



**APPROVED MEETING MINUTES as amended - June 6, 2023**

**TOWN OF GREENSBORO PLANNING COMMISSION**

**Greensboro Free Library and Zoom**

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

**ABSENT MEMBERS:** None

**OTHERS PRESENT:** Janet Patterson, Alison Gardner, Rick Ely

**1. CALL TO ORDER:** (5:08)

**2. REVIEW OF APRIL 4, 2023 MEETING MINUTES and May 2, 2023 MEETING MINUTES:**

Motion to approve 4.4.23 minutes as amended made by Christine; approved by all. Motion to approve 5.2.23 draft minutes made by Christine; approved by all.

**3. PUBLIC COMMENT:** None

**4. NEW BUSINESS:**

**A. Greensboro Town website manager, Maya McCoy: Discuss new town website (6:00 PM/out of order)** Discussion. General, positive feedback and a few minor suggestions made. Discussion and decision to archive audios of GPC meetings instead of videos. Alexis offered to extract the audios of the zoom GPC meetings and retain them in the public folder. By consensus, it was decided that the GPC zoom videos of the two previous meetings will be retained in the public folder; the balance will be stored as audio only files.

**5. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:** (5:12/out of order)

**A. SPD Update** - Kent has not yet heard back from the DEC; hopes to hear by July 1 deadline. NVDA will send their comments this week.

**B. Community Survey Update** - Alexis completed a draft and posted it in the public folder. Kent suggested the PC take the next month to review the draft and return with comments. Alexis relays the idea of having some informal community meetings to explore discussions of community thoughts in addition to the written surveys. Alison Gardner proposed the written survey as a step to identify focus topics to address in



discussion groups and encouraged inclusion of summer, lakeshore community members in focus groups. Kent offered that 2024 would be a fine time for that.

**C. Delegation Agreement** - No comments returned from DEC yet.

**D. Approval of Non-SPD Miscellaneous Bylaw Proposed Changes including DRB recommended Bylaw Changes for Consideration** - Kent summarized. NVDA comments pending. Christine made a motion to approve proposed miscellaneous bylaw changes; seconded by MacNeil. Approved by all.

**E. Approval of recommendation to the Select Board for a full Zoning Bylaw Update** - Kent summarized the rationale and noted that the DRB supported the idea, thinking that it would be helpful when bringing the need in front of the SB, though acknowledging their support was not necessary. ACCD has BMG's (Bylaw Modernization Grants) available to support hiring of a consultant – \$25,000.00 or possibly a bit more (and needs a 10% town match). He relayed he got the impression that it would be likely we would obtain a grant. Grant cycle: applications are due in the autumn and are awarded in January. Janet suggested composing a list of tabled items and items that DRB members may have over the summer. She proposed that it would narrow the focus of the rewrite and to use it as a basis to use in what we ask a consultant to do. MacNeil offered that the grant application would include particular requirements which we would need to see first. Christine wondered if we could interview and hire a consultant before waiting to hear about a grant so as not to delay the process.

Brett opposed the bylaw rewrite/consultant at this time even if a major review of the bylaw may be a good idea, asserting that the DRB did not approve this activity and that she would object to the idea both to the DRB and to the SB unless there was a better mechanism for doing it. The reasons for her opposition were: the negative dynamics of this GPC had made correcting the bylaw over the past year a painful process and, thus, it was a poor idea to proceed with more bylaw work at this time; in her opinion, very little has been done by the GPC in the last year except for correcting the bylaws, particularly in the Shoreland Protection District; that the detailed work of the last year was consuming too much time; there are many more important issues in the Town that the PC could be addressing. Brett suggested first proceeding with the Town survey which Alexis is working on.

Kent responded that Jane Woodruff (the chair of the DRB) had emailed him stating that the DRB had approved the idea of a full bylaw rewrite. Kent noted that bylaw activity is an important part of what the PC does and it does take some time for new members of the PC to get up to speed on bylaw issues. Kent also said that it was necessary for the GPC to correct the defects of SPD bylaw that was approved in 2022, acknowledging that the SPD Bylaw has been a "long, hard ride." We are now waiting to hear comments from NVDA and the DEC. We are trying to get involved in other things.



Janet said that, in her opinion, the full rewrite goal is to clarify bylaws, make them internally consistent and user friendly; in her opinion, she did not think that this work needed to be handled in great detail by the entire PC in the way the recent correction of defects in the 2022 bylaw has been handled. MacNeil, Kent and Christine agreed. Kent will get the grant information circulated; we will continue to work on the survey and review it at the next meeting. We will discuss if a full bylaw rewrite makes sense and, if so, when. No motions made or votes taken.

- F. Short Term Rentals Update:** Discussion about how to approach STR's, including in the SPD, where businesses are not allowed. Kent made a motion to table the STR registration proposal that the GPC passed in October, 2022 until further zoning amendments are complete. All in favor.

#### **6. NEW BUSINESS:**

- A note—not a local zoning issue. Young's Farm wireless cell tower will have a modification of the equipment on the pole.
- FEMA is coming up with new floodplain regulations and maps. NVDA is offering a webinar after which we will need to address our zoning regulations. Timing of the required zoning changes is not clear.
- Christine suggests that the GPC consider all permit applications within the Protected Shoreland Area (250 feet from the MWL) be reviewed by the DRB as discussed in the May meeting. (see May minutes.) Kent suggested that this idea be reviewed when the SPD bylaw review comes back from the DEC, hopefully in July.

**7. ADJOURN:** Kent made a motion to adjourn. All in favor. Meeting adjourned at 6:39.

**8. Next PC Meeting will be held on July 10, 2023.**