



Minutes

Planning Commission Hearing for Public Comments

August 3, 2021, at the Greensboro Free Library

Present: Carol Fairbank; Christine Armstrong; Jerilyn Virden; Linda Romans; Brett Stanciu; Ellen Celnik; MacNeil; Daniel Solomon; Jane Solomon; Penelope Doherty; Aaron Calvin; Eric Lapoint.

GPC members absent: Kent Hansen.

Carol called the meeting to order at 5:03 p.m.

1. **Approve July 12 and 21 Minutes:** Christiine made a motion to approve the minutes, contingent on the links working. Approved by consensus.
2. **Committee/Task Force Updates:** Updates were recently provided at a Task Force Update. Dr. Olds will present via Zoom on Friday, August 5, 2021, regarding pandemic updates.
3. **Eligo/Extended Villages Public Comments Review & Proposed Edits:** Significant discussion ensued between MacNeil and Christine regarding the Shoreland Protection Act and the Town's Delegation Agreement of August 2014. It was agreed that Christine would clarify with the state, in writing, whether the state can abrogate the agreement without the town's consent and ask for clarification regarding Greensboro's zoning requirements for the 250' setback. Is Greensboro required to abide by the SPA, even though the Town is a self-delegated municipality? As a DRB member, MacNeil emphasized the importance of clear requirements for applicants.

Jerilyn acknowledged the difficulty of changing zoning for current landowners. Linda noted that, when zoning was first implemented, decisions were made then, too. Carol said that property values are directly tied to the cleanliness of lakes. Vermont has overdeveloped lakes.

Ellen expressed support for the Extended Village District; she lives in that proposed district. Carol echoed that comment.

Eric Lapoint voiced disapproval regarding proposed changes to the minimum lot size in the proposed Eligo Resource District from 10 acres to 25 acres. Jerilyn noted the Commission's intent to balance protecting the lakes and natural resources and encouraging growth in other areas.



Christine made a motion to submit both bylaw changes as written to the Selectboard. Jerilyn seconded. All in favor. Jerilyn clarified that the Planning Commission approved these two bylaws, but the Selectboard must approve these, too, and hold public hearings. Traditionally in Greensboro, the final vote is made by the Town voters.

Jane Solomon asked for clarification regarding the process. Brett noted only applications received during the time the Selectboard reviews these bylaws will be considered under these proposed bylaws.

4. **Prepare for Short Term Rental Public Hearing:** Christine will speak to the proposal; Linda will be the back-up. Jerilyn will be the timekeeper. Brett will be the co-host.
5. **Shoreland Protection District:** See above.
6. **New Business:** Linda clarified that the Town has never had a 100' setback. In that setback, farmers can plow, plant, and hay, but can't use fertilizer. Extended discussion revolved around possibilities to compensate farmers for lost farmland, tree buffers, and the use of swales. Penelope Doherty suggested that language could be included in the bylaw regarding using current Best Practices and Recommendations of an organization. Linda agreed to contact the Department of Agriculture.

The Commission agreed that Brett would send the Eligo Resource District, the Extended Village District, and the Miscellaneous Changes to the Selectboard, minus the river setback. The NVDA report will be included. The Selectboard will be asked to set a date to consider this material and invite Commission members.

The next **regular meeting is Tuesday, September 7, at 5 p.m.** at the Greensboro Free Library. This will be an in-person meeting.

The Commission adjourned at 6:33 p.m.

Respectfully submitted,

Brett Stanciu, Zoning Administrator