



MINUTES- DRAFT

TOWN OF GREENSBORO PLANNING COMMISSION

APRIL 5, 2022 5 PM

Remote via Zoom

MEMBERS PRESENT: Kent Hansen, McNeil, Ellen Celnick, Christine Armstrong, Kelli Story, Meghan Wayland, Brett Stanciu

ABSENT MEMBERS: None

1. CALL TO ORDER (5:00) Welcome to Meghan!

2. REVIEW OF March, 2022 MEETING MINUTES Discussion of minutes. Brett offered suggestion. Kent asked Meghan to clarify two sentences of minutes. Meghan will edit and minutes will be approved next month.

3. PUBLIC COMMENT

None.

4. DISCUSSION RE: DISCLOSURES RELATING TO ANY POTENTIAL CONFLICTS OF INTEREST

None.

5. UPDATE ON KARIN NEWHOUSE'S 5G ANTENNA LETTER

Kent discussed concept with NVDA and learned that local zoning has no authority for telecommunications. Kent will write a letter to Karin to inform her.

6. DISCUSSION RE: APPROPRIATE PC RESPONSE TO STATE AUDITOR'S REPORT ON HAZARDOUS DAMS (5:35, or upon completion of Item 5)

SB is aware of issue and has had communication with principals. 5 year inspection due in June of 2022. Kent will contact SB and let them know that PC is concerned and will look forward to seeing results of inspection.

7. TASK FORCE UPDATE:

Kent summarized for new PC members.



Stewards: Assessment of the Caspian Watershed has just started; LakeWise is ongoing; Plan to offer community wide education around wastewater and other water quality protection behaviors and activities that individuals can do. Reclassification application paperwork is completed and delivered. Pending.

Walkability: Consultant mapped an idea from Tolman's Corners to No. Shore Rd. Pedestrian pathway for 5 foot wide space along the road, sometimes either side. Must be ADA compliant. Rec. Committee and Walkability committees have merged. Rec. Committee will review consultant's work and make recommendations to SB. (In order to submit for grant funding, there needs to be a consultant's report.)

Wastewater: A site has been identified for possible WW.

Communications: Kent will reach out to Carol to get a status report. To discuss at next meeting—if we need to assign a PC member to keep a task force or not. Lots of external impetus to move this along.

8. SHORT TERM RENTALS: NEXT STEPS

Kent summarized for new members. Discussion of this challenge. Brett commented that she had advised the SB against the bylaw that the PC had presented to them. Kent commented that enforcement was a question. Ellen suggested that she supports discovery of the number of STR's that exist in the community and that enforcement is not different than speed limit or dog license enforcement. Meghan concerned that STR's are competing with long term rental home availability. Christine advocated against overcapacity of homes on the lake with legacy WW systems as a piece of the reason for this bylaw; McNeil argued that the 5% of estimated phosphorus from failing WW systems is less important than roads' phosphorus contribution. Kent suggests Brett and Ellen create a draft of a recommended registration for STR to be presented to the PC in June.

9. CHART THE 2022 COURSE FOR THE GPC: REVIEW THE TOWN PLAN

Land Use: Brett will ask regional planning if our PUD bylaw is current with VT law and up to date. Discussion re. Current Use Program, decided the program is already well used so no need to address.

Transportation: 2. Walking path system proposal is in process. 6. Traffic calming study (Local Motion) has not been seen. Kent to contact Naomi for information. 7. Parking spaces in the Village has been addressed by the SB.

Recreation: Conservation Committee will be making a map of local trails. A bike path needs to be 10 feet wide therefore consultant advised against that due to cost. 3. Rail Trail is moving forward. Dan Predpall is spearheading TheBend Revitalization Committee. 4. Full time Rec. Director will be discussed at Rec. Committee.



Natural Resources: 2. Lake Feeder Stream Study: Inquire if it can be repeated. (Christine)
Runoff/slopes: ? will double check the % slopes. (Kent) Other Natural Resources goals are being explored by Stewards.

10. OTHER BUSINESS AND ADJOURNMENT:

- Unfinished business: Update Index, (compatible, habitable space, etc); application of conditions for seasonal homes converting to four season homes; addition of Certificate of Occupancy to zoning process.
- Kent is updating his PC email address. All PC members can obtain their own PC email address if desired.

Next PC meeting will be May 3, 2022.

Respectfully submitted,

Christine Armstrong