Minutes

Planning Commission March 10, 2021, via Zoom 5 PM

Present: Christine Armstrong, Ellen Celnik, Kent Hansen, Jerilyn Virden, Linda Romans, Brett Stanciu, Carol Fairbank, Peggy Lipscomb, Jennifer Ranz, Linda Ely, Rick Ely, Mary Parker, Naomi Ranz-Schleifer, Michael Porazzo, Dede Stabler, Elissa Mackin, MacNeil, James Scutti.

Absent: None.

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

1. **Approve the Meeting Minutes for February 10, 17, and 22**: Motion to approve by Kent, seconded by Christine, carried.
2. **Greater Greensboro Task Forces Updates:**

● **Walking/Biking Paths Task Force:** Jerilyn noted that much is happening. She read four highlights forwarded from Naomi Ranz-Schleifer.

- Small Scale Bike/Ped Construction Grant submitted for East St./Cemetery Ridge Sidewalks (to be notified in mid March)
- LocalMotion Pop-Up Demonstration Plan approved for the Greensboro Village center intersection (scheduled for Memorial Day Weekend 2021)
- Municipal Planning Grant awarded for Greensboro Bend Village Strategic Planning (Bend Revitalization Initiative)
- Lamoille Valley Rail Trail Funding Approved by the State of Vermont in 2020 which will cover the Greensboro Bend section (managed by VTrans)

● **Connected Greensboro Task Force:** The Federal Communications Commission voted to formally establish the Emergency Broadband Benefit Program, a $3.2 billion federal effort to provide discounts on internet service and equipment to many income-eligible households. Eligible households can get a discount of up to $50 per month on internet service, or $75 per month for those living on Tribal lands, and includes a one-time discount of up to $100 toward the purchase of a laptop, desktop, or tablet from participating providers. Families have to pitch in between $10 and $50 toward the purchase price. The program will be open to enrollment within 60 days.

3. Shoreland Protection District Bylaw, Working Session: Christine and Linda edited the previous draft and had it reviewed by state staff. Christine said "beach area" should be deleted, per state guidelines, as sand cannot be added to beaches. Kent asked why "subdivision of land" was included in 2.7E . By consensus, it was agreed to delete this line. #12 regarding a Certificate of Public Good was deemed necessary to retain. Kent asked why Short-Term Rental was removed from Permitted Uses. Brett answered she had deleted it until a Short-Term Rental bylaw accompanies this version.

Extensive discussion revolved around docks. No alterations were made in this draft. Jerilyn suggested clarifying language around Permitted Uses , which do not require a zoning permit. It was agreed to combine #2 and #3.

In 2.7 H, Linda clarified that the height of a building cannot increase higher than a maximum of 15', and height does not include chimneys. It was clarified that no portion of any structure within 50' of the lake may increase in height. In 2.7I, Christine asked to have rise and run reversed for consistency. By consensus, the definition of a boathouse remained unchanged in 2.7K.

In 2.7M, it was agreed to add that all new accessory standards must meet setbacks and dimensional standards. The Commission added that no new structures except boathouses will be allowed within 150' of the lake as #7.

Carol added "designated" to one parking place in 2.7N. Christine noted that slope should read 15%, not 20%, in 2.7P (d). Brett agreed to look into any special flood hazards around Caspian or Eligo. Christine noted 2.7Q, concerning vegetative cutting, follows state requirements.

Carol asked to have suggestions integrated, redrafted, and shared with Commission members by Monday, March 15.

Public Comment: Mary Parker asked for clarification regarding driveways and docks. She noted the state has a minimum of 500'sf for a dock, not the 300sf proposed. She noted some areas of the Caspian have shallow and sandy areas and 300sf isn't adequate. She said the proposed changes are unnecessary regulation and rules, and asked the Commission to read the public commentary.

MacNeil asked to have the reference to StayMat removed as it is a commercial product.

Jennifer Ranz voiced concern regarding lack of data. She noted some current regulations are already unenforceable. The Planning Commission time is erroneously listed on the Town website. She asked to have the meeting time changed to a different night from the Selectboard meeting.

Rick Ely noted 300sf is not appropriate for docks. He referred the Commission to his January 13 email. The Commission agreed to look into the state's docks standards.

Micheal Porazzo said he has heard a lot of commentary from homeowners, but he wondered about the impact on the public who access the lake. Is there data about the growth of docks on the lake? He wondered if clarifying the balance between landowners and others would be helpful.

4. Membership Recruiting Update: The open member position has been posted. Interested applicants should email a letter of interest to zoning@greensborovt.org. The Commission will make a recommendation at their March 24 meeting, so the Selectboard may appoint a new member at their April 14 meeting. The Commission agreed to hold regular meetings on the first Wednesday of each month to avoid conflict with the Selectboard meeting.

5. An additional Planning Commission Meeting has been scheduled for March 24, 2021, at 5 p.m. and will be held online. The next regular Planning Commission meeting will be April 7, at 5 p.m. These are virtual meetings.

6. Executive session to discuss recent educational session:

Jennifer Ranz inquired about minutes from the executive session. Carol answered that information is not ready for public consumption. No minutes are taken in executive session.

Jerilyn made a motion to enter into executive session at 7:07 p.m. Kent seconded.

7. Adjourn: The Commission came out of executive session at 7:38 p.m. No decision was made. Kent made a motion to adjourn at 7:39 p.m. All in favor.

Respectfully submitted,

Brett Stanciu, Zoning Administrator