

Organizational Meeting
Greensboro Development Review Board
October 21, 2020

To elect officers and to conduct any other business that might come before the Board.

Warnings were posted on September 23, 2020 at the Greensboro Town Hall, the Greensboro Post Office, the Greensboro Bend Post Office, and Willey's and Smith's Stores. It was published in the Hardwick Gazette on Wednesday, September 30, 2020.

Development Review Board members present: BJ Gray, Linda Romans, Nat Smith, Lee Wright, Wayne Young, Janet Travers (alternate), and Mike Metcalf (alternate)

Development Review Board members absent: MacNeil, Jane Woodruff

Others present: Brett Stanciu, Zoning Administrator

The meeting was conducted by electronic communication (ZOOM).

Summary of Discussion

Mr. Smith, vice chair, began the meeting at 7:30 PM. He asked for nominations for chair, vice chair, clerk and bursar for the 2021 Greensboro Development Review Board. The following people were nominated and agreed to serve for one year. All of them were voted in unanimously. Ended at 7:43.

Chair - - Jane Woodruff

Vice chair - - Nat Smith

Clerk - - Brett Stanciu

Bursar - - Wayne Young

After the elections, the Board discussed the letter Mr. Smith wrote to the Planning Commission. (The letter follows.) In it he asks the Planning Commission to consider separating the bylaw on the height of accessory structures/boat houses near the lake from the other bylaws so it can be sent to the Select Board and be in place by the 2021 building season. It was decided to forward it to the Planning Commission.

The meeting ended at 7:43.

Signed:


_____, vice chair
Nat Smith

date 10-23-20


_____, clerk
Janet Travers

date 10-23-2020

TO: The Greensboro Planning Commission
FROM: The Greensboro Development Review Board (DRB)
RE: new zoning by-law material

We applaud your continued work on rewriting Greensboro's Zoning By-law- a difficult and thankless task. We write now to ask if you could divide your work into two parts, sending some of the rewrite you have finished off to the Selectboard and then continuing your work on that which remains.

This request is prompted by some recent developments, starting with the town's losing on the Boester/Wright appeal at the Environmental Court. That decision might well open the floodgate for more increasing of the height of existing structures within 150' of Caspian Lake. We have already faced three new requests for reconstruction of buildings and increase in their heights, with two buildings on the water and the other about 70' from the lake. We had to grant all three permits. We know that one or two more are coming our way soon.

We understand that you have drafted a new rule saying, in effect, that no existing building within 50' (or more?) of Caspian may have its height increased. We like that rule and urge you now to send it on its way to approval by the town. If there are other rules that you have drafted and feel very comfortable with, we would welcome those moving ahead as well. We do not want to rush any of your important deliberations, but we think our interest in moving ahead with all deliberate speed is clear and warranted.

Best,

The Greensboro DRB