

Work Session of the Planning Commission
October 27, 2014 – Town Hall, Greensboro, Vermont
Re: Village Center Designation/ Zoning Bylaw Update / Town Plan Update

In Attendance: Phil Gray, GPC Chair, Diana Griffiths, Willie Smith, Linda Romans, Dylan Laflam
Also in Attendance: Kristen Leahy, Zoning Administrator (ZA)

A review was made of the minutes from the September 22, 2014 meeting. Motion to accept was made by Dylan LaFlam and seconded by Willie Smith. All members were in favor. A review was also made of the minutes from the October 7, 2014 meeting. Motion to accept was made by Willie Smith and seconded by Dylan LaFlam. All members were in favor.

Dylan made his regrets that earlier emails did not reach him and he will forward a new email to Kristen and the Board.

Kristen made an update about the status of the proposed Bylaw Changes. A final language change was proposed for Section 8.9 #4,

“Where the expansions of a Nonconforming Structure is permitted, the DRB shall require the applicant, as a Mitigation measure, to return **a significant portion** of any mowed or cleared area **in the Shoreland Buffer Resource Zone** to a naturally vegetated state with supplemental planting of appropriate **non-invasive** vegetation in order to minimize erosion and negative impacts to water quality. **At a minimum, slopes of 20% or greater shall be returned to natural vegetation cover. Other areas not essential to intended use of the development may be returned to natural vegetation cover as well in order to bring the development closer to compliance with the development standards of the Shoreland Buffer Resource Zone.**”

A motion was made by Linda Romans and seconded by Willie Smith to accept the proposed Bylaw changes as presented. After discussion of the 8.9 #4 language, in particular the incorporation of Alison Low’s suggested language and the inclusion of the word “significant” (rather than a numerical amount), the motion passed.

A public hearing will be scheduled for December 8, 2014 at 7pm in the Collier Room. The purpose of this hearing is to present the proposed Zoning Bylaw changes to the Town. After this meeting, the Planning Commission will discuss any commentary and forward the proposed changes to the Selectboard.

Kristen presented an update on the responses received from the Lake Eligo owners. Thus far, three responses have been lodged and all three were in favor of a 250’ district (versus 300’).

At this point, discussion moved to the Town Plan update. A motion was made by Willie Smith and seconded by Dylan Laflam to accept the proposed Village Center paragraph and policy changes as drafted by Phil Gray. All members were in favor. Kristen will incorporate these changes into the Town Plan. In addition, Richard Amore, the Village Center Designation coordinator will be contacted to ascertain his perception of the town’s timeline. He may wish to meet with the Planning Commission **after** the Flood Resiliency chapter has been completed.

Phil’s Flood Resiliency chapter was reviewed and the Commission is moving along. Information will be obtained from Valdine (culverts, FEMA payments, etc) in early November (Kristen). Jim Ryan will be contacted to discover information about the uplands and Eligo aspects of Greensboro (Kristen).

The Planning Commission will meet on Monday, November 10 at 7pm to focus on the Flood Resiliency Chapter.

Submitted by Kristen Leahy, Zoning Administrator