



APPROVED MEETING MINUTES - JULY 13, 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:

OTHERS PRESENT: Janet Patterson, Alison Gardner

1. CALL TO ORDER: (5:05)

2. REVIEW OF JUNE 6 and JUNE 19, 2023 (2) MEETING MINUTES:

6.6.23 minutes: Brett wondered if we came to a consensus that we would store audios of archived meetings in the office; if the minutes regarding the proposed bylaw rewrite were accurate; and noted correction on Young's Farm antenna comments. Agreement about minor corrections. MacNeil made a motion to table the approval of the minutes for revisions. Kent, Alexis, MacNeil agreed. Kent invited Brett to rewrite the minutes.

6.19.23 minutes: Kent made a motion to approve minutes. All in favor. MacNeil abstained due to his absence from the meeting.

3. PUBLIC COMMENT: None.

4. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS: (5:16)

A. SPD UPDATE – FINAL REVIEW OF THE 6 ITEMS HIGHLIGHTED IN KENT'S 6.23.23 EMAIL

- i. Add 2 family dwelling to any district where single family dwellings are permitted. Discussion about dimensional standards: Janet notes, S100 states, 'In any district that allows year round residential development two family dwellings shall be a permitted use with the same dimensional standards as a single unit dwelling.' No decision required as this is mandated.
- ii. Parking spaces: Should duplexes require 1.5 spaces per unit in areas without municipal water or sewer or or more than .5 miles from public parking as per language in S100 or not. MacNeil stated that Greensboro had municipal water. Janet will review if partially meeting a condition is relevant. Kent proposed 2 spaces per duplex. Alexis and Kelly agreed. Christine's agreement with 1.5 spaces per unit was not heard due to audio issues. No motion made. This topic will be resolved at our next meeting.
- iii. Discussion about how to reconcile DEC's comments on buffers and setbacks in §3.9. Proposal to add conditions of §8.4 to §3.9 was made by Kent. PC agreed to add §8.4 (a-j) [with no boathouses] to §3.9 and to make lake buffers a consistent 150 feet. Kent asked Janet to write a draft of the correction. Janet proposed we change the name of the Resource District to the Long Pond Resource District, mirroring the name of the new Eligo Pond Resource District, to be consistent with how the two Shoreland Protection



Districts (Caspian Lake and Eligo Lake) are labeled. MacNeil objected. Discussion. Janet withdrew her suggestion to avoid prolonged discussion.

iv. Pathway widths—make them consistent in the bylaws. Discussion. Agreed on 5 foot widths. (One foot wider than required by ADA.) New language on ADA path surfaces inserted. Agreed by consensus.

v. Boathouses: Discussion about proposed new rules for location and size of new boathouses.

-Currently, new boat houses must be built behind the berm. Christine noted and supported the SPA's requirement that any boat house be built 25 feet from MWL. MacNeil objected because he does not see any problem with how it is currently. Kent noted that the DEC identifies the first 25' as the most important for shoreland protection. MacNeil stated he has not seen research and wonders why, then, the buffer is more than 25'?

-Should the boathouse size be limited to 200 sf? Janet notes the SPA does not allow any Impervious Surface or Cleared Area within the 25' of the MWL. Within 100 feet of the lake one is allowed 100 sf of Cleared Area or Impervious Surface which must be placed back 25'. She noted that the first 25' is the most important for protection. MacNeil stated he does not believe we need to comply with the SPA because we are a self delegated community¹ and that there will not be more boat houses built because there are no available lots, asserting that the lot must be conforming. Janet noted that the bylaw states that any tax lot can have a boathouse: ie Black's Point could double the number of 400 sf bh's that exist there now. Kent made a motion to place new boat houses 25' back from the MWL and to restrict size to 200 sf. Kelli, Alexis, Christine agreed. MacNeil opposed.

-Christine proposed that in the future any existing boathouse which is rebuilt be placed 25' back from the MWL. Discussion. Decided not to pursue it at this time.

-Janet noted that allowing a 200 sf boat house is twice what the state would allow so she proposed that any existing Cleared Area be exchanged for the Cleared Area of the new boat house. Discussion of proposal language: If a boat house is being built on a developed lot with existing Cleared Area in the Buffer Zone, the application must provide that no additional cleared area be added and that substantial mitigation will be required Christine made a motion to include that in the boat house bylaw. Motion carried. Kent, Alexis, Kelli and Christine agreed. MacNeil opposed.

vi. Vegetation Management §8.5(B): Christine developed and presented a new proposal which Kent believed is too complex and should be more user friendly. Alexis thought examples would help as would standard vernacular instead of legal jargon. Brett wondered if we should simply include the reference to the state statute as the DEC suggested and include the actual text of the statute but Janet pointed out that the language of the grid included in the statute was proposed when Article 8 was introduced and again was in the original GPC approved bylaw and twice received a negative community response so doing that one more time would likely fail. Brett wondered if enforcement should be included? It was noted that the Delegation Agreement requires enforcement.

Christine proposed that she and Alexis work on the section to help the language be more user friendly. Alexis also wondered about supportive educational materials to which Christine referred her to the DEC

¹ Self delegation: Local shoreland protection zoning bylaws must meet the SPA regulations, at least, but can be more rigorous; there must be adequate municipal resources to enforce the shoreland protection bylaws; there must be enforcement of the shoreland protection bylaws. [Added 7.18.23. Not corrected at meeting due to audio issues.]



document in the GPC folder, “Sharing the Edge.” Janet offered to assist them to make this section easier for the public to understand. To follow up at the next meeting.

- B. DELEGATION AGREEMENT –DISCUSS DEC’S SUGGESTED REVIEW:** Kent deferred this SB/DEC/GPC meeting to the fall, given the recent flooding and community responsibilities.
- C. COMMUNITY SURVEY UPDATE–PC MEMBER FEEDBACK ON ALEXIS’ DRAFT SURVEY:** Alexis invited google doc feedback. To be reviewed at the next meeting.

5. NEW BUSINESS:

- A. FEMA FLOOD MAP AND BYLAW UPDATE – PC Point Person Volunteer?** MacNeil offered to be the point person for communication with the NVDA (Alison Low) about this. What changes are coming, including map changes, presented by FEMA. Webinars will be offered online to the contact person which will be shared with the GPC to inform potential bylaw amendments.
- B. OTHER:**
 - a. Clarified advisory by NVDA about 3.4B and duplexes–Janet noted that this does not need to be included here given that it’s a construction decision.
 - b. Definitions of Impermeable and Cleared area in the Glossary and §8: in the definitions of Impermeable and Cleared area, areas for wastewater and potable water need to be included in the calculations. Janet will include these as part of the calculations in the list of examples.
 - c. Janet inquired if the GPC would be able to present the bylaw changes to the public before the end of the summer. Kent doubted that we will meet that timetable given the few unresolved topics and noted that communication with the summer folks will be important. He noted that the extensive bylaw work that Janet contributed has greatly improved the speed in which these bylaw defects, corrections and additions have been completed. He expressed thanks.

6. ADJOURNMENT: Kent suggested adjournment. No motion made. Adjourned at 6:17 PM.

7. NEXT GPC MEETING WILL BE HELD ON AUGUST 1, 2023.

C. Armstrong, GPC Clerk