission members have volunteered to participate:
  - Wastewater Infrastructure: Dan
  - Internet connectivity: Carol
  - Walking/biking: Ellen/Jerilyn
  - Lake water quality: Christine
4. 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 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 (Kent Hansen Chair). Development Cycles, the consultant engaged to perform the Study, met with the Committee on August 23<sup>rd</sup>. An important part of the Study is conduct of an employee survey for the largest employers in Greensboro. The purpose of the survey is to measure demand for housing. The survey is on Survey Monkey.



5. 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 (30 days or less). This would allow the town to inspect homes, ensure that proper safety equipment was present, ensure that septic system capacity is not exceeded, ensure that all renters are complying with both state and local regulations, and provide a revenue stream that would pay for implementation costs and may provide, over time, a lake water quality protection fund.

Dan prepared a draft Action Plan that presents a generalized path forward, and shows that implementation of the STR program would require about 18 months. Dan described this Action Plan at the September 11<sup>th</sup> Selectboard Meeting to inform the Selectboard about the STR program.

It was determined that a Committee would be required to proceed. Christine volunteered to organize an STR Committee that would be made up of one or two Planning Commission members and two or three outside members who rent homes or rooms in the Lakeshore District.

6. 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 various 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 many of the issues mentioned above in 2020.

7. Jerilyn mentioned that the Pickleball court was installed on the Lakeview School gymnasium floor in late August.
8. The next Planning Commission meeting will occur on October 9th at the Greensboro Free Library at 5 PM.



9. Motion by Dan, 2<sup>nd</sup> by Jerilyn, to adjourn at 6:10 PM. Motion carries.

Minutes submitted by Dan Predpall