

# Greensboro Selectboard

September 11, 2019

## Meeting Minutes

**SELECTBOARD MEMBERS PRESENT:** Andy Kehler, Peter Romans, Matt McAllister, Michael Lapierre

**SELECTBOARD MEMBERS ABSENT:** Tracy Collier

**OTHERS PRESENT:** Kim Greaves, Barbara Brooke, Josh Karp, Tom Camarra, Dan Predpall, Hal Gray, Michael Hoffman, Stuart Lapoint, John Morgan, Cilla Bonney-Smith, Ellen Celnik, Emmett Avery, Christine Armstrong, Clive Gray, Nancy Hill, June Bascom, Gail Worcelo, Annie Hendani, Sgt. Darin Barber

**CALLED TO ORDER: 6:30 PM**

### MINUTES

Minutes from the Board's August 14 meeting approved unanimously.

### PUBLIC CONCERNS

**Hunting on Greensboro Green – Cilla Bonney-Smith.** Cilla expressed concern about goose hunters shooting on the Greensboro Green early in the morning – very disconcerting to village residents. VT Land Trust, who owns the property, recommended that 'saftey zone' signs be put up around the perimeter of the Green. Cilla feels it is likely the problem will be solved once the signs are posted, since hunters are obligated to respect these signs.

Cilla noted that some village residents would like a town ordinance addressing hunting within the village limits.

### GREENSBORO FIRE DEPT.

Chief Brochu was not present. The Board reviewed the August GFD report.

### POLICE

The Board reviewed the August police report with Sgt. Darin Barber.

### ROADS & DRIVEWAYS

- 1. Road Foreman's report – Tom Camarra.** Tom reported that the crew has finished hauling sand. Crushing should start next week. Paving has been delayed until the week of Sept. 23.
- 2. Options for improving parking at Willey's Store.** Tabled.
- 3. New Town Garage.** Peter is continuing to gather information, and has talked with Jamie Coe (architect for Glover's new garage), Jack Sumberg (Glover Selectboard) and Spates Construction (built

the garage for Glover and other towns). He said an engineering firm is typically hired to assist with projects like this.

Peter said it will be a major logistical challenge to build a new garage while keeping the site usable and functional for the road crew. He added that the town must look at the garage lot critically, and perhaps even consider other properties.

Andy suggested that a number of professionals (experts in their fields) will be attending the Oct. 2 Greater Greensboro meeting, and that some of these folks could possibly help with aspects of the town garage project.

- 4. Lapoint curb cut.** Neighbor Ellen Celnik had some concerns about the design of the proposed driveway and culvert. Peter assured her that the curb cut will be made properly and built to town specifications.

Tom approved the curb cut. Peter made the following motion:

*The Board approves Stuart Lapoint's curb cut request.*

Andy seconded the motion, which carried unanimously.

- 5. Driveway plowing.** Plowing contractor Jeff Perry submitted a list of drives that need upgrades in order to be plowed this winter, as well as a list of drives that drift heavily. Jeff proposed that he plow the 'drifters' until the work is beyond what a plow truck can do, and then be compensated by landowners for bringing in larger equipment.

June Bascom spoke on behalf of her mother, Margaret Bascom. Her driveway on 100 Cook Hill Rd. has always drifted; back when the road crew plowed driveways with town equipment, a wing was often used to keep the drive open. Perry's often gets stuck attempting to open the drifted driveway with their plow trucks, and end up having to bring in larger equipment.

June said that voters approved the plowing of driveways, and that the Selectboard signed a plowing contract that stipulates the contractor must "*plow all the identified driveways with the appropriate equipment*". She added that clearing drifts has been considered part of the work for decades, and that this may indeed require larger equipment than plow trucks. June added that she's willing to help out by erecting a snow fence in the hopes of reducing the drifts.

Discussion about the phrase in the contract stating that drives considered "*impassable*" (in quotes in the contract) may not be plowed; this term is undefined in the contract.

Peter felt that it's not equitable for the most serious of the drifters to be plowed for the same cost as drives that don't drift much or at all.

Michael Hoffman observed that the contract doesn't contain specific language about drifting, and if the contractor feels they are not being adequately compensated for their work, they should renegotiate the contract. He said it's unfair to put the burden of cost on the citizens.

Andy made the following motion:

*Regarding drifting snow in driveways, the Board takes no action on Jeff Perry's request to be compensated by landowners for the clearing of drifted driveways when equipment other than plow trucks is required. He will be asked to abide by the driveway plowing contract, in which he agreed to plow all driveways.*

Matt seconded the motion, which carried unanimously.

Many in the room agreed that Perry's does a great job plowing driveways for the town.

- 6. Driveway design specifications.** The original document listing these specifications cannot be found; it appears that new specs must be drawn up.

**7. Parking ban in front of library from Nov. 1 to April 30 – Hal Gray.** Hal said that the Library Board of Trustees is unhappy with the Board’s decision that there be no parking on the road adjacent to the library from Nov. 1 to April 30. Why have a blanket parking ban, he asked, when on many days there may be no threat of snow? Could the ban be flexible, perhaps triggered by a snowy forecast?

Hal said the winter parking ban affects the church, school, and library, and wondered if the bank at the library could be cut back so cars could be parked off the roadway. Peter said there may be a solution out there – but when the Selectboard looked at widening the road to improve mid-town parking options, it got pushback from residents. The road crew feels that parking on the road is a major safety issue.

The parking ban will be enforced, with vehicles towed if the signs are ignored.

