

Dear Select Board members,

As lifelong summer residents of Greensboro with lakefront property, we write to you to respectfully register our concern over language in the “Proposed Shoreland Protection District Related Amendments to the 2022 Greensboro Zoning Bylaw” currently under consideration. We hope you will consider our concerns and find suggestions for revision helpful.

**Point 1. Part (F) of §8.8 Nonconforming Structures Within the Shoreland Buffer Zone. “Beyond 50 feet from the lake, any increase in the Area of Encroachment of a nonconforming primary residential structure shall not exceed 10% of such structure’s existing Area of Encroachment and will be allowed only once after [the enactment date of this bylaw revision].”**

We are concerned that this “10% rule” is prejudicial to existing small dwellings. The larger the structure, the greater its Area of Encroachment may be increased, while existing small cottages around the lake would be effectively fixed to their current size, with only minimal expansion possible.

For example, our cabin’s current Area of Encroachment is 744 sf, which would limit us to a 74 sf expansion under the proposed amendments to the bylaws, whereas the owner of a larger dwelling would be able to expand significantly more than that (e.g. a home with a 2500 sf Area of Encroachment could expand by 250 sf).

This situation could be remedied by slightly altering language to the existing proposal. For example, “Beyond 50 feet from the lake, any increase in the Area of Encroachment of a nonconforming primary residential structure shall not exceed 10% of a structure’s existing Area of Encroachment **or 225 sf, whichever is greater, up to a maximum of 2500 total sf.**” Our suggestion here—(225 sf)—represents a 10% increase on the largest structure allowable before reaching the maximum square footage for a single family dwelling (2500 sf). This would still fix large structures to the 10% limit while also allowing smaller structures to be substantively – but still modestly – expanded.

We appreciate the planning commission’s intent behind the proposed amendments, and share its desire to keep the area around Caspian Lake as serene and “undisturbed” as possible. However, as owners of a small dwelling with growing families that want nothing more than to continue to enjoy Greensboro as we have for generations, we feel unfairly limited by the proposed amendments.

We respectfully submit this letter of concern and hope the Board will reconsider the relevant amendments as currently drafted.

Sincerely,

Matt Day, Jonathan Day, David Day