



Minutes — draft

Greensboro Planning Commission

October 19, 2021, 5 p.m.

Greensboro Free Library and Virtually

Present in person: Carol Fairbank; MacNeil.

Virtual attendees: Linda Romans; Brett Stanciu; Ellen Celnik; Christine Armstrong; Kelli Story.

Absent Members: Kent Hansen.

Carol called the meeting to order at 5:02 p.m.

1. **Approve October 5, 2021 minutes.** Christine requested that “draft” indicate draft minutes. The Commission agreed to delete the last sentence of the first paragraph of #4 and in #6 delete that Christine requested more monthly meetings. Carol made a motion to accept the minutes with amendments. MacNeil seconded. All in favor.
2. **Committee/Task Force Updates:** Stewards submitted their reclassification petition. More work will continue. Carol noted the CUD is looking for a storage area to supply materials such as wire.
3. **Short Term Rental bylaw:** Discussion revolved around the bylaw’s intent. Is it occupancy or character of the area? Linda suggested the bylaw should require that renters are in compliance with state health and safety regulations. The Commission agreed to write that the bylaw will take effect 365 days after it is approved. The definition of occupancy was discussed at length. The revised bylaw draft is attached in appendix 1. By consensus, the Commission agreed to approve this version and forward it to the Selectboard. Brett clarified that parking will be enforced by law enforcement. Trash violations will be enforced by the Health Officer or Deputy Health Officer. Enforcement will apply only to advertising of occupancy, not occupancy itself. Fees and whether the registration will be annual will be determined by the Selectboard.
4. **Selectboard Public Hearing for the Eligo Resource District, the Extended Village District, and other Miscellaneous Changes:** This hearing is scheduled for **Wednesday, November 3, at 6:30PM, at Fellowship Hall and via Zoom.** Kent was volunteered to speak for the Village District. Linda will speak for the Eligo Resource District, if needed.



5. **Budget:** The Commission agreed to table this for the next meeting. Brett noted maps will be required if proposed amendments pass.
6. **New Business:** Linda wanted the Commission to know that the Boester-Wright Supreme Court decision was influenced by the language in the Town Plan and the bylaw.
7. **New Planning Commission Member:** Kelli Story introduced herself. She and her family recently moved to Greensboro Bend. She interested as this would be a good way to be connected to the town. She is appreciative of the area's natural resources. She noted the pandemic has impacted the community, too. The Commission thanked Kelli for her interest and went into executive session at 6:31 PM to discuss personnel matters. The Commission left executive session at 6:39 PM. Ellen made a motion to recommend to the Selectboard that Kelli Story be appointed to the Planning Commission. Seconded MacNeil. All in favor, except Christine, who abstained.
8. **Next Planning Commission Meeting will be November 2, at 5 p.m. at the Greensboro Free Library and via Zoom.**
9. **Adjourn.** The Commission adjourned by consensus at 6:44 p.m.

Respectfully submitted,

Brett Stanciu, Zoning Administrator

Appendix 1

Greensboro Planning Commission Short-Term Rental of Residential Property

Intent of Short-Term Rental Bylaw:

This bylaw seeks to protect the town's natural resources and bring short-term rental activity in all districts into compliance with Greensboro's bylaw and state regulations, while acknowledging the opportunity offered by Short-Term Rentals. The intent of this bylaw is:

1. To protect the quality of our natural resources, including the waters.



2. To ensure that rental properties are in compliance with state regulations.

(A) Short-Term Rental: Per 24 V.S.A. 2291 (29), “Short-term rental” means a furnished house, condominium, or other dwelling room or self-contained dwelling unit rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year.

(B) Short-Term Rental Requirements:

The Short-Term Rental of a Dwelling Unit requires a Short-Term Rental Registration from the Administrative Officer. The registration of short-term rental shall be completed within one year from the time this bylaw is adopted.

1. The contact information required by 18 V.S.A. 4467: the owner’s name, phone number, mailing address, and an emergency contact number of the owner or a designated owner representative for the Short-Term Rental Dwelling Unit, shall be posted in plain sight within the dwelling unit. Designated emergency contact shall be geographically proximate and on call 24 hours a day, seven days a week to manage the Short-Term Rental property.
2. The Vermont Short-Term Rental Safety, Health and Financial Obligations Form, as required by 18 V.S.A. 4468(b), shall be completed and posted within the Short-Term Rental in plain sight. A second copy of the form shall be filed with the administrative officer.
3. The owner shall obtain the educational information packet regarding Short-Term Rentals provided by the Vermont Division of Fire Safety. See 18 V.S.A. 4468(a).
4. Accurate occupancy and parking limits shall be included in all advertisements of Short-Term Rental.



5. All vehicles associated with the Short-Term Rental of a property shall have designated off-road parking and not use shared private driveways, private roads, or public highways for parking.
6. Vermont law requires the owner of a Short-Term Rental be responsible for the collection and payment of applicable Vermont Tax. More information at <http://tax.vermont.gov/business-and-corp/meals-and-rooms-tax/short-term-rentals>.
7. A Short-Term Rental registration does not run with the land. A change of ownership shall require a new Short-Term Rental registration.
8. Provisions must be in place for timely trash removal.
9. No Short-Term Rental may be advertised for large destination events.

(C) Registration Requirements:

1. The Vermont Short-Term Rental Safety, Health and Financial Obligations Form, as required by 18 V.S.A. 4468(b).
2. Declaration of occupancy based on the State of Vermont Wastewater and Water Supply Permit for the property for Dwelling Units constructed or occupied after July 1, 2007, OR, the Listers Property Card with the number of bedrooms indicated if a local zoning or wastewater permit does not exist for Dwelling Units constructed before July 1, 2007.
3. A Meals and Rooms Tax ID Number from the Vermont Department of Taxes as required by 32 V.S.A. 9282.