Minutes
Greensboro Planning Commission
October 5, 2021
Greensboro Free Library and Virtually

Present in person: Carol Fairbank; MacNeil.

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

Absent Members: none.

Carol called the meeting to order at 5:08 p.m.

1. **Approve September 21, 2021 minutes.** Christine made a motion to approve. Ellen seconded. All in favor.

2. **Committee/Task Force Updates:** None.

3. **Eligo Resource District, Extended Village District, and Miscellaneous Changes:** The Commission requested Brett to ask the Selectboard for an update at their October 13 meeting. A member could attend as well to answer questions. Kent asked if the Selectboard has a time limit to consider these amendments. The Commission is not aware of any time limit. Discussion revolved around whether the amended bylaws might be able to be warned for town meeting in 2022. No definitive conclusion was reached.

4. **Short Term Rental Bylaw:** Carol opened the discussion by revisiting registration versus permit. Linda noted that Killington and Woodstock have incorporated a registration into their zoning bylaws. The Commission discussed that permits open the possibility for appeal. Brett noted that appeals can be expensive and time-consuming. Registrations cannot be appealed. Ellen noted registration would legalize STRs. Kent inquired about the fee. Linda noted the Planning Commission does not set fees, but can make recommendations to the Selectboard. Brett voiced that enforcement will be costly. Intent of the bylaw was revisited. Christine said the intent years ago was to square rentals with occupancy. Taxes were not part of the equation. An original estimate of a third-party monitoring firm might have been between $5K and $10K. Kent added some educational information is included in the draft bylaw. Christine emphasized the town should enforce the state’s wastewater laws.

Carol offered to put the current STR draft into a google doc. Discussion revolved around rewriting the document. Members agreed to work on the google document and limit meeting time. Christine said she wanted to rewrite the Intent section to include all natural resources, especially the water. Some discussion ensued about Maureen Mitchell’s written comments. The
Commission agreed to incorporate Ms. Mitchell’s comments in the new draft and have that draft by the next meeting.

5. **New Planning Commission Member:** With Jerilyn Virden’s resignation, the Commission agreed to publicly post a need for a new member. Brett will post. All letters of interest will be discussed at the next meeting.

6. **New Business:** Christine would appreciate a calendar and a list of Commission tasks for the remainder of the year. Ellen suggested reviewing the town plan. Christine asked for more meetings per month. Carol noted members may have different notions of collaboration. Carol offered to create a google document for members to write what they think should be considered. Kent suggested that Carol, as chair, should send out an email to the members how the Commission will proceed. He suggested a plan forward could be voted on at the November 2 meeting.

7. **Next Planning Commission Meeting will be October 19, at 5 p.m. at the Greensboro Free Library.**

8. **Adjourn.** The Commission adjourned by consensus at 5:57 p.m.

Respectfully submitted,

Brett Stanciu, Zoning Administrator