



June 7, 2022 MINUTES - DRAFT

TOWN OF GREENSBORO PLANNING COMMISSION

5 PM

Remote via Zoom

MEMBERS PRESENT: Kent Hansen, McNeil, Ellen Celnick, Christine Armstrong, Brett Stanciu

ABSENT MEMBERS: Kelli Story, Meghan Wayland

1. CALL TO ORDER: (5:00)

3. (Out of order as courtesy to presenter) PRESENTATION: Irene Nagle from NVDA comments on Greensboro's current PUD bylaw. See meeting packet.

Suggests adding "Lots Created" instead of number of DU's to the bylaw. Changing PUD language will not be beneficial in the Village or Bend districts. Suggests PUD's be allowed in all other districts. Suggests a minimum of preserved land in a PUD and a particular ratio of increased density to open land. No PUD provisions have ever been applied in the NEK. She will send us language used in other towns' bylaws to review.

Kent suggests we discuss this at a later meeting.

2. REVIEW OF APRIL AND MAY, 2022 MEETING MINUTES:

1. Motion to approve May minutes offered by McNeil. Seconded by Christine. All in favor.

2. Correction and amendments to April minutes:

- Reflect a part time Rec. coordinator, not a full time position.
- ~~Unfinished business: Update Index, (compatible, habitable space, etc); discussion of future application of conditions for seasonal homes converting to four season homes and addition of Certificate of Occupancy to zoning process.~~

Kent wants to change these tasks to add to the list of tasks to do later and not to define them as unfinished business. Kent believes the timeliness of these tasks will not be compromised.

Motion to approve minutes as amended offered by McNeil. Seconded by Christine. All in favor.

4. PUBLIC COMMENT: (5:30 or upon completion of Item 3) None.

5. DISCLOSURES RELATING TO ANY POTENTIAL CONFLICTS OF INTEREST: Kent and McNeil have discussed this agenda item together and they do not want to include it anymore. McNeil argues that the GPC is not a legal body thus there is no need; plus, he claims it takes too much time and is not efficient. Kent believes each individual member can reveal their own financial or personal interests. Christine believes transparency about conflicts of interest and ethics is important.



Kent and McNeil would like to resume in person GPC meetings at the GFL. Brett has no objection. Brett wonders if Ellen's health allows this. Ellen indicates it's ok. Christine wonders if PC can meet in the outdoor tent and if the meeting can be remote via phone, as it has been for the years before covid when members were out of town. McNeil and Kent indicated this phone availability would not be their choice. Christine notes she will alert the chair if she can't attend to take minutes due to the new change in accessibility opportunity.

6. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

- **Dam inspection on schedule?** Brett suggests it may be in the fall but wasn't sure. Christine recalls the obliged schedule was for June, 2022, but knows nothing more.
- **STR Draft Registration Bylaw** Brett does not want there to be any registration or regulation and to allow these businesses widely, including in the SPD, with the zoning bylaw language changes to reflect that. Ellen wants to codify the current practice and present it as a permitted business in the SPD and recommends that it's a REQUEST—but not voluntary or passive. She suggests that STR owners pay a \$40.00 fee and return the State's STR Health and Safety Form into the town as the registration process. She wants to create a new category—permitted with registration. Not a regular zoning permit or commercial permit. One way forward. Ellen doesn't want to get into enforcement. Not just for the shoreland. For the entire town. Ellen suggests that this data collection is important for future development planning purposes for the town and that the goal of the STR bylaw change is to collect data. Christine notes that Brett has been persistent and vocal in objecting to regulation/enforcement of STR's all along and suggests that she be protected from any work related to STR's. She notes that the use of the word 'request' is weak— Ellen relays there are not enough resources in the town office to perform tasks related to this. Kent asked Ellen to prepare something in writing for the August meeting. Ellen deferred due to work commitments. Brett offered to write this up.

Charting Our Course for 2022 Deferred to next meeting.

7. OTHER BUSINESS:

Stewards of the Greensboro Watershed Request: SGW sent a request to utilize the balance of the unspent GPC unspent monies left over for FY2022 (~ \$3,500.00) to produce educational information for the community. Ellen and McNeil agree that unspent monies be used for this purpose rather than lose it. Discussion about timeliness of request. Brett needs to talk with the auditor, Nathan, about how to proceed. Motion: if OK with the town auditor, the GPC is in agreement to forward all unspent funds to the Stewards. Motion made by McNeil; seconded by Ellen. All approved. Brett will share the auditor's comments with Kent asap.



SPD Bylaw Issue: Kent notes there is a problem with the SPD bylaw update process. Christine noted that when the SB approved sending the GPC's SPD proposal to the voters, the SB was NOT approving the SPD proposal which was the subject of the Dec 6 Public Hearing. The SB sent to the voters a different PC document for the SPD, i.e., the so-called "redlined" version, which was a supporting document created to help the SB understand bylaw changes. However, the GPC never presented this 'redlined' version for public comment and the GPC had never voted on these as an amended bylaw from what they had approved and was publicly presented. (Substantial changes to what the GPC approved and presented at a public hearing require that the bylaw be sent back to the GPC and not voted forward by the SB.) Christine relays that the new bylaw, as intended by the PC when the work was begun, was never designed to be anything other than a stand alone article, merging articles 2.7 and 8, user friendly and clear. It was not intended to be broken up and inserted in a variety of spots. Discussion about how to remedy. Kent suggests a special meeting to discuss after Christine identifies the differences between the ballot language and the GPC approved bylaw. Kent plans to communicate with the SB to defer to them for next steps.

8. ADJOURNMENT: (6:05)

Next regular PC meeting will be July 5, 2022.

Respectfully submitted,

C. Armstrong