

Work Session of the Planning Commission
September 8, 2014 – Town Hall, Greensboro, Vermont
Re: Village Center Designation/ Zoning Bylaw Update / Town Plan Update

In Attendance: Phil Gray, GPC Chair, Dylan Laflam, Linda Romans
Also in Attendance: Kristen Leahy, ZA

A Review was made of the minutes from the August 28, 2014 joint meeting with the Select Board. Linda made a motion to accept as written; Dylan made the second. All were in favor. Minutes will be forwarded to the Select Board for their approval.

Kristen presented her recommendations for Zoning Bylaw Changes.

“What needs to be changed?”

5.4 #C 4a – No free standing internally lit signs shall be permitted.

The words “free standing” need to be removed - “No internally lit signs shall be permitted.”

8.9 #4 – “Where the expansion of a Nonconforming Structure is permitted, the DRB shall require the applicant, as a Mitigation measure, to return any mowed or cleared areas to a naturally vegetated state with supplemental planting of appropriate native vegetation.”

This reads as though Mitigation requires ALL of the lawn or cleared spaces to be returned to forest. This was not (to the best of my knowledge) the intention of the GPC. The intention was to include buffer restoration (partial not complete) in the mitigation plan.

Possible version -

*Where the expansion 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 areas in the **Shoreland Buffer Resource Zone** to a naturally vegetated state with supplemental planting of appropriate native vegetation.*

8.11 A/B

This section discusses the pre-development submission requirements. As it is currently written, any shed that burns down and requests approval to be rebuilt would have to submit to a lengthy process of site assessment, etc. The intention (to the best of my knowledge) was to apply these stringent standards to houses.

Possible change –

8.11 Shoreland Protection District Erosion Prevention and Sediment Control Standards for new Construction, Reconstruction, and Relocation.

*B. Pre-Development Submission Requirements **for Single Family Dwellings and Accessory Dwelling Units.***

With these changes, a reconstructed building (shed, garage, etc) would still be required to comply with erosion prevention and sediment control standards (8.11) but would not be required to complete the extensive submission requirements.

Required by the State of Vermont

We need to expand the Shoreland Protection District to include the other side of Eligo Lake. (Need Surveyor Help)

We need to change the Table 3.1 (page 22) to 100’ Setback and Buffer Distance from Horse & Mud Ponds and we need to add Little Eligo Lake to the same Table with 100’ Setback and Buffer Distances.”

After much discussion, several changes were made to the proposal. 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 phrase “(Accessory Structures are exempted from these requirements.) will be added under the title of 8.11 B Pre-Development Submission Requirements for

Wayne Mutrux will be contacted to extend the Shoreland Protection District around Lake Eligo.

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

Members also discussed Phil Gray’s proposed paragraph for Village Center Designation for the Town Plan. Allison has spoken with Richard Amore and the Town will need to begin the process of updating the Town Plan (with Village Center Designation information and a Flood Resiliency section) prior to applying for the Village Center Designation.

The GPC will also work on the Town Plan update and then follow up on the Village Center Designation. NVDA will be assisting with the accompanying maps.

Homework for the members in attendance was a review of two possible Flood Resiliency chapters – Brownington and Hardwick.

The Planning Commission will meet on September 22, 2014 (Monday) at 7pm to discuss the next steps.

Submitted by
Kristen Leahy, Zoning Administrator