



Minutes

Planning Commission June 10th, 2020, via Zoom 5 PM

Present: David Miltenberger, Christine Armstrong, Jerilyn Virden, Ellen Celnik, Kent Hansen, Linda Romans, Brett Stanciu

Absent: None

Meeting called to order at 5:01 p.m.

Approve May's Meeting Minutes: Motion to approve by Ellen, seconded by David.

Zoning Administrator Introduction: Brett Stanciu has been hired and has spent some time onboarding with Linda. She will be working two days each week.

Greensboro COVID-19 Response Plan/GSERT Update: Christine and Karl have been fielding calls, mostly about quarantine rules. The focus of the group has been on how to navigate a safe beach and how to support the people who are coming here from away. There is one active case of COVID in Greensboro, but otherwise not a lot of activity.

Greater Greensboro Task Forces Update

- **Wastewater Infrastructure Task Force:** The task force selected an engineer, and will have a zoom meeting with that individual later in June to talk about next steps and which grants to apply for.
- **Walking/Biking Paths Task Force:** No update, no new activity.
- **Lake Water Quality Task Force:** The task force met yesterday, and there will be a presentation on oligotrophic lakes in August, likely held remote, and recorded. There will be a facilitator to help people ask questions to the presenter during the live event. The Bend presentation will be on hold, to be revisited and determined in July. The 8 granted Lakewise assessments will move forward. Some assessments will happen in July, however, since the Lakewise coordinator will be out of leave, the remainder will happen next year. There's been interest from some GA members to have assessments. Stew Arnold is continuing his monitoring of tributaries in partnership with our state environmental representative.



- **Broadband Connectivity Task Force:** With the progress being made by the CUD and new emergency state funding, the task force has turned its attention to improving cellular service. Neither AT&T nor Verizon are interested in investing in our area, even if we have a property owner willing to put up a tower. Some locals have noticed improved service with AT&T, but the company was not aware why this may be. It was suggested we approach T-Mobile to find out if they are interested in covering our area.

Bylaw Assessment Teams Update

- **Lakeshore District Issues:** David presented the proposal at the SB, and reviewed the changes. One issue that came up for discussion was a change in the bylaws that would require anyone tearing down an accessory building and rebuilding, must adhere to the setback rules when rebuilding. Because lot size is so small in the district, it was recommended that this be a suggestion instead of a requirement. The team has contracted with a legal consultant, who will research whether we can regulate agricultural use in the lakeshore. Next steps will be to have the document translated into legalese, which will be completed mid-July. The League of Cities and Towns will review for compliance, then the changes will be presented to the town in early August, followed by the select board review and approval. The consultant's package will include a presentation to show the town.
- **Rental Management Ordinance Update:** Christine is working on regulations using existing examples as a basis. She will propose the town capitalize on its ability to charge 1% tax on rentals to help fund the lake protection activities and more time for the zoning administrator to enforce.
- **Review / Revisions to Other Districts:** Linda reviewed the current bylaws, along with suggestions submitted by the DRB. One main update will be that signs will be permitted in all districts, provided they are at least 25' from the center of the road, and are not more than 6 SF in size. Because the current bylaw states that signs must be 50' from the center of the road, the DRB must grant a variance for every sign in town. Revision will eliminate that administrative burden. Linda noted that the east side of Eligo is considered rural district, and not lakeshore district, so suggested the commission consider this when making any boundary changes. Kent will take this information back to the housing committee, which is currently working on redistricting with a new set of maps.



Housing Committee Update: The committee did not have a meeting in June, and will meet next in July. Each member will review the new maps and begin preparing their redistricting recommendations for the GPC. The target date to present is September.

Bend Revitalization Update: The front lawn beautification is complete, and all nursery stock has been installed. No other activity. There was a discussion about the disposition of the recently burned property across from the Four Seasons of Early Learning. The building is owned by an absentee landlord, and it is unknown whether he will take any action. The building, in its current state, is a safety hazard. Christine will follow up.

New business: The Highland Center for the Arts made a [request for relief](#) from a condition to their permit, to allow managed amplified outdoor entertainment in their patio area. The DRB will hear their request on Thursday.

Next meeting: The next Planning Commission Meeting will be July 8, 2020 at 5 p.m. and will be held online.

Adjourn: A motion was made by Linda to adjourn at 6:06, and was seconded by Jerilyn.

Respectfully submitted,

Carol Fairbank, Chair