



MEETING MINUTES - May 2, 2023

TOWN OF GREENSBORO PLANNING COMMISSION

Greensboro Free Library and Zoom

MEMBERS PRESENT: Kent Hansen, Christine Armstrong, Kelli Story, MacNeil, Alexis Mattos

ABSENT MEMBERS: Brett Stanciu (ZA and non-voting member)

OTHERS PRESENT: Janet Patterson

1. CALL TO ORDER: (5:20)

2. REVIEW OF APRIL 4, 2023 MEETING MINUTES: Kent proposes amendments and wants to discuss at the June meeting.

3. PUBLIC COMMENT: None.

4. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

A. SPD Update: No word from NVDA or DEC so it is still on hold.

B. Community Survey Update: Alexis reports she is nearly done. Kent proposes we discuss at the June meeting.

C. Delegation Agreement – No Word from DEC.

D. Habitat for Humanity Meeting Update: It is on schedule for May 3, 2023. Kent makes a motion to use \$200.00 from the GPC budget to pay K. Gray for a video recording of the meeting. Seconded by Christine. Approved by all.

E. Rural Edge – Town Hall Update: Kent relays that an option agreement is in the works and it will be discussed by the SB at their meeting on May 10, 2023.

5. New Business:

A. Review of Miscellaneous Bylaw Proposed Changes: Janet Patterson collated the list of proposed bylaw changes for the NVDA's review. Kent wants to send the document along to the NVDA. Christine makes a motion to add to the list a modification of the permit requirements for the Protected Shoreland Area (250 feet from the MWL) so all permit applications be reviewed by the DRB. Currently, projects within 150 feet go to the DRB for review. She suggests this is added scrutiny which is valuable as is transparency and better communication given the small and oddly shaped lots. MacNeil notes all projects in the SPD require a conditional use hearing before the DRB. Christine notes that this is not happening. MacNeil suggests we inquire further to the ZA about what the current



practice is and what a vehicle could be to insure that this could transpire. Kent does not want to make any additional changes to the SPD until we hear back from the NVDA. He reminds us that we are going to have a whole rewrite of the bylaw within the year.

B. DRB recommended Bylaw Changes for Consideration: Kent will send the 14 page summary of miscellaneous bylaw changes to the PC today. We need to review and agree with them; he will presume members of the PC agree with the changes if he does not hear back in 7 days at which time he will forward them on to NVDA.

C. Discussion of Full Zoning Bylaw Update: Kent spoke with the Chair of the DRB, Jane Woodruff, to obtain DRB feedback on: a proposal for a full bylaw review and modernization with a hired consultant; modification of published bylaw summaries which currently are listed at the front of the bylaw's document. (Kent proposed removing them for clarity and moving the summaries of the historical bylaw changes to another site for historical reference); he notes the ZA is concerned about the BLA bylaw and would like all BLA applications to be reviewed by the DRB; the ZA would like the bylaw language of any subdivision application to include the requirement for a current survey no older than 24 months. Kent proposes we will discuss and vote on these at our next meeting. He still awaits DRB opinion on a full rewrite. NVDA referred him to ACCD for consultant grant opportunities.

D. Other–Discussion of ideas for improvements to town P & Z webpages in anticipation of the June meeting. Not discussed.

E. Kent wonders who will deliver the information on the proposed Short Term Rental changes at the PC public hearing. Further, what should the proposed language be in the bylaw which would allow for registered STR's in the SPD where businesses are now prohibited. We will discuss at our June meeting.

6. Adjournment: MacNeil makes a motion to adjourn @ 5:40 PM. All in favor.

7. Next PC Meeting will be held on June 6, 2023.