

Work Session of the Planning Commission  
September 22, 2014 – Town Hall, Greensboro, Vermont  
Re: Village Center Designation/ Zoning Bylaw Update / Town Plan Update

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

A review was made of the minutes from the September 8, 2014 meeting. Linda made a motion to accept as written; Willie made the second. All were in favor.

Zoning Bylaw Changes as previously presented by Kristen were discussed again to bring the entire GPC up-to-date.

After much discussion, most suggestions were agreed upon (5.4 & 8.11 A/B, changes to Table 3.1) However, the changes to 8.9 #4 are still being discussed. The current proposal is as follows: *8.9 #4 – Where the expansion of a Nonconforming Structure is permitted, the DRB shall require the applicant, as a Mitigation measure, to return a meaningful portion of any mowed or cleared areas in the Shoreland Buffer Resource Zone to a naturally vegetated state with supplemental planting of appropriate native vegetation. “*

The phrase “meaningful” was inserted prior to the word “portion” in the 8.9 #4 suggestion. And the definition of “meaningful” – “That which is judged by the Development Review Board to be beneficial to the health of the water resources of the Town of Greensboro.” will be incorporated in the Definition Section of the Zoning Bylaw.

The GPC directed Kristen to check the definition of “meaningful” with Alison Low at NVDA, Linda and Kristen will present the changed language to the DRB (**This was done on 9/23/14 – the DRB was in agreement with the change in language. Reported by the ZA**), and the suggested changes to 8.11 and 8.9 will be verified with Susan Warren at ANR.

With regards to the expansion of the Shoreland Protection District to the eastern side of Eligo Lake, discussion was held about the proposed size of the district. The district must be at least 250’, but Kristen suggested that 300’ would be more appropriate due to the slope of the land and the width of the Zoning District on the western side of Eligo Lake (more than 300’). Phil suggested that a survey be taken of the affected owners. Since an information packet regarding the current state of zoning for these owners is being created, a simple survey will accompany the information and allow the affected owners to register their opinions.

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

Discussion was held regarding the timing of the next meeting. The next meeting will be held on Tuesday, October 7. After that, the meetings will be held on the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of the month, if this is acceptable to Dylan. Kristen will send an email to Dylan to request his input.

Members reviewed two possible Flood Resiliency chapters – Brownington and Hardwick. Linda and Phil prefer the Hardwick version. They felt that the information was more accessible and more in keeping with the tone and language of our current Town Plan. Mark and Willie will review both possibilities. Kristen will verify with Alison that this language will be compliant with the state law.

Kristen will also verify with Alison that Phil’s Village Center Designation paragraph will satisfy the state’s requirements for Town Plan inclusion.

The Planning Commission will meet on October 7 (Tuesday) at 7pm to discuss the next steps.

Submitted by Kristen Leahy, Zoning Administrator