Minutes
Planning Commission Hearing for Public Comments
July 12, 2021, at the Greensboro Town Hall, Collier Room

Present: Carol Fairbank, Christine Armstrong, Kent Hansen, Jerilyn Virden, Linda Romans, Brett Stanciu, Ellen Celnik, MacNeil.

Absent Members: None.

Meeting called to order at 5:08 PM

1. Approve May 19 minutes. Approved by consensus.
2. Committee Task Force Updates:
   ● Wastewater: approximately a dozen test holes were dug on Peggy Lipscomb’s property in June. The results are not yet in.
   ● Stewards of the Caspian Watershed: The Stewards will petition the selectboard in August to support the Caspian reclassification. LakeWise evaluations are continuing.
   ● The Broadband committee is sunsetting as high-speed should be available within a year and a half.
3. Public Hearing Comments Review/Decision Making/Further Bylaw Edits: Jerilyn voiced that everyone is concerned about the balance between the quality of the water and homeowners’ concerns. She questioned the need for a permit for cutting, and asked if cutting vegetation rules applied to 250’. Ellen noted the reason for a permit is so people will learn. Kent said the phrasing was incorrect. People are concerned they might need multiple permits; maybe an annual permit would make more sense. Carol said anytime there’s a permit there will be pushback. Christine said grant money might be available for sending out educational materials.

   Discussion ensued about including a required permit or not. Carol made a motion to include the language from the Shoreland Protection Act to ensure consistency of language throughout the bylaw, and create and mail an educational packet in lieu of permits. Kent seconded. All in favor.

Christine noted the bylaw changes impervious surfaces from 20% to 15%. Kent questioned whether the Commission had discussed that. Discussion ensued about the buffer zone increase from 100’ to 150’. Christine noted Amy Picoult from LakeWise is in favor of these changes, particularly because Greensboro has a number of small and irregular lots. Carol requested links to data be included in these minutes.

Ellen made a motion to match the buffer zone to the building setback at 150’. Carol, Linda, Ellen, and Christine in favor; Jerilyn, MacNeil, and Kent abstained.
The Commission discussed definitions. Linda noted all definitions will be at the end. Discussion ensued about language, and the Commission agreed to match the bylaw language with the state’s language. The lakeside zone is Greensboro’s shoreland protection buffer zone. The upland zone is farther at 150’ to 250’.

Discussion revolved around Christine’s edits. Made a motion to approve:

- 2.7A The Commission agreed to add “and boundary descriptions set forth in the appendix to this bylaw.”

- General District Standards
  
  Reconciliation of two sections, Clause 2 and subclass 2.7Q.1.g should be reconciled—simply replace 2.7.Q.1 with clause 2.

- 2.7.P: SPA requires tree cutting point system within 250 feet of the lake so here ‘150’ was changed to 250.’ The Shoreland Protection Act defines the Shoreland Protected Shoreland Area.
- 2.7.Q.1.g: Insert (cut and paste) 2.7I.1.2 here to reconcile.

Christine noted the lakeshore buffer is stressed. The Commission discussed manure spreading. Christine noted the state attributes about 5% of phosphorus to septic systems, the remaining 95% to other sources, including manure. The Commission discussed at length the proposed change of a 100’ buffer around streams and rivers. In previous bylaw versions, this had been 25’. Christine noted the Stewards will get a watershed plan in the next few years that will provide a great deal of data. Carol asked if grants might be available to help farmers as a remedy, and not take away rights. Christine believes grant money will be coming. Jerilyn questioned if the Commission should wait to change that setback. Christine said she thinks this should come from the local level, not the state level. Kent agreed with Jerilyn. A phase-in process was discussed and determined not possible. The Commission did not vote to change the proposed 100’ setback. Kent noted this might hamper building in the proposed Extended Village Zone.

Christine read Day Patterson’s definition of boathouse:

“Boathouse: a structure at or near the high water mark used for the storage of boats and related items. Boathouse includes any structure which was approved and permitted as a boathouse under this or any prior Bylaw, and any structure at or near the high water mark (other than a single family dwelling) a substantial portion of which has been or is being used for the storage of boats and related items.”

The word “only” was excised. Christine moved that language around boathouse be amended as read. Linda seconded. All in favor.
Kent clarified that building on the current footprint of an ADU is acceptable, but restricted by height.

The Commission agreed to edit the document and vote to forward to the selectboard at the July 21 meeting.

4. **New Business:** Carol asked if the Commission could switch to Tuesday nights. The Commission agreed.

5. The next **regular meeting is Tuesday, August 3, at 5 p.m.** Kent asked about a public hearing for Short Term Rentals. The Commission scheduled this hearing for **Tuesday, August 24.** Carol will see if Fellowship Hall is available. The Commission agreed masks will be required at the July 21 hearing.

6. **Adjourn.** The Commission adjourned at 6:47 p.m.

Respectfully submitted,

Brett Stanciu, Zoning Administrator

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**Appendix 1**

**Data-Driven Info Regarding Lake Water Quality:**

- Losing Oligotrophic Lakes
- Lay Monitoring Lake Water Quality
- Shoreland Development Density and Impervious Surfaces
- Riparian Management Guidelines
- Widths of Lakeshore Vegetation for Lake Protection
- A Scientific Foundation for Shaping Riparian Buffer Protection Regulations
- Caspian Data