



DRAFT MEETING MINUTES - October 4, 2022
TOWN OF GREENSBORO PLANNING COMMISSION
Greensboro Free Library

MEMBERS PRESENT: Kent Hansen, Christine Armstrong, Kelli Story, MacNeil, Brett Stanciu (ZA and non-voting member), Ellen Celnick

ABSENT MEMBERS: Alexis Matos-Vabre

OTHERS PRESENT: Day and Janet Patterson

1. CALL TO ORDER: (5:05 PM)

2. REVIEW OF JULY, AUGUST, SEPTEMBER, 2022 MEETING MINUTES:

Reviewed. Kent made a motion to approve all minutes as amended. Ellen seconded. Approved as amended.

3. MOTION TO APPROVE FY 24 GPC BUDGET: Discussion. MacNeil made a motion to appropriate \$2,000.00. Ellen seconded. Approved.

4. PUBLIC COMMENT: Deferred

5. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

- **CONFLICT OF INTEREST UPDATE - 5:21** Discussion of Greensboro policy. (copy in the 10/4/22 folder)
- **STR DRAFT - UPDATED/REGISTRATION BYLAW** Discussion. Kent made a motion to approve the amended STR bylaw dated 10.4.22. (Copied below.) Ellen seconded. Approved by Kelli, MacNeil, Ellen, Kent. Christine abstained.
- **SPD BYLAW REVIEW–GPC APPROVED VERSION IN COMPARISON WITH REDLINE VERSION**
 1. Kent and Christine will edit the letter to VLCT attorney Andeer to obtain written documentation regarding legality of SPD bylaws processes. Discussion. MacNeil requests that all PC members review the letter before sending. GPC will host a Special Meeting for this action.
 2. MacNeil makes a motion to table discussion of SPD bylaw until GPC has had a chance to review everything in concert with a full review of the Town Plan in order to allow new members to become familiar with the Town Plan and the bylaws. Kent moves to amend the motion on the floor–to table it until the GPC hears back from the attorney. Motion is tabled with Ellen, Kelli, Kent in favor.
 3. Discussion about potential for a joint community/GPC task force of a few people to correct errors in bylaws, providing a learning opportunity for new members



and time at regular meetings to move forward with other GPC work. Action on this item was delayed until we hear back from the VLC&T attorney.

4. Day and Janet Patterson urge prompt attention to the errors and a prompt correction process.
5. Kent plans to petition the town to have a vote at Town Meeting to amend bylaw approval process allowing the SB the option to act on Zoning Bylaw changes or move on to a Town vote.

6. OTHER BUSINESS

1. Discussion about deteriorating Caspian Lake dam at the Town beach. Unclear how to promote action with HE Commission.
2. Kent suggested that all PC members review Craftsbury's Local Hazard Mitigation Plan before the next PC meeting so that it can be discussed.

7. ADJOURNMENT 6:38 PM after motion made by Ellen to adjourn. All in favor.

NEXT REGULAR PC MEETING WILL BE HELD ON NOVEMBER 1, 2022

A SPECIAL MEETING WILL BE CALLED WITHIN 10 DAYS–DATE TBA

C. Armstrong, Clerk

Proposed Short-Term Rental Registration Bylaw for all Zoning Districts

October 4, 2022, Draft

Intent of Short-Term Rental Registration Bylaw:

The intent of this bylaw is:

1. To bring short-term rental activity in all districts into compliance with Greensboro's zoning bylaw through the creation of a "Permitted by Registration" Short Term Rental use category for each Greensboro Zoning District
2. To ensure that short term rentals in Greensboro comply with Vermont state health, safety and state tax requirements.



3. To collect data that could help guide Greensboro's future Town Planning needs.

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.

Owners of Short-Term Rental properties shall submit a copy of the following state required Safety, Health and Financial Obligation form to the Greensboro town office with a one-time administrative fee of \$40 in order to register.

The Vermont Short-Term Rental Safety, Health and Financial Obligations Form, as required by 18 V.S.A. 4468(b). See attachment.