



## Minutes

### Planning Commission December 9, 2020, via Zoom 5 PM

**Present:** Carol Fairbank, David Miltenberger, Christine Armstrong, Jerilyn Virden, Ellen Celnik, Kent Hansen, Linda Romans, Brett Stanciu, Linda Ely, Rick Ely, Barb Paterson, Paul Carrick, Peggy Lipscomb, Sandy Marotti, Dan Marotti, Jane Solomon, Daniel Solomon, Zdenak Fatka, Day Patterson, Lise Armstrong, Michael Porazzo, Sandi Geller, Nicholas Mantel, Jeff Bennett, MacNeil.

**Absent:** None.

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

**Approve November's Meeting Minutes:** Christine asked to have the November minutes include that an educational approach for a No Mow Zone will help landowners understand that mowing to the lake edge is harmful to water quality. Motion to approve the minutes with Christine's edit made by Ellen, seconded by David, carried.

**Greensboro COVID-19 Response Plan/GSERT Update:** Numbers of infections are rising rapidly. The last GSERT postcard forgot to include that Smith's Store delivers groceries. A second postcard is planned with an update and will focus on food resources in the community.

#### **Greater Greensboro Task Forces Update:**

- **Wastewater Infrastructure Task Force:** Work is beginning on the wastewater study this week. The Consultant has been provided with the data they requested to begin work.
- **Walking/Biking Paths Task Force:** No updates.
- **Lake Water Quality Task Force:** No updates.
- **Connected Greensboro Task Force:** Tilson completed the feasibility study and released its final report which includes a proposed town-by-town buildout. The Greensboro community had the highest response to the survey. Questions should be directed to Carol.

#### **Bylaw Assessment Teams Update:**



**Shoreland Protection District and Short-Term Rental bylaws:** David noted that the Shoreland Protection District bylaw section is now longer, as it was combined with the current bylaws' Article 8 to create a more user-friendly document. Both sections of these proposed changes are under attorney review. This attorney advised the subcommittee to include the Short-Term Rental section in the bylaws and not as an ordinance. Short-Term Rentals are proposed as a Conditional Use; permits will be approved by the Development Review Board. The subcommittee removed the one-week minimum rental requirement and the requirement to rent the entire dwelling from all districts except the Shoreland Protection District. Required proof of insurance was removed. The current document refers to VT state law, to make enforcement clearer.

Linda referred to a document (posted on the website) that explains the need and rationale of these proposed bylaw changes as mandated by the Town Plan.

Some discussion ensued about the date of the first public hearing. That decision was tabled until the next regular meeting.

**Public Comment:** Nicholas Mantel voiced concern whether the proposed Short-Term Rental bylaw was Covid-related and if the process to comply would be burdensome. David answered that the process predated the pandemic. Rick Ely noted that he emailed his comments to commission members. Linda Ely questioned the timeline and process. Carol referred to the timeframe outlined in the November 11 minutes. Day Patterson requested sufficient time for public comment as the Short-Term Rental bylaw would take effect in the 2022 rental season. Jeff Bennett asked if the subcommittee had involved anyone who rents. David said one representative had been included. Some discussion ensued about what needs the Short-Term Rental bylaw proposes to address. Jeff Bennett questioned what studies and data had been consulted.

**Temporary/Permanent Signs:** Tabled, by consensus.

**Proposal to create an Extended Village District:** A letter was mailed to all potentially affected property owners.

**Public comment:** Michael Porazzo noted this is a complex subject. Some discussion ensued about the challenges of property taxes and income disparity. Peggy Lipscomb, who lives on The Bend Road, voiced that she thinks the proposed two-acre lot is too drastic; five acres may be more reasonable. She cited traffic concerns and asked why Craftsbury Road wasn't included. Kent reiterated that there will be time for much more public input.



**Proposal to add relevant Eligo zone to Resource District:** The west side of Lake Eligo is in the Shoreland Protection District, Linda said, while the east side is currently in the Rural Lands District with a ten acre minimum lot size. This area has steep cliffs, is much more vulnerable to erosion, and has a need to protect the watershed that goes into Eligo. The Town Plan would support including this section in the Resource District's twenty-five acre minimum lot size.

**Public comment:** Paul Carrick, Zdenak Fatka, Jane Solomon, and Daniel Solomon – landowners in this proposed zone – spoke in favor of this proposal.

**Housing Committee Update:** Kent moved to go into executive session at 7:02 p.m., seconded by Carol. Jerilyn moved to leave executive session at 7:53 p.m., seconded by David. Carol made a motion to go into executive session on Wednesday, January 6, 2021, at 5 p.m., as premature general public knowledge would clearly place the public body involved at a substantial disadvantage. Kent seconded; all in favor.

**New Business: Planning Commission Communication Process:** All members agreed to sign Planning Commission emails to the public with the disclaimer that the writer of the email doesn't necessarily represent the whole Planning Commission. It was agreed to copy all members on any emails.

**Next meeting:** The next Planning Commission Meeting will be Wednesday, January 13, 2021, at 5 p.m. and will be held online.

**Adjourn:** A motion was made by Kent to adjourn, seconded by Jerilyn. Meeting adjourned at 8:03 p.m.

Respectfully submitted,

Brett Ann Stanciu, Zoning Administrator