Minutes
Planning Commission March 24, 2021, via Zoom 5 PM


Absent: None.

Meeting called to order at 5:01 p.m.

1. Approve the Meeting Minutes for March 10: Motion to approve by Kent, seconded by Jerilyn, carried.

2. Greater Greensboro Task Forces Updates:

   ● Wastewater Infrastructure Task Force: Carol noted the Gazette published that Greensboro Village was chosen as a potential site for a wastewater facility. The task force will look at a number of locations for suitability and eventually contact landowners. The proposed location has not been determined.

3. Shoreland Protection District Bylaw Fine Review: The Commission agreed to incorporate Rick and Linda Ely's comments into revisions after a public hearing. Discussion revolved around whether to keep canopies over stairways as a Permitted Use or reassign as a Conditional Use. Kent noted this is a minor item; by consensus, it was voted to keep canopies over stairways as a Permitted Use.

   2.7 F was reworded for clarity to read:

   *Stairways and lifts shall be four feet or less in width.*

   *Landings for stairways and lifts shall be 32 SF or less in area.*

   In 2.7K, Christine suggested moving the line “Boathouses must be used solely for the storage of boats and related goods,” out of District Standards to 1. Construction of a New Boathouse. Some discussion revolved around existing boathouses. Linda noted that some existing boathouses are also used for storage or workshop space. That existing use cannot be altered. Carol asked about reconstructed boathouses. Christine answered these could be reconstructed to previous standards. Kent added reconstructed boathouses are encouraged to be built behind the natural berm. It was agreed to leave this section as is, with the exception of the line moved.
Kent asked for a definition of docks. Carol said docks are the piece in and over the water. She noted 500sf is a significant size but didn’t have an opinion on this size. She asked for input. Brett questioned whether the town could require permits on state waters. Christine answered that other towns do. She suggested 400sf. Ellen noted the state recommendation is 500sf. Kent suggested using 400sf and then listening to public comment. Carol asked for a rationale for the smaller size. Christine said this is a guardrail to prevent larger docks.

5. Review and Discussion of Other Zoning Bylaw Changes: The Commission went through Proposed Changes to the Zoning Bylaws line by line. Kent asked for clarity regarding the increase from 50’ to 100’ setback distance from all rivers and streams. Linda noted a building setback is not additional. Carol clarified that building or mowing will not be allowed within that 100’ setback of a river. This distance had originally been in the bylaw, so this change reinstates that distance.

Discussion revolved around the 25’ sign setback. Ellen noted this is the current setback in the Bend. Carol said 50’ makes a sign too difficult to read from the road. Jerilyn asked for clarity regarding variances. The bylaw includes 5.5 Variances, which are the state’s standards for the DRB to grant a variance.

The Commission discussed the proposed subdivision bylaw changes. Linda asked if the restriction on four lots in a 12 month period was too restrictive. Kent said he would take this to the Housing Committee and ask for their input, as the proposed Extended Village Zone has the potential to create more subdivisions.

The Commission scheduled a virtual public hearing for Wednesday, May 5, 6-8 p.m. for the Shoreland Protection District bylaw and these additional proposed changes.

Public Comment: Dede Stabler asked for more information regarding the wastewater feasibility study. Carol agreed to inquire if more information could be available on the website. Brett agreed to post the material for the public hearing on the Town’s website. Jennifer Ranz asked who were the candidates for the open seat and what are their qualifications? She said it’s wonderful to get new voices and new perspectives.

6. GPC Candidate Review & Selection: At 6:50 p.m., Jerilyn moved to go into executive session for a Personnel discussion, seconded by Kent. At 7:35 p.m., the Commission returned to open session. Carol made a motion to vote to recommend a new member, seconded by Jerilyn. Jerilyn voted aye for Elissa Mackin. Kent voted aye for Michael Porazzo; Linda, Carol, Christine, and Ellen voted aye for MacNeil. The Commission will recommend to the Selectboard that they appoint MacNeil to fill the vacant Commission seat. Carol noted the Commission invited
interested people to serve on some of the many committees that are doing the important work that serve the Commission. Additional seats might open next year.

7. New Business and Public Comment: Naomi Ranz-Schleifer asked how the public could participate in meetings. Carol noted the virtual meetings created a large number of participants which created a difficult way to run productive meetings. She agreed to add in more space for public comment when smaller numbers attend. Christine noted that, for years, no one attended Planning Commission meetings. Commission members reiterated that written and spoken commentary is always helpful. Ellen noted the work of the Commission is to finish a body of work to present to the public.

Extensive discussion ensued regarding the role of the Planning Commission and the experience of current Commission members. Christine suggested the easiest way for an inexperienced member to join would be at the beginning of a cycle, when the Town Plan is rewritten. Ellen noted the job of the Commission is doing the minutia, including rewriting the bylaws. Jerilyn asked Naomi to email her ideas. Brett agreed to follow up with Maya McCoy about inserting the meeting link in the Town calendar.

8. Next Regular Planning Commission Meeting will be April 7, 2021, at 5 p.m. A meeting is also scheduled for Wednesday, April 21, at 5 p.m.

9. Adjourn. At 8:12 p.m., Kent made a motion to adjourn. The Commission adjourned by consensus.

Respectfully submitted,

Brett Stanciu, Zoning Administrator