



MINUTES

DATE: Wednesday, October 9, 2019

LOCATION: Greensboro Free Library

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

MEETING CALLED TO ORDER: 4:35 PM

1. Minutes from September meeting approved with no changes.
2. Dan reminded the Commission members that we have money available in the Planning Commission budget that runs through June 30, 2020. We should think about other grants or other uses of this budget to help our community. Suggestions included funds needed to support a legal review of an STR ordinance, funds for a septic social, reserve for the Better Connections grant, a possible watershed grant, and GIS mapping in support of the Housing Committee work. The 2020-2021 budget is due shortly. Suggestions for this budget must be submitted to Dan asap.
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. The Task Forces formed for these initiatives met on October 2nd at lake view School. The following Planning Commission members participated in this meeting:
 - Wastewater Infrastructure: Dan
 - Internet connectivity: Carol
 - Walking/biking: Ellen/Jerilyn
 - Lake water quality: Christine

The Walking/Biking Task Force suggested reaching out to Jon Kaplan at VTrans for possible grants. The Lake Water Quality Task Force discussed the possibility of a Watershed Action Plan grant. The contact for information is Danielle Owczarski at ANR. The Internet Connectivity Task Force has arranged a presentation by Michael Birnbaum of Kingdom Fiber at Spark, Tuesday October 14th at 7 PM. Finally, the Wastewater Task Force discussed conducting a high level wastewater engineering study. USDA offers grants for these types of studies.

4. The Housing Committee is managing the Housing Assessment Study being conducted by Development Cycles. The Committee requested several large employers in Greensboro to have their employees take a short housing preference survey via Survey Monkey. The results will be included in the Study, which is due to be completed in mid-November.



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.

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.

The focus of the STR regulations is occupancy based upon septic capacity, parking capacity, and meeting state health & safety guidelines. It is likely that STR regulations will be introduced via an ordinance. The bylaws will be changed to be consistent with the ordinance.

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
 - Bylaw formatting improvements
 - Lake water quality issues, such as increasing the development buffers adjacent to Caspian Lake feeder streams to protect lake water quality.
 - 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.
7. Pickleball is being played in the Lakeview gymnasium. The public is invited to play on Thursday evenings.
8. Dan attended an update meeting on the Lamoille Valley Rail Trail, operated by VAST. They indicated that they are working on funding, but nothing is on the horizon. VAST is encouraging each municipality to improve their portion of the rail trail. Hardwick has been successful doing this.
9. The next Planning Commission meeting will occur on November 6th at the Greensboro Free Library at 5 PM.

Respectfully submitted by Dan Predpall