



## APPROVED SPECIAL MEETING MINUTES - June 19, 2023

### TOWN OF GREENSBORO PLANNING COMMISSION

#### Via Zoom

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

**ABSENT MEMBERS:** Kelli Story, MacNeil

**OTHERS PRESENT:** Janet Patterson

#### 1. CALL TO ORDER: (7:19 PM)

#### 2. REVIEW OF NVDA and DEC comments in response to our proposed corrected bylaws:

Kent proposes we create a list of changes that need to be made.

##### NVDA Comments (in response to S100):

Page 1: #1 and #2 easy to correct. Skip #3 since no direction is offered. #4 and #5: two family dwellings need to be added to permitted use.

Page 2: Conditional Use: Kent invited Janet to comment. They agreed this language can be clarified. Kent proposes we wait to hear the NVDA guidance before making modifications, aside from the obvious and easy ones, as this is a very new and major piece of legislation. Brett suggests that we invite Alison Low to our next meeting to hear from her further.

Appeals: 5.7.4 can be easily fixed by inserting language directly from S100, as current Greensboro bylaws use actual statute language for this now. However, what NVDA suggested was not found in S100 so this needs to go back to NVDA for confirmation.

Definitions: Fix as suggested.

Kent will f/u with NVDA the question about parking (We need to verify if we can mandate 2 places for each new SFD, as the GPC proposed.) and Appeals; then he will write an email of draft changes.

##### DEC Comments:

1. 100 foot buffer - 300 foot setback: What is allowed to happen between them? Janet notes 3.9 predated Article 8. The GPC, at that time, decided to apply Article 8 only to Eligo and Caspian. 3.9 was not amended to reflect the changes of Article 8. Clarification is needed for the 100 - 250 feet zone. 8.4 and 8.5 could simply be duplicated in 3.9. This topic will be discussed at our next meeting.
2. Name change—as indicated.
3. Construction of ADA path: review ADA rule and make exceptions for paths. 3.9 and Article 8 regarding path widths ought to be consistent. Change width to 5 feet.



4. Wetlands: It is mentioned in 3.9 but there is no comment in Article 8. It needs to be consistent.
5. Boathouses (7:38 PM): Discussion about the history of boathouses. SPA requires boathouses to be 25 feet back from the lake but Greensboro does not. Kent agrees that a 25 feet setback requirement makes sense but Brett notes that MacNeil feels strongly about boathouses so suggests we defer this discussion until he is present. It was noted that there had been discussion about limiting the size of boathouses and even banning boathouses with prior PC's. Discuss at our next meeting.
6. Shoreland Vegetation Bylaws (7:58 PM): Discussion about Protected Shoreland Area, 250 feet from MWL; definitions; requirements of 40% cleared area including impervious; reparations. Kent suggested Christine create language for clean up. There was discussion about vegetation management permitting.

Summary: (8:05 PM)

1. Summary listing of changes we need to make as per DEC and NVDA comments (Kent)
2. 2 items go back to NVDA for clarification (Kent)
3. Narrow specifics on boathouses (Janet)
4. Shoreland Vegetation Management (Christine)

Goal: language that we can use before we meet again.

Motion to adjourn made by Kent. Meeting adjourned at 8:10 PM.

**Next regular PC meeting will be July 13, 2023.**

C. Armstrong  
Clerk