



Minutes

Planning Commission September 7, 2021 Greensboro Public Library and via Zoom 5 PM

Present: Kent Hansen, Linda Romans, MacNeil, Carol Fairbank, Christine Armstrong (via Zoom), Ellen Celnik (via Zoom), Rick Ely (member of the public), XX (member of the public)

Absent: Jerilyn Virden

Meeting called to order at 5:09 p.m.

Approve August 3 & 25 Meeting / Hearing Minutes: Motion to approve by MacNeil, seconded by Christine, carried.

Greensboro Task Forces / GSERT Update: None.

Shoreland Protection District Bylaw: Upon receiving clarification from the state regarding the 250' buffer zone, the commission decided to advance the proposal without changes. The commission also reviewed the current Department of Agriculture recommendations for management of watershed buffer, and decided not to pursue increasing the buffer from 50' to 100'. The commission also decided to retract the definition of 'habitable space' from the current proposal. The commission will review and update the language at the next meeting, with the intent of adding it to the general glossary of definitions as they apply to the Greensboro bylaws as a whole.

Short Term Rental Bylaw: The commission held an extensive discussion on the enforceability of the bylaw. Other concerns were brought up around the management of parking, and use limitations, such as dinner parties and other house guests, and the potential redundancy of this bylaw with state regulations. Recommendations were made to edit the sections in question. The question about whether rentals are a business came up again, and it was clarified that the IRS does not currently define short or long term rentals of a residence as a business, but the State of Vermont does classify short term rentals as such, and requires collection and payment of a 9% rooms and meals tax. The commission revisited the intent of the bylaw, and held a discussion about whether it could achieve its goals. Christine pointed out that the bylaw had already been voted upon by the



commission and spoke in favor of advancing it with edits. These conflicting arguments resulted in a motion being made by Carol to table the bylaw, with the intent of seeking a simpler solution that allows STRs to be made 'legal' in Greensboro, with potential simplified registration and education options. The motion was seconded by MacNeil, and carried with Kent, Ellen, and Linda in favor. Christine opposed. The commission will revisit this topic at the next meeting, and consider simplified language for the bylaw, and seek a simplified registration, paths to ensuring compliance with state regulations, and educating homeowners about renting only as appropriate for septic and occupancy capacity.

New business: Rick Ely pointed out the latest version of the Shoreland Protection District bylaw is from April 21, and requested we post the latest edited version to the website. The commission informed him his administrative recommendations had been incorporated where accurate and appropriate.

Next meeting: The next Planning Commission Meeting will be September 21, 2021 at 5 p.m. at the Greensboro Free Library, with a Zoom link provided.

Adjourn: A motion was made by Carol to adjourn, and was seconded by MacNeil. The meeting adjourned at 6:27 p.m.

Respectfully submitted,

Carol Fairbank, Chair