



DRAFT MEETING MINUTES - JANUARY 9, 2024
TOWN OF GREENSBORO PLANNING COMMISSION
GREENSBORO FREE LIBRARY and via Zoom

MEMBERS PRESENT: Kent Hansen, Janet Patterson, Alexis Mattos, Christine Armstrong

ABSENT MEMBERS: Kelli Story, Brett Stanciu (ZA and ex-officio member)

OTHERS PRESENT:

1. CALL TO ORDER: (5:09)

2. REVIEW AND APPROVAL OF DECEMBER 2023 MEETING MINUTES:

Kent noted a minor date adjustment to 5.B. Kent made a motion to approve minutes as amended. Approved by all.

3. PUBLIC COMMENTS: None.

4. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

- A. Delegation Agreement Update:** Meeting with DEC is scheduled for March 13, 2024. Kent will review history with community leaders as to why Greensboro originally chose to be a self delegated lake in 2014. Janet notes Greensboro inserted Article 8 at that time. Discussion of original motivation and what the current value of maintaining self delegation is. To be discussed further at the February meeting.
- B. Community Survey Work meeting –** The plan is to gather in person to work on this in March or April.
- C. Bylaw Hearing Review –** Addressed the final list of feedback items offered by the community and DRB at the October 2023 Bylaw Public Hearing.

 - 1. Boathouses: Improve the details of the site review information that are required for permits.
 - 2. Viewshed: Added factors the DRB should consider in evaluating viewshed in the SPD. Added language on how an existing lake view can be maintained while conforming with provisions of the bylaw. Some other VT Town Bylaws require structures to have natural colors to blend into a natural landscape. No action taken now; GPC consensus is to postpone consideration of this until the next round of bylaw changes.
 - 3. Warning logistics: Added language to improve notice of DRB hearings and compliance with statute. Make the warning timeline for all DRB hearings consistent @ 15 days.
 - 4. Footpaths: The State exempts one footpath. Additional proposed footpaths shall be approved by the ZA; an application for an additional footpath to include: a site plan of the buffer zone showing where the existing footpath is located, with existing footpath width, and where the proposed footpath will be placed; location of existing structures,



and % of cleared area on the parcel. Construction details shall be included to assure it complies with Best Management Practices to avoid erosion. ZA shall evaluate existing footpaths to inspect for signs of erosion or stormwater runoff. If an existing footpath has issues, the ZA shall require the first, existing footpath be repaired before work on the additional footpath can begin. An additional footpath shall be located in the already cleared areas, if available. Granting of a ROW does not give a right to build an access path to the lake; property owner would need to apply for the permit with the ZA.

5. Slopes: Aligned and clarified 8.4 with 8.10.

6. Mitigation: Added specific details on what best practice for mitigation is: revegetation; d/cing mowing/lawns; adding a mix of vegetation (trees/bushes/low growing shrubs and ground cover). If property is all treed, alternatives for erosion / runoff control are identified.

7. Nonconforming structures in the shoreland buffer zone: Public comments pointed out inconsistencies in current bylaw re. reconstruction vs expansion. New approach will be to use language: 'area of encroachment' which will include all structures, porches, decks, patios, garages, sheds, roofs: a measurable number. There shall be no increase in the area of encroachment within 50' of the lake. A conditional use approval shall be required for any other proposed change in the buffer; no change of more than 10% of the existing area of encroachment shall be allowed.

Discussion. A vote to approve Bylaw will be a February agenda item. Kent will then deliver to SB.

- D. **VCRD Support** (Out of order) - Kent was informed that the Town has already donated \$500.00 to VCRD so he made a motion to withdraw the proposed \$250.00 GPC donation. Approved by all.
- E. **GPC Budget:** The Town informed Kent that the GPC budget will be cut by 50% to \$1000 in an effort to help minimize expected 2024 tax rate hike.

6. NEW BUSINESS:

- A. **Subdivision that creates nonconforming parcels in multiple districts:** Tabled. The GPC will work on this while we do the Flood bylaw revisions and defer it to the next round of bylaw amendments.
- B. **Development of Town Hall into 24 affordable housing units:** Kent notes that on the Town website there is a September 2023 update letter from Rural Edge, the development organization, to the Greensboro SB. A representative from Rural Edge will attend the February 2024 SB meeting and the 2024 Town Meeting to deliver updates to the public and for public discussion about the idea. The proposal is for the renovation of Town Hall into 14 apartments, leaving the Town offices where they are, and the building of 10 rental units in a new building on the current recycling site. A wetland specialist is evaluating the triangle of lawn in front of Town Hall to see if it can be used as a wastewater site. A historic preservation specialist is evaluating the Grange and the Town Hall. The development of the Grange would be possible but very expensive.



Discussion about the number of proposed units. Rural Edge relays that they cannot obtain funding for affordable housing development for fewer than 20 units.

- C. **Grant Application Opportunity:** Discussion to apply for a grant to support communication of the public focus groups anticipated with the new survey questions. Alexis and Christine will investigate.

7. ADJOURNMENT: 6:34 PM Kent made a motion to adjourn. Approved by all.

Next regular GPC meeting will be on February 6, 2024.