

Questions and Concerns—DRB, GPC, ZA
August 11, 2025 Joint Meeting with DRB, GPC and ZA

- 1) What can the GPC do to help the DRB work more smoothly?
- 2) What can the DRB do to help the GPC work more smoothly?
- 3) Should we try to meet jointly a couple times per year to strengthen our dialogue related to current and prospective Town Zoning and the permitting process?
- 4) Is the DRB aware of the provision in section 1.3 (D) of the bylaw that in situations where the "meaning of the bylaw is not apparent" the PC can offer advice to the DRB (and ZA)?
- 5) Clarity on property that crosses district borders. For example, if a 20-acre property is in both shoreland protection and rural lands, can the owner sell 10 acres in rural lands?
- 6) What sections of the current Bylaws are the most complicated for the DRB to work with?
- 7) Is the DRB aware that they have 45 days to render a decision?
- 8) What topics do the DRB members or the ZA feel they may need more background information about? The 250' protected shoreland area? Impermeable and cleared areas? The Shoreland Protection Act? The VT Bioengineering Manual? Wastewater? Floods and River Corridors?
- 9) Do you use the VT ANR Atlas to find information about a property that is the subject of an application?
- 10) Are applicants directed to the DEC "Permit Navigator" ? Has it been useful in determining what other permits are needed?
- 11) The town's allowed 400SF of boathouses versus the state's 100SF.
- 12) Maybe change and lower the distance a sign may be erected beside a road.
- 13) I've often thought of all the very small houses around the lake, ones with gable roofs on the second floor and wondered if we could find a way to allow them a ground floor extension for another bedroom in exchange for a redo of their septic system or at least a check of that system.
- 14) 5.1 (D) Subdivisions and Boundary Line Adjustments. Is a BLA approved by the ZA or the DRB? Should a Conditional Use permit be required for minor and major subdivisions, or should the permit

simply be approved by the DRB? The Conditional Use criteria does not seem suited to this. Perhaps another set of Criteria?

15) Should simple subdivision decisions go to the DRB?

16) Can we improve communication by sharing a member from each group with the other, as was the practice in the past, to improve communication?

17) What definitions need work?

- a. What does "low density" mean (part of rural lands definition)? Density of people? Density of buildings? Density of traffic? We need more clarity.
- b. Waiver vs. variance: need more clarity about the appropriate use of each.
- c. Guidance for multi-unit housing. Where allowed? Limits?
- d. More guidance on mitigation plantings. Can they go anywhere, or should they be specifically designed to reduce/eliminate runoff into a lake or stream?
- e. The definition of Total Habitable Floor Area:
 - It would be helpful to have office space included, and a clear definition of what is excluded.
 - While Building Footprint is measured from exterior wall to exterior wall, Total Habitable Floor Area is not specified as such.

18) Better language in regards to the SPD restoration of damaged property– if 100 sf boathouse is built, at least 100 sf of native plantings in the area. (Per the shoreland protection rules).

19) In 8.4: definition of natural ground cover should be strengthened.

20) Update application: Article 5.1G all applications require drawings to scale. I would like to see measurements, elevations, and site plan, not just a simple sketch.

21) How many applications do we get per year? Can they be posted online? (Not just the DRB applications).

22) It would be valuable to our bylaw work to be aware of all applications and issued permits - Not just the ones that go before the DRB. How can we routinely get access to others?

23) When a BLA or subdivision is approved, is there a process for the town transmitting that information to be incorporated in the VT ANR GIS database?

24) The issue of when permits "expire" has come up with the new flood bylaw. How is the expiration of permits being administered today in Greensboro? Our bylaw says after two years, if project not

completed, the permit is null and void and requires reapplication for a permit to complete the work. That was relaxed during covid. Is that still true?

25) More incentives for affordable housing development.

26) Should the DRB have the authority to override the bylaw to achieve goals of the town plan?