Minutes
Greensboro Planning Commission
September 21, 2021

Greensboro Free Library and Virtually

Present in person: Carol Fairbank; MacNeil.

Virtual attendees: Linda Romans; Kent Hansen; Jerilyn Virden; Brett Stanciu; Ellen Celnik; Christine Armstrong; Lise Armstrong.

Absent Members: none.

Carol called the meeting to order at 6:02 p.m.

1. **Approve September 7, 2021 minutes.** Discussion revolved around regarding what amendments to make, as the meeting had audio challenges. Kent proposed to reword the minutes to include that there was an extensive discussion about the Short Term Rental bylaw, and the Commission agreed to revisit the proposed bylaw at the next meeting. The unnamed member of the public was Jack Mitchell. Ellen made a motion to approve with amendments. All in favor. Jerilyn abstained as she was not present.

2. **Committee/Task Force Updates:** Stewards are submitting their reclassification petition this week. JoAnn Hanowski did the bulk of the work.

3. **Shoreland Protection District:**
   a. **Review/confirm version readiness.** A version marked by Christine in email as “Done and done” was forwarded to the Selectboard.
   b. **Delegation Agreement:** The Commission noted the town is not in compliance with the Delegation Agreement as the eastern side of Eligo is not in the Shoreland Protection District — a condition required by the agreement. Linda suggested the Planning Commission recommend to the Selectboard that the State should be contacted. The Commission believes the State would find the proposed Eligo Resource District a satisfactory arrangement for a renewed agreement. Linda agreed to write to the Selectboard. Christine Armstrong confirmed that the ZA sends an annual report to the ANR regarding permits in the Shoreland Protection District.

4. **Selectboard Response to Elgio and Extended Village: Review Questions:** The Commission jointly answered the SB questions. Linda emphasized the proposed Eligo District is also about a forest continuum. Current lots are pre-existing. Building would be allowed on these lots; subdivisions less than 25 acres each would not be permitted. Brett agreed to compile public comments and submit to the Selectboard.
5. **Short Term Rental Bylaw:** The Commission discussed whether a permit or a registration was appropriate for STRs. Carol voiced concern whether a bylaw might be overridden by possible upcoming changes at the state level. Linda noted that permits do not require a DRB hearing. Brett pointed out that permits can be appealed. Kent questioned what would happen to people who have been renting for years if an appeal is made. Christine referred to the attorney’s opinion that permits are enforceable and registrations are not. A joint consensus was not reached. Linda noted local zoning does not issue registrations.

The Commission went through the draft bylaw line by line. The revised version is attached. Linda made a motion to approve as amended. Ellen seconded. Linda, Christine, Ellen, Kent, and Jerilyn voted in favor. MacNeil and Carol abstained.

6. **New Business:** Jerilyn submitted her resignation effective immediately due to family and work obligations. The Commission thanked her for her service. Brett agreed to send to the Selectboard the revised proposed STR bylaw, public comment, answers to submitted questions, and a request for written questions for STRs and the SPD.

7. **Next Planning Commission Meeting will be October 5, at 5 p.m. at the Greensboro Free Library.**

8. **Adjourn.** The Commission adjourned by consensus at 7:14 p.m.

Respectfully submitted,

Brett Stanciu, Zoning Administrator

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Appendix 1

Greensboro Planning Commission
Short-Term Rental of Residential Property

**Intent of Short Term Rental Bylaw:**
This bylaw seeks to protect the town’s natural resources and residential districts while acknowledging the opportunity offered by STR’s. The intent of this bylaw is:
1. To protect the quality of our waters.

2. To ensure residential properties are compliant with State tax and safety regulations.

**(A) Short-Term Rental:** “Short term rental” means a furnished house, condominium, or other dwelling room or self-contained dwelling unit rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year.

**(B) Short Term Rental Requirements:**

1. Short Term Rental of Property in all Districts requires a Greensboro zoning permit.

2. The contact information required by 18 V.S.A. 4467: the owner’s name, phone number, mailing address, and an emergency contact number of the owner or a designated owner representative for the dwelling unit, shall be posted in plain sight within the dwelling unit.

3. The owner of the dwelling unit or the owner’s designated, geographically proximate representative shall be available and on call 24 hours a day, seven days a week to manage the property.

4. The Vermont Short-Term Rental Safety, Health and Financial Obligations Form, as required by 18 V.S.A. 4468(b), shall be completed and posted within the STR in plain sight. A second copy of the form shall be filed with the zoning administrator.

5. The owner shall obtain the educational information packet regarding Short-Term Rentals provided by the Vermont Division of Fire Safety. See 18 V.S.A. 4468(a).

6. Accurate occupancy and parking limits shall be included in all advertisements of STR.

7. Vermont law requires the owner of a Short-Term Rental (STR) be responsible for the collection and payment of applicable Vermont Tax. More

8. All vehicles associated with the Short-Term Rental of a property shall have designated off-road parking and not use shared private driveways, private roads, or public highways.

9. An STR permit does not run with the land. A change of ownership shall require a new STR permit.


(C) Rental Requirements in the Shoreland Protection District in addition to (B)1-10 cited above:

1. If the STR shares a dock with other owners in the community, then the STR agreement shall set forth the terms and conditions of usage of the shared dock.

2. No STR may be advertised for large destination events.

(D) Permit Application Requirements:

1. The Vermont Short Term Rental Safety, Health and Financial Obligations Form, as required by 18 V.S.A. 4468(b).

2. Declaration of occupancy based on the number of approved bedrooms as determined by a Wastewater Permit or Lister Card. (citation)

3. An accurate drawing of the subject property that depicts and identifies the following information: location of proposed STR on lot; location of all other buildings; location of the septic system; wellhead; number and location of all parking spaces, including designated off-site parking.

4. A Meals and Rooms Tax ID Number from the Vermont Department of Taxes as required by 32 V.S.A. 9282.