

GREENSBORO PLANNING COMMISSION (GPC)

Minutes of September 9, 2013, Meeting

Present: Phil Gray, chair; Linda Romans; Willie Smith; Mark Snyder; Kristen Leahy, Administrative Officer; **Absent:** Diana Griffiths, Dylan Laflam

Minutes from August 26 meeting were accepted

Draft notes from the August 21 Public Meeting were accepted; Kristen will send them to interested parties along with her table of By-law changes proposed. GPC will accept comments on the notes until September 30.

Phil will follow up with Patrick Hewes on the latter's offer to write By-law language for payment by By-law offenders for independent technical reviews. (**Ed note:** subsequently Patrick said he would submit the language prior to our Sept. 23 meeting).

Linda reported on Elmore's reconstruction language in its By law which includes: a 40 ft. set back from the lake; reconstruction only allowed on the footprint of noncompliant structures.

Kristin will rewrite the By-law provisions for reconstruction of non-compliant buildings in the Lakeshore Protection District including the following:

- a. Mitigating factors.
- b. Definition of "footprint"
- c. Erosion and sediment control provisions to be included in reconstruction
- d. Porch and deck definitions
- e. The tree matrix in the Model By-law will be eliminated

Next Meeting September 23, 2013, at 7 PM

Submitted by Wilhelmina Smith, Acting Secretary

