

## GREENSBORO PLANNING COMMISSION (GPC)

### Minutes of Meeting January 28th 2012

**Present:** Phil Gray, Linda Romans, Willie Smith, Mark Snyder and Diana Griffiths.  
Administrative Officer Kristen Leahy also attended.. Mtg. called to order at 7:00 p.m.

**Minutes of January 14th Meeting approved unanimously..**

#### **Development Review Board**

Kristen clarified that by changing the Zoning Board of Adjustment (ZBA) into the Development Review Board (DRB) the GPC would no longer have to attend site visits, and would remain separate from the DRB. Phil moved approval of the creation of the DRB; motion seconded by Willie, and approved unanimously by GPC members. The ZBA has approved the change, but it still must be approved by the Select Board.

#### **By-Law Updates**

Kristen said her assignments had to be on hold until she finishes the Town Report.

Re: No. 3: Alternative Energy - Kristen suggested Mark look at the Waitsfield Town Plan, which already has an existing by-law dealing with solar panel and windmill power. She said the next Town Plan would require a survey and focus group to find out how the residents of Greensboro feel about these topics. There was considerable discussion on alternative energy matters including height, noise, impact on wildlife, etc.

Re: No.9: Non-Conformities - Willie agreed to prepare a draft for No.9 and bring it to the next meeting. There was much discussion about "non-conformity." For example, it is easier to pull an existing non-conforming building down and rebuild as long as it is within the original footprint. Decks and porches are not included in this footprint..

Re: No.10: Language regarding recreation usage in the Lakeshore District - Kristen said she had finished the work on this.

Re: No.14: Size of Signs - Phil distributed an e-mail from Nat Smith of the ZBA who indicated the ZBA had approved signs up to six square feet (the current limit is 2 sq. ft.) and would like to be able to grant exemptions beyond that.

Re: No.16. Agricultural Issues - Diana will contact Kristen once she, Diana, has read the document 'Facilitating Innovation Agricultural Enterprises'.

Re: No.17. New Rules in VT. for receiving federal assistance from, e.g. FEMA - Kristen and Mark will work on this. We need first of all to obtain the new state wording..

Re: No 18: Updating of By-law Wording regarding Zoning Permits - Kristen has drafted the necessary language.

Re: No.20: Development Review Board ( DRB) in Place of Zoning Board of Adjustment -(see above item concerning DRB) .

Meeting adjourned at 8.35pm.

**Next meeting Monday February 11, 7 p.m.**

Respectfully submitted by Diana Griffiths, Secretary  
Greensboro Planning Commission