



Minutes

Planning Commission Hearing for Public Comments

July 21, 2021, at the Greensboro Town Hall, Collier Room

Present: Carol Fairbank; Christine Armstrong; Kent Hansen; Jerilyn Virden; Linda Romans; Brett Stanciu; Ellen Celnik; MacNeil; Clifford Lapoint; Karen Lapoint; Monica Heath; Daniel Solomon; Jane Solomon; Penelope Doherty; Harry Miller; Jean Dutton.

Virtual attendees: Frank Baker; John Cannon; Elissa Mackin; Lise Armstrong; Michael Porazzo; Patricia Wasserman; Peter Romans; Eric Lapoint; Gary Circosta; Anne Altman; Judy Dales; Aaron Green; Sheila and Stuart Lapoint

Absent Members: None.

Carol called the meeting to order at 6:03 p.m. and noted this is the Planning Commission's first hybrid hearing.

Carol noted comments in writing will be accepted for the next seven days. She summarized the process of how Vermont zoning bylaws are amended. The Planning Commission drafts amendments, and holds a public hearing with at least 15 days warning. A compatible report submitted to adjacent towns and NVDA. The Commission considers feedback and then sends a draft to the Selectboard. The Selectboard holds at least one public hearing and may make minor changes. Major changes return to the Planning Commission. A final vote is held by either the Selectboard or the town.

Linda Romans explained the proposal to place land east of Eligo Lake in the Resource District would create a 25 acre minimum lot size. This amendment would decrease forest fragmentation and soil erosion and increase protection for the region's water quality. She circulated a map.

Carol opened the floor to questions. She noted each speaker had a time limit of three minutes.

Eric Lapoint asked what state the Planning Commission members are from, and how many acres each member owns. How is the whole town of Greensboro not the backside of Eligo? How did the Commission get from 10 acres to 25 acres? Some discussion ensued about water quality and increased protection for the environment. Eric Lapoint asked if the Commission was worried about the safety of Lake Road and noted the town is lacking people; this would put a damper on growth in the town.

Penelope Doherty introduced herself as a member of the Board of Directors of the Elgio Lake Association. She spoke in favor of the proposed Resource District. She said she has done significant research regarding the Shoreland Protection Act, which is designed for this area. She spoke about the



area's steep slopes, the sedimentation challenges, and wildlife on the lake. More development would exacerbate current challenges.

Patricia Wasserman said she and her husband have owned land in Greensboro for years. They bought their property as an investment and are concerned about the 25 acre minimum lot size as they own 20 acres. She asked the Commission to do an assessment of potentially affected properties and who might be economically impacted. She said she had sent in emails and asked for answers to her questions.

Karen Lapoint said she understood the environmental and conservation views of everyone; however, her property is an investment property. Her family has no intention of ruining the landscape. She doesn't want the Commission to dictate what her family can or can't do on this property.

Clifford Lapoint said his family owns 60-70 acres. He said he thinks the lot size should be five acres. This proposal shuts down building. He is totally against it.

Daniel Solomon said he owns land on the east side of Eligo. He supports the proposal and said it makes a lot of sense from a developmental and environmental perspective.

Monica Heath spoke in support of what Clifford Lapoint said.

Patricia Wasserman asked to have Zoom continued to be used. Carol replied that regular Commission meetings will be in person, but the Commission will take that suggestion into consideration for public hearings. She noted the Commission members are unpaid volunteers whose work is dictated by the town plan. She acknowledged opposing opinions on the proposed amendments and thanked the public for attending.

Kent Hanson and Ellen Celnik, co-chairs of the Housing Committee, said the committee has been looking for two years for ways to encourage more housing opportunities. Ellen said the proposed Extended Village Zone comes out of the town plan's requirement for the town to maintain an adequate amount of available housing. The proposal offers a decrease in lot size between the two villages, in an area that is close to roads, internet access, and schools. She noted some property taxes and infrastructure costs would be decreased for these lots.

Eric Lapoint said there should be more of a balance from ten acres to two. Carol asked Eric to encourage people in Greensboro Bend to speak out regarding their thoughts on the process. She noted this wouldn't be a requirement to divide land; it would be an option.

Jane Solomon complemented the Commission for being forward-thinking about both these proposals because they go hand-in-hand. She hopes the town is successful at building density around the villages.



Karen Lapoint repeated the request for balance. She was shocked when she heard about the 25 acre minimum in the proposed Resource District.

Patricia Wasserman said she hopes the Commission will consider how the value of land will be affected and determine a compensation model for people who purchased under different circumstances. Some land may go up in value, but some will go down.

Carol thanked the public for attending and offering their input and ended the public comment part of the meeting.

Carol noted Clive Gray had asked repeatedly for his sign proposal to be included in the proposed amendments. The Commission agreed that they needed to have a discussion around signs but that was not a priority at this time.

Discussion revolved around cutting in the area from 150' to 250' from the shoreline, with input from Rick Ely. Christine said she had spoken with Amy Picotte and Misha Cetner from the Department of Environmental Conservation. The Commission agreed they needed written confirmation regarding state requirements about vegetation cutting along the shoreline before this amendment could be forwarded to the Selectboard. MacNeil voiced that a second public hearing may be required. The Commission requested Brett Stanciu to locate the copy of the signed contract with the state regarding Greensboro's Delegation. Brett agreed to post additional public comments on the website. Carol thanked Rick Ely for his comments. Rick thanked the Commission for their work.

The next **regular meeting is Tuesday, August 3, at 5 p.m.** at the Greensboro Free Library. This will be an in-person meeting.

The Commission adjourned at 7:36 p.m.

Respectfully submitted,

Brett Stanciu, Zoning Administrator