



Minutes

Planning Commission February 17, 2021, via Zoom 5 p.m.

Present: Carol Fairbank, Christine Armstrong, Ellen Celnik, Kent Hansen, Jerilyn Virden, Linda Romans, Brett Stanciu, Lise Armstrong, MacNeil.

Absent Members: None.

Meeting called to order at 5:02 p.m.

1. Approve February 10 Meeting Minutes: Carol made a motion to approve. Christine asked to have the motion to approve tabled until she had time to make addendums. Discussion ensued about recording meetings. It was decided by census to record meetings, and retain that copy in the town records for one month.

Christine voiced concern about recent meetings. She felt disrespected and said the Chair had not been neutral. Carol asked if Christine wanted Carol to relinquish her participation in the Commission. Christine clarified that she was asking Carol not to chair the meetings. Christine proposed rotating the Chair among members. She noted she was the member who had been on the Commission for the longest period of time.

Linda emphasized that the Commission's work is specific to Greensboro and must rely on the Town Plan and the 2016 Town Survey. The Commission writes the bylaws which are the bedrock of what the ZA and the DRB do. The bylaws must be in compliance with the Plan and the Survey. She asked the Commission to pause its work and take an individual self-assessment. How well does each member know the Plan, the Survey, and the bylaws? The Commission should pause before these public hearings to have clarity and integrity.

Ellen said she had been involved with writing the Town Plan but doesn't know all the bylaws. She questioned whether the Plan prioritized short-term rentals and temporary signs. Housing is a priority. Kent supported Linda's idea of self-assessment. He noted that, when voting happens, members do have to include their personal thoughts and experiences. Jerilyn emphasized that all members want what's best for the Town. She does a lot of research before meetings as she doesn't have all the information, but this is time-consuming. Sometimes the Commission may disagree, and that can be difficult, but



there is a place for disagreement. She said it's hard to have 50 people sitting in on meetings. That has been the hardest part of this job.

Discussion ensued about the chat on Zoom meetings. It was agreed by consensus to cut off the chat.

Linda suggested organizing the meetings as Commission work had been done in the past, and write the bylaws together. Carol noted that when she worked on the Town Plan the work had been done that way. Carol noted it's helpful to have bylaws paired with citations in the Town Plan as Linda has done. Kent suggested slowing down and writing one bylaw at a time. Ellen noted the Selectboard pressured the Planning Commission to move quickly after the Boester-Wright litigation regarding the proposed boathouse.

By census, the Commission agreed to work on the Shoreland Protection District bylaw at their next meeting. Linda suggested incorporating the list of requests from the DRB. Kent asked Brett to provide more context and understanding for those proposed changes for the public. The Commission agreed to proceed by focussing on one bylaw at a time and hold public hearings for each individual bylaw. Carol suggested the second bylaw to consider might be the Extended Village Zone. It was agreed to meet twice a month. Public hearings have been postponed.

MacNeil and Michael Porazzo have both expressed interest in the open Commission seat. By census, it was agreed to recommend to the Selectboard that MacNeil be appointed to fill that seat. He has considerable knowledge that would be helpful.

For the March 10 regular meeting, Brett will forward the Shoreland Protection District bylaw. She will include section 3.8 of the current bylaw for reference.

Kent made a motion to adjourn at 6:39 p.m. Carol seconded. All in favor.

Respectfully submitted,

Brett Stanciu, Zoning Administrator