

Work Session of the Planning Commission
March 2, 2015 – Town Hall, Greensboro, Vermont
Re: Village Center Designation/ Zoning Bylaw Update / Town Plan Update

In Attendance: Phil Gray, GPC Chair, Willie Smith, Joe Wood, Dylan Laflam, Diana Griffiths, Linda Romans, and Mark Snyder

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

A review was made of the minutes from the work session on January 12, 2015. Motion to accept the Work Session Minutes was made by Dylan Laflam and seconded by Mark Snyder. All members were in favor.

Kristen presented a possible time line for the Town Plan Amendment Process.

Timeline for Town Plan Amendment Process

The proposed amendments need to be sent to various entities (NVDA, abutting towns, etc.) - 30 days prior to a planning commission public hearing.

If we schedule the public hearing with the GPC for Monday, April 6th, we will have the 30 day window to mail items. In addition, we can make alterations to the proposed changes until March 19th. This will give us the time to meet on Monday, March 16th to make any final changes.

The proposed changes can then go on to the Selectboard at their April 8th meeting. They have to schedule a public hearing 30 days after receiving the chapter – so May 11th or 12th or prior to their May 13th meeting. They can then adopt the changes at their May 13th meeting.

The final step will be transmittal to NVDA and then the Town Plan will be done.

So, the best case scenario would be....

March 16 – GPC meeting to solidify Flood Resiliency Chapter

March 19 – Posting about the April 6th GPC Hearing

April 6 – GPC Public Hearing

April 8 – Selectboard Hearing where the work is passed to the Board.

May 11, 12, or 13 – Selectboard Public Hearing

May 13 – Adoption by Selectboard

On to NVDA. The Board meets on the last Thursday of the month. May 28th.

The Village Center work could proceed at the same time and any applicants for this funding cycle could be working on their application simultaneously.

This proposed time line was discussed.

The GPC then reviewed the newest version of the Flood Resiliency Chapter. The draft version incorporates language from each member's review of relevant studies, from the Flood Resiliency Chapters for Brownington and Hardwick Vermont, and from ANR studies. The Motion was made by Dylan Laflam and seconded by Joe Wood to accept the current draft version of the Flood Resiliency Chapter for the purpose of transmittal to the appropriate entities prior to

the public hearing. Motion approved. The Flood Resiliency Chapter will receive final approval at the March 16th meeting – allowing for the 15 day window prior to the April 6th Public Hearing.

Discussion was then held regarding Phil Gray's proposal to include, in the Chapter's policies and goals section, language which identifies the Greensboro Bend as the primary area of concern. Motion made by Dylan Laflam to approve the goals and policies as they are currently drafted. Seconded by Willie Smith. After more discussion, Dylan tabled the motion. Kristen will objectively ask Alison Low her opinion on whether the Greensboro Bend should be identified as a specific concern of the Flood Resiliency Chapter.

Phil's editorial comments will be incorporated into the Draft version.

Comments on the Draft Version are due in the Zoning & Planning Office by Thursday, February 12.

The next meeting will be on Monday, March 16, 2015.

At the close of the meeting, Diana Griffiths submitted her resignation from the GPC citing work pressure.

Meeting adjourned at 7:54

Submitted by Kristen Leahy, Zoning Administrator