



Minutes

Planning Commission August 12, 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 5:05 p.m.

Approve July's Meeting Minutes: Motion to approve by David, seconded by Jerilyn, carried.

Greensboro COVID-19 Response Plan/GSERT Update: Nothing to report.

Greater Greensboro Task Forces Update

- **Wastewater Infrastructure Task Force:** The task force submitted a grant application last week to the Vermont Department of Environmental Conservation to conduct a wastewater treatment feasibility study. The amount of the grant is \$198,000. Hoyle Tanner wrote the Work Plan, and Dan Predpall prepared the grant application. The Selectboard approved the Application. The Agreement (i.e. Contract) with DEC is under review by the Town Attorney, with plans to execute the Agreement this week. This is required as part of the application process. We should hear about the grant in September.
- **Walking/Biking Paths Task Force:** Vermont has appropriated money to serve as matching funds to build out the LVRT, a section of which will eventually pass through the Bend. The task force is developing maps of class IV roads. Greensboro Land Trust & the Highland Lodge got a grant to connect Porter Brook and Barr Hill trail networks. The committee is also looking at creating an offroad Caspian Lake loop. The pedestrian access safety crew is assessing sidewalks and parking, and looking at a safe walking path from the nursing home to the village. [More information is available.](#)
- **Lake Water Quality Task Force:** Christine provided the information about the oligotrophic lake presentation for review. Jed Feffer coordinated the



presentation. All are encouraged to attend. One item to be discussed at the presentation is the possibility of reclassifying Caspian to afford a higher level of protection, which the town can petition the state to do. [More info about the presentation.](#)

- **Connected Greensboro Task Force:** High speed internet project is making progress via NEK Community Broadband. Updates and news can be found on the CUD website - www.nekbroadband.org. There is currently CARES funding available for line extension projects, up to \$3,000 per address. There will be details available as early as tomorrow on how to apply for the funding. The funding is available to households without current access to at least 25/3. Priority will be given first to those with remote education needs, followed by telemedicine needs, then telework needs.

Bylaw Assessment Teams Update

- **Lakeshore District Issues:** The GPC contracted with consultant Brandi Saxton to draft the new bylaw. GPC will need to meet to review once it's ready. The cost for her work is \$1,500, and members of GPC who have interacted with Brandi find her highly competent and will produce a better document than we would alone. The funds came from last year's budget. One issue of discussion that arose in review is the no-mow zone. It can be a challenge to impose a new rule in existing situations. (This rule already applies to new lawn construction.) Going forward, the DRB can impose robust mitigation, including a no mow zone, in grandfathered lawns to DRB vetted projects. There may be reciprocal activities that may encourage mitigation when building projects are in proximity to the lake. Education, marketing, and provision of planting materials may be the right path to encourage transition from lawns to intentional plantings. LakeWise will promote all of these interventions when it's up and running.
- **Rental Management Ordinance Update:** Christine has shared the rental ordinance with Brandi for review as well. Motion made by David to appropriate funds up to a limit of \$1,500 for Brandi Saxton to prepare the rental ordinance, seconded by Christine, carried. Christine brought up an observation about homeowners who list with rental agencies or VRBO's. There's often a disparity between the number of stated bedrooms, and how it's advertised as to how many the home sleeps, and what the wastewater system may be able to handle. Listers cards may be useful for learning the condition of wastewater systems.



- **Review / Revisions to Other Districts:** There is no rental use in any of the districts, so Linda suggests that rental be added a permitted use to each of the districts. Any rental of longer than 30 days would be considered a permitted use, and short term rentals would be conditional use. Anything over 4 units would constitute a commercial use.

Housing Committee Update: The committee meets regularly, and intends to bring the zoning bylaw recommended changes to the next meeting for review. They are still working with Habitat for Humanity and Rural Edge.

Bend Revitalization Update: No new activity.

New business: No new business.

Next meeting: The next Planning Commission Meeting will be September 9, 2020 at 5 p.m. and will be held online. There may be a special bylaw meeting called for review prior to that.

Adjourn: A motion was made by Jerilyn to adjourn, and was seconded by Ellen. Meeting adjourned at 6:05 p.m.

Respectfully submitted,

Carol Fairbank, Chair