

Greensboro Development Review Board Meeting
April 17, 2023

To consider proposed amendments to §5.1 Zoning Permits (D) Subdivisions and Boundary Line Adjustments of the Greensboro zoning bylaw and forward recommendations to the Greensboro Planning Commission. To discuss any other bylaw questions.

Warnings were posted on March 29, 2023, at the Greensboro Town Hall, the Greensboro Post Office, the Greensboro Bend Post Office, the Greensboro Free Library, and Willey's and Smith's Stores.

Development Review Board members present: Jane Woodruff, Nat Smith, MacNeil, Tim Brennan, Mike Metcalf, Wayne Young, Lise Armstrong (alternate), and Brett Stanciu (ex officio).

Development Review Board members absent: BJ Gray and Joanne LaCasse (alternate).

Others present: Christine Armstrong.

The hearing was conducted by electronic communication (ZOOM).

Summary of Discussion:

Ms. Woodruff, chair, began the meeting at 7:02 p.m. Ms. Woodruff noted she, Ms. Stanciu, and Kent Hansen, Greensboro Planning Commission Chair, met this winter. Mr. Hansen requested input from the Development Review Board regarding proposed minor changes to the Greensboro zoning bylaw. A more in-depth revision may follow at a later date.

Ms. Woodruff asked for Board consideration regarding the removal of the first twelve pages of the current bylaw. These pages contain a record of changes from previous bylaw versions. The Board agreed removal of these pages would improve the bylaw's readability. The Board agreed that those pages should be retained and made available on the town website.

The Board agreed that §5.1 Zoning Permits (D) Subdivisions and Boundary Line Adjustments should specify that a current survey should be defined as one prepared within the last twenty-four months. The revised language reads: "A survey map prepared by a licensed surveyor *within the last twenty-four months* which includes existing and proposed property lines, lot lines, boundary dimensions, location of roads, driveways, ROWs, easements, culverts, waterways, wetlands, floodplains, existing structures, wells, septic systems."

Ms. Stanciu requested a proposed amendment requiring that all subdivisions and boundary line adjustments shall be approved by the Development Review Board, and not the zoning administrator. She noted these are complex applications that would benefit from full board scrutiny beyond the zoning administrator. She noted the Town's assessor has been burdened with unclear applications and voiced that the burden of clarity should be on the applicant, not the Town. The Board voiced agreement.

Ms. Woodruff asked the Board to familiarize themselves with §4.9 Planned Unit Development. This section of the Greensboro bylaw has not been utilized. Future projects, either in Greensboro Bend or for the current town office building, might heard by the Board.

Ms. Stanciu noted the planning commission is in the process of proposing minor amendments to the Greensboro zoning bylaw, mainly in the Shoreland Protection District. When a draft of that material is available, it will be forwarded to the Board. A tentative date for a planning commission public hearing has been scheduled for Tuesday, August 1, 2023. This date is not confirmed.

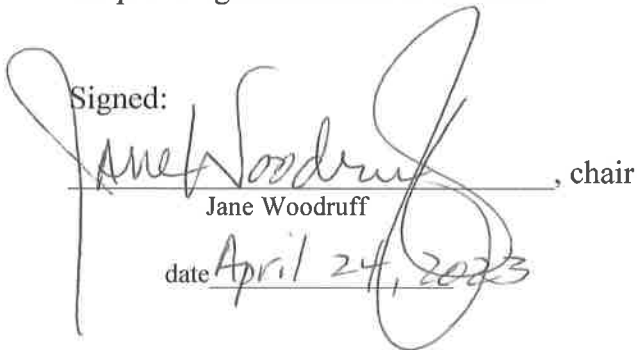
Mr. Smith had small suggestions to improve the bylaw. He suggested removing §3.2 (D), which reads: "Recreational easements have no width requirement." He noted that nonconformities have two places in the bylaw (§3.8 Nonconformities and §8.8 Nonconforming Uses and Structures Within the Shoreland Resource Zone) and inquired if those sections could be combined. Additionally, he noted that Article 6 Flood Hazard Area Regulations and Article 7 Telecommunication Facilities Regulation could be converted to a supplemental packet as these articles are infrequently applied. Mr. Smith noted the state's guidelines for vegetative cutting around the shoreland are vague. Mr. MacNeil stated that these suggestions would be invaluable for a future, in-depth rewriting of the bylaw.

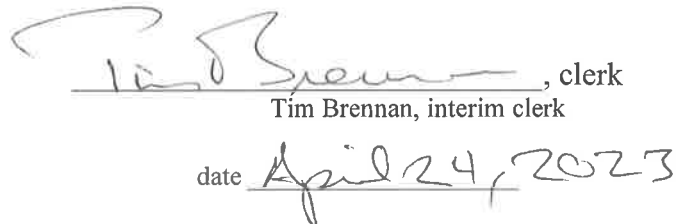
Ms. Woodruff thanked Board members for participating in the discussion. Ms. Stanciu noted the Board's input and consideration is valuable to her and thanked the Board for their consideration. The hearing ended at 7:50 p.m.

Decision and Conditions:

Based upon this discussion, the Development Review Board voted unanimously (7 – 0) to forward to the planning commission proposed amendments to section §5.1 Zoning Permits (D) Subdivisions and Boundary Line Adjustments, pursuant to the conversation the Board had this evening and the proposal that was received from Ms. Stanciu. A copy of the Board's proposal for the planning commission is attached.

Signed:


_____, chair
Jane Woodruff
date April 24, 2023


_____, clerk
Tim Brennan, interim clerk
date April 24, 2023

NOTICE:

This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding (in person or in writing) before the Development Review Board. Such appeal must be made within 30 days of the date of this decision, pursuant to 24 V.S.A. #4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.