



## Minutes

### Greensboro Planning Commission

September 21, 2021

#### Greensboro Free Library and Virtually

Present in person: Carol Fairbank; MacNeil.

Virtual attendees: Linda Romans; Kent Hansen; Jerilyn Virden; Brett Stanciu; Ellen Celnik; Christine Armstrong; Lise Armstrong.

Absent Members: none.

Carol called the meeting to order at 6:02 p.m.

1. **Approve September 7, 2021 minutes.** Discussion revolved around regarding what amendments to make, as the meeting had audio challenges. Kent proposed to reword the minutes to include that there was an extensive discussion about the Short Term Rental bylaw, and the Commission agreed to revisit the proposed bylaw at the next meeting. The unnamed member of the public was Jack Mitchell. Ellen made a motion to approve with amendments. All in favor. Jerilyn abstained as she was not present.
2. **Committee/Task Force Updates:** Stewards are submitting their reclassification petition this week. JoAnn Hanowski did the bulk of the work.
3. **Shoreland Protection District:**
  - a. **Review/confirm version readiness.** A version marked by Christine in email as “Done and done” was forwarded to the Selectboard.
  - b. **Delegation Agreement:** The Commission noted the town is not in compliance with the Delegation Agreement as the eastern side of Eligo is not in the Shoreland Protection District — a condition required by the agreement. Linda suggested the Planning Commission recommend to the Selectboard that the State should be contacted. The Commission believes the State would find the proposed Eligo Resource District a satisfactory arrangement for a renewed agreement. Linda agreed to write to the Selectboard. Christine Armstrong confirmed that the ZA sends an annual report to the ANR regarding permits in the Shoreland Protection District.
4. **Selectboard Response to Elgio and Extended Village: Review Questions:** The Commission jointly answered the SB questions. Linda emphasized the proposed Eligo District is also about a forest continuum. Current lots are pre-existing. Building would be allowed on these lots; subdivisions less than 25 acres each would not be permitted. Brett agreed to compile public comments and submit to the Selectboard.



- 5. Short Term Rental Bylaw:** The Commission discussed whether a permit or a registration was appropriate for STRs. Carol voiced concern whether a bylaw might be overridden by possible upcoming changes at the state level. Linda noted that permits do not require a DRB hearing. Brett pointed out that permits can be appealed. Kent questioned what would happen to people who have been renting for years if an appeal is made. Christine referred to the attorney's opinion that permits are enforceable and registrations are not. Linda noted local zoning does not issue registrations.

The Commission went through the draft bylaw line by line. The revised version can be found [here](#). Linda made a motion to approve as amended. Ellen seconded. Linda, Christine, Ellen, Kent, and Jerilyn voted in favor. MacNeil and Carol abstained.

- 6. New Business:** Jerilyn submitted her resignation effective immediately due to family and work obligations. The Commission thanked her for her service. Brett agreed to send to the Selectboard the revised proposed STR bylaw, public comment, answers to submitted questions, and a request for written questions for STRs and the SPD.

**7. Next Planning Commission Meeting will be October 5, at 5 p.m. at the Greensboro Free Library.**

- 8. Adjourn.** The Commission adjourned by consensus at 7:14 p.m.

Respectfully submitted,

Brett Stanciu, Zoning Administrator