



Minutes

Planning Commission September 9, 2020, via Zoom 5 PM

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

Absent: None

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

Approve August's Meeting Minutes: Motion to approve by David, seconded by Christine, 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. The group is working with Local Motion, VTRANS, Willey's, and the Miller's Thumb to assess the intersection



of Breezy and Wilson. [More information is available](#). See below for info on the municipal planning grant in progress for the Bend.

- **Lake Water Quality Task Force:** A recording is available of the August presentation by the State's scientists about Caspian, Eligo and Long Pond water quality. It was suggested that the category of Caspian lake might be changed, to increase the zoning protection, and open eligibility for grants, if the community is interested. Water quality in Caspian is declining. Further community education around lake, river and stream protection will be an ongoing focus of the SGW team.
- **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. As a part of the NEK Community Broadband feasibility study process, Tilson is conducting a survey to help us better understand our community needs, current level of service, price sensitivity and their locations. This is vital information for us to gather but it will require our collective efforts to ensure each town in the district has respondents. I've provided our task force with materials to amplify the message and get the survey link out there via Front Porch Forum, letters to the editor, posters, social media, word of mouth. Linda Ely requested details be sent for distribution to the Greensboro Association.

Bylaw Assessment Teams Update

- **Lakeshore District Issues:** Consultant Brandi Saxton was hired to draft the new bylaw. Brandi sent her completed work to Christine today, and will be shared with David, Linda, and Brett. Linda Ely requested minutes from the bylaw working group meeting, and was directed to Kim Greaves, who has the Zoom recording. Eligo is currently unprotected and classified as rural lands. The GPC will look at expanding the shoreland district to be inclusive.
- **Rental Management Ordinance Update:** Brandi will review and make recommendations to this ordinance next.
- **Review / Revisions to Other Districts:** The GPC is considering refining the sign bylaw language to include and define temporary signs. Brett will review other towns' practices and share her findings at the next meeting.

Housing Committee Update: Kent submitted for PC review an Extended Village Zoning District, which would include expansions in three areas, where 2 acre lots would be permitted. They are looking to create a shoulder section which will help bridge the gap between current village ½ acre lots, and rural lands 10 acre lots. Further, the homestead



exemption requires [does not require it--it's the maximum used in the calculation] minimum of 2 acres. The recommendation also includes updates to the permitted and conditional uses. Kent will put the document into a Google doc for collaboration, with the objective of creating a draft by next meeting. The committee met with Habitat for Humanity to look at the potential to build some new houses, and Rural Edge, about planned rental development of an appropriate size and scope for Greensboro. Cluster housing is also permitted in Greensboro, but has not been entertained to date due to the investment and need for outside developers required.

Bend Revitalization Update: Mark Snyder hosted a meeting at the Greensboro Bend Railroad Station to discuss the future of the Station — a landmark in the Bend. The Vermont legislature has recently voted \$2.8 million to match \$11.3 million federal dollars to complete the Rail Trail within 2 years, which has opened up the possibility for economic development along it. Mark explained the current status of the Station which his father purchased from the Town of Greensboro 17 years ago and Mark now owns. Unfortunately, the State still owns the land on which it resides and the Agency of Transportation is requiring that he sign a lease and pay them each year. They have refused to sell him the land, citing potential future need. Thus far there has been no resolution of the problem, but he is getting help from Lawyer David Kelly, Architect Jay Barrett, and Representative Vicki Strong.

Dan Predpall has begun work on a Municipal Planning Grant from the Vermont Agency for Commerce and Community Development (ACCD) which would be an excellent step in the revitalization of Greensboro Bend. The grant is for \$22,000. Since approximately \$30,000 is needed to complete a planning study, an additional \$6,000 is needed. The application and funding commitments are due on October 1. Dan is also seeking letters of support, and the GPC will provide one. Carol will send a draft for review before submitting.

There was discussion about the building that recently burned down in the Bend, and its potential to be repurposed for multi-unit dwelling. Brett will find out the dimensions of the burned down building lot size, septic history if available, and report back at the next meeting. The goal is to gather this information and then to investigate what building and number of bedrooms the state would permit if that site were to be rebuilt.

New business: No new business.



Next meeting: The next Planning Commission Meeting will be October 14, 2020 at 5 p.m. and will be held online.

Adjourn: A motion was made by David to adjourn, and was seconded by Ellen. Meeting adjourned at 6:01 p.m.

Respectfully submitted,

Carol Fairbank, Chair