

Work Session of the Planning Commission  
April 6, 2015 – Town Hall, Greensboro, Vermont  
Re: Village Center Designation/Town Plan Update

In Attendance: Linda Romans, Phil Gray (Chair), Joe Wood, Dylan Laflam, and Mark Snyder

Also in Attendance: Kristen Leahy, Zoning Administrator (ZA)

A review was made of the minutes from the work session on March 16, 2015. Motion to accept the Work Session Minutes was made by Joe Wood and seconded by Mark Snyder. All members were in favor.

Kristen presented the suggested updates to the Town Plan from Alison Low at NVDA. These updates would be necessary to receive regional approval of the Town Plan. Alison thought that the Flood Resiliency Chapter looked great but that there would need to be the following changes:

1. Population has to be updated – Alison wrote the Population Chapter and she wrote the revision (new population projections).
2. There needs to be a new “policy” in the Natural Resources Section which states something about earth extraction. This is a statutory requirement – the Town Plan must address earth extraction goals. Alison suggested the following: *“Greensboro has no earth extraction section in our Zoning Bylaw and therefore does not enforce any standards for earth extraction or the restoration and reclamation of a site. The Town relies on Act 250 review of such activities and shall direct the Natural Resources board to consider such development in a way that minimizes adverse impacts to adjoining residential uses. Gravel should be stored and sited in a manner that does not impair wetlands and water resources. Truck traffic should not degrade our roads and daily truck traffic should not exceed the town’s ability to service such roads. Transport of earth materials should be done in a manner that minimizes dust.”*
3. The State has updated their solid waste rules. Act 148 should be mentioned. Alison has drafted a paragraph for that section.
4. GPC needs to mention that there is a new fire station.
5. There needs to be a map that features a few statutory requests. NVDA is creating this for us.

After discussion about each item, Linda Romans made a motion to accept the five changes proposed by NVDA and to submit the Town Plan with these changes to the Select Board. Dylan Laflam seconded. All members were in favor.

The Town Plan will be submitted to the Select Board on Wednesday, April 8 at 8:15. Kristen and Phil will attend the meeting to make the submittal.

The next meeting will be on Monday, May 18, 2015.

Meeting adjourned at 7:50

Submitted by Kristen Leahy, Zoning Administrator