



Minutes

Greensboro Planning Commission

November 16, 2021, 5 p.m.

Greensboro Free Library and Virtually

Present in person: MacNeil.

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

Absent Members: Kent Hansen.

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

1. **Approve November 2, 2021 minutes.** Christine made a motion to approve. Ellen seconded. All in favor.
2. **STR Enforcement:** Brett opened the discussion by asking how the proposed STR bylaw would be enforced. All members participated in a spirited discussion about enforcement. The commission discussed the 1% surcharge the Selectboard may levy as one revenue source for enforcement. The commission discussed fees from \$50 to \$200. Linda noted that short term rentals are a business, and businesses are not currently allowed in the Shoreland District. A bylaw amendment would make businesses compliant. Brett noted that, as ZA, she does not immediately levy fines. She works with homeowners to become compliant with bylaws; enforcement is expensive for the town. She noted her position does not allow time to enforce this proposed bylaw. Discussion revolved around the amount of time that would be required to register rentals and what time would be required for enforcement.

Ellen said the commission should recommend the 1% tax to the Selectboard and enforce a penalty for not registering. Linda suggested a \$100 fee. Christine said all registrations should be included on the town website as well. MacNeil noted that the 1% tax would go into the general fund. The Selectboard would determine how to spend that money. Ellen agreed and noted the Planning Commission's job is to make a recommendation for an expense line item regarding enforcement costs. Christine believes there are at least 60 STRs that could register; that would yield \$6,000 in fees. The Commission discussed at length what enforcement might cost and determined they needed more information.



Brett asked the Commission not to push to have this bylaw on the town meeting warning as a clear plan for enforcement hasn't been determined. The Commission discussed what would be enforced, including not registering and advertising for over occupancy. Some members said the state would enforce advertising of over occupancy.

Ellen made a motion to table the enforcement discussion and bring up as a line item recommendation for a one year initial registration and a potential follow-up registration. MacNeil so moved. Ellen seconded.

Further discussion ensued regarding what the Selectboard should know. Carol offered to write a letter to the Selectboard. Ellen noted the public will have a chance to weigh in at the December 6 public hearing. Brett agreed to research the cost of enforcement and suggest a figure. Christine offered to research revenues regarding the 1% tax.

3. **Nonconformities:** Linda began by saying Day Patterson and Janet Showers make some good points. Linda made a motion to recommend to the Selectboard to cut that section. MacNeil seconded. Linda offered to write a follow-up email to Day and Janet and the Selectboard.
4. **New business:** Carol suggested returning to the once a month meeting schedule. All were in favor. The Commission will now meet only on the first Tuesday of every month at 5 p.m.
5. **The next meeting is Tuesday, December 7, 2021, at 5 p.m.**
6. **Adjourn.** Linda made a motion to adjourn at 6:40 p.m. MacNeil seconded. All in favor.

Respectfully submitted,

Brett Stanciu, Zoning Administrator