

Work Session of the Planning Commission
October 7, 2014 – Town Hall, Greensboro, Vermont
Re: Village Center Designation/ Zoning Bylaw Update / Town Plan Update

In Attendance: Phil Gray, GPC Chair, Mark Snyder, Willie Smith
Also in Attendance: Kristen Leahy, Zoning Administrator (ZA)

A review was made of the minutes from the September 22, 2014 meeting. No quorum was present to vote, therefore the minutes will be ratified at the October 27th meeting.

Kristen discussed the results of her various inquiries. Kristen checked the definition of “meaningful” with Alison Low at NVDA. Alison provided the GPC with an extensive substitute. Members will review this suggested language and act upon it at the next meeting.

“Where the expansions of a Nonconforming Structure is permitted, the DRB shall require the applicant, as a Mitigation measure, to return **a 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. If a return to natural vegetation cover is not possible in any area, the applicant shall demonstrate best management practices that achieve the functional equivalent of compliance with the development standards of the Shoreland Buffer Resource Zone.**”

Kristen noted that she was not in favor of the final statement but the GPC will make the decision regarding that aspect.

The suggested changes to 8.11 and 8.9 were not yet verified with Susan Warren at ANR due to the possible alteration. As soon as the final language is solidified, the possible changes will be forwarded to ANR.

A survey was sent to the affected owners on the eastern side of Eligo Lake. Unfortunately, a minor directional error was made by the ZA (her apologies!) so the GPC directed her to re-send the survey with the correct direction identified (the affected section of Eligo Lake is the eastern side – the survey referred to the western side.) **(This has already been accomplished – 10/8/14 – the ZA)**. Due to the timing of the survey results (most owners do not live in Greensboro) and due to the lack of funding for the necessary mapping needs, the GPC has elected to pursue this bylaw update in the 2015-2016 cycle instead of during this year. The delegation agreement from ANR allows the town to gain compliance by June of 2016, therefore there is additional time for the update to occur.

Dylan was sent an email requesting his opinion but no response was heard. Mark will endeavor to speak directly to Dylan. Names of potential new members will be sought by the GPC members.

Proposed Bylaw changes will need to be voted upon at Town Meeting. A public hearing will **NEED** to be scheduled at the next GPC meeting.

The wrong chapter from Hardwick was reviewed – the Water Resources chapter accompanies the actual Flood Resiliency. Members will review the Hardwick chapter and Mark and Phil will begin the work on the Flood Resiliency prior to the next meeting. Kristen will contact Alison and talk to Valdine Hall to see what information is available.

The Planning Commission will meet on Monday, October 27 at 7pm to discuss the next steps.

Submitted by Kristen Leahy, Zoning Administrator