



**DRAFT MEETING MINUTES - August 1, 2023**

**TOWN OF GREENSBORO PLANNING COMMISSION**

**Greensboro Free Library and Zoom**

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

**ABSENT MEMBERS:** Kelli Story

**OTHERS PRESENT:** Janet Patterson

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

**2. REVIEW OF JUNE 6, 2022 MEETING MINUTES, as amended, AND July 13, 2023 MEETING MINUTES):** Motion made by Christine to accept 6.6.23 minutes as amended. Approved by all. Motion made by Christine to accept 7.13.23 minutes. Approved by all.

Motion made by Christine: Remove the meeting audios annually each calendar year from the public folder and store recordings on an external hard drive to be located in the Town Office. Motion carries.

**3. PUBLIC COMMENT:** None.

**4. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS: (5:13 PM)**

- A. §3.9 Protection of Water Resources:** Janet offered a run through of the amendments and additions as proposed; some of which are in response to DEC comments. Motion made by Christine to accept §3.9 as proposed; seconded by Alexis; approved by all.
- B. §8.4 General Standards in the Shoreland Protection District:** Janet summarized this new section that collates previously enacted portions of the bylaws into one place for ease of use. Motion made by Christine to accept §8.4 as proposed; seconded by Alexis; approved by all.
- C. §8.5 Management of Vegetative Cover:** Janet summarized. Kent asked for clarification of proposed footnote 3. Discussed the addition of language for further landowner guidance and clarity. Agreed by consensus. Discussion about enforcement. Agreed by consensus to include reference back to existing enforcement actions as already defined



in §5.13. Brett wonders about what would happen if the landowner refused to comply and notes that clarity and better understanding by all should be the goal. Discussed asking DEC about enforcement when the GPC consults with the DEC. Agreed that before and after photographs would be prudent in any case. Motion made by Kent to accept §8.5 as proposed with the addition of clarifying language in footnote 3; seconded by Christine; approved by all.

- D. **Zoning Maps:** Discussion about zoning maps vs boundary descriptions as being the ultimate authority. Consensus was that the boundary descriptions were the ultimate authority; that the current Eligo Lake zoning map needs to be updated; about preparing illustrations and maps to be ready for public hearing.
- E. **Parking space allotment for duplexes:** Discussion. Christine made a motion to include 3 dedicated parking spaces per duplex. Approved by all.
- F. **Discussion about the possibility of requiring DRB review for all permit activities in the 250' Protected Shoreland Area.** Consensus was that the added scrutiny will occur automatically as an applicant includes the slope, calculated cleared and impervious data in an application and that application forms can be amended after bylaws are approved.
- G. **Survey:** Discussion about how to disseminate the survey to the maximum number of people for the maximum response. Discussion about the possibility of circling around to the NVDA with this process as they were so useful with the previous survey.
- H. **Flood Bylaws Update:** MacNeil spoke with Alison Low, NVDA. She made comments on our current bylaw, which MacNeil will share, and recommended that we wait until FEMA distributes its new maps before updating our flood bylaw.
- I. **Delegation Agreement:** Discussion. By consensus it was decided to inform the SB that the DEC has put forward the request to meet about the Delegation Agreement and how Greensboro has been administering its water protection bylaws. The PC will request that the SB F/U.



**5. OTHER BUSINESS: Is it the PC's job to educate?** Discussion that education of new municipal employees, new Commissioners and landowners is useful and the creation of a good education process makes sense.

**6. ADJOURNMENT: (6:17)** MacNeil made a motion to adjourn. Approved by all.

**Next regular PC meeting will be SEPTEMBER 5, 2023.**

C. Armstrong,

Clerk