Andy suggested that library patrons can change their parking behavior, and that there’s almost always parking available at the public beach, which is just a short walk from the library. Hal said the library has concerns about families with young kids having to make this walk. Barbara noted that the situation is quite dangerous already, with library patrons basically parking in the road and children being loaded and unloaded amongst traffic.

Discussion of how plowing sidewalks in the winter would make it easier and safer to walk to the library from the beach. Peter said this is not currently possible due to many sidewalks being in rough shape, but that this would be considered after more sidewalks are replaced.

Tom suggested that library staff not park in the library parking lot to free up parking space; Hal said employees have already agreed to not park there.

Peter added that if residents want to spend more money on sidewalks or developing parking, it could be discussed at town meeting.

**8. Improving Barr Hill access road – Clive Gray.** Clive asked the Board to approve two free loads of gravel for improvements to the Barr Hill access road (per a 2006 town meeting decision).

Andy made the following motion:

*The Board approves the request of two loads of crushed gravel for improvements to the Barr Hill access road.*

Mike seconded the motion, which carried unanimously.

### **GREENSBORO PLANNING COMMISSION – Short Term Rentals**

Planning Commission (PC) members Dan Predpall (chair), Ellen Celnik and Christine Armstrong spoke to the Selectboard about their investigation into short-term rentals (STRs) in the Lakeshore Districts (Caspian and Eligo). The PC is looking into creating an ordinance that would regulate such rentals and is seeking feedback from the Selectboard.

Cottages have been rented for many years. A new development is that major nationwide on-line rental firms have become active in Greensboro and are now advertising and managing STRs. More and more, cottages are being bought just to be rented out, and while 17 cottages are registered as rental units, it is estimated that at least 50 cottages are being rented.

Issues of concern include the effect on the character of the neighborhood, water quality impacts due to overtaxed septic systems, and the health and safety of renters.

While rentals in the Lakeshore Districts initiated this process, any regulation that is implemented would cover STRs town-wide.

Dan said that regulating STRs would be a major change for the town and must be carefully implemented. He explained the implementation process that the PC will be following, and added that a critical step will be an informational meeting during the summer to give seasonal residents the opportunity to weigh in.

It is likely that administering the ordinance would require the creation of a new position, which could be paid for in whole or part through the collection of STR-related fees.

*Host Compliance* is a private company with an online platform designed to help municipalities deal with STR issues, including managing registrations, permitting, address identification, compliance monitoring, enforcement, outreach, tax collection and complaints. It is possible that Greensboro would use this platform to assist in administering an ordinance.

Some Board members were supportive of a STR ordinance, while others had concerns.

Andy agreed with a focus on protecting water quality, but observed that in many cases, renting cottages is the only way families can pay their property taxes. A restrictive ordinance could result in multi-generational cottage owners having to sell, which could really change the character of the town.

Peter supported the proposal to regulate STRs, noting that there will be consequences either way, whether the town regulates or not.

Matt said he was nervous about more regulations.

## **OTHER BUSINESS**

- 1. Easement on Green Mtn. Monastery – Clive Gray.** Clive said that the Greensboro Conservation Commission is requesting that \$2,000 from the Greensboro Conservation Fund be used to contribute towards conservation easements for the Green Mtn. Monastery property.

It was noted that the monastery has a network of hiking trails that are open to the public.

Andy made the following motion:

*The Board approves the Greensboro Conservation Commission's request to use \$2000 from the Greensboro Conservation Fund for the conservation of the Green Mtn. Monastery property.*

Mike seconded the motion, which carried unanimously.

- 2. Lake Eligo Milfoil Program surplus funds.** The Eligo Milfoil Program is long over, but approx. \$17,900 in state grant funds remain in the program's bank account. The state doesn't want these funds back.

Discussion of what process could be used if the Eligo Lake Association wanted to spend these funds.

Peter suggested that the process be structured like the Conservation Commission, where members of the group request Board approval to spend funds for specific projects.

Matt made the following motion:

*The remaining funds in the Eligo Milfoil Account will be earmarked for Eligo conservation projects. The Eligo Lake Association will conceive of projects and will request the release of funds.*

Mike seconded the motion, which carried unanimously.

Peter will discuss the process with the Eligo Lake Association president.

## **TOWN CLERK – Kim Greaves**

**Portable speed bumps.** Tabled.

## **TREASURER – Barbara Brooke**

1. The Board reviewed the FY 2020 budget, YTD.
2. Barbara has completed the transfer of some town bank accounts to the Community National Bank, which offers better interest rates (per last month's vote to do so).

## **ONGOING BUSINESS**

**New trees for Village Green – Stuart Lapoint.** Stuart made a proposal for planting new trees on the Village Green. Noting that most greens have trees planted on the edges, he instead proposed to plant clusters of three trees strategically around the green, providing provide beauty and shade while still keeping open space. For budgeting purposes, he said a 2” caliper tree could be planted for around \$300. He suggested considering red maples and flowering crabs in the new planting, adding that sugar maples shouldn’t be `planted close to the road due to their sensitivity to road salt.

The Board took no action but will consider Stuart’s proposal.

## **EXECUTIVE SESSION**

Andy made the following motion:

*The Board will enter executive session at 9 PM to discuss a legal issue.*

Mike seconded the motion, which carried unanimously.

The Board left executive session at 9:15 PM and took no action.

**ADJOURNED: 9:15 PM**

*Respectfully Submitted: Josh Karp, Selectboard Clerk*