

Greensboro Planning Commission

Meeting Minutes

April 16, 2012

PRESENT: Phil Gray, Josh Karp, Linda Romans, Willie Smith, Kristen Leahy

CALLED TO ORDER: 7:00 PM

MINUTES: Minutes from March 26, 2012 meeting approved.

Zoning Board

Linda reported on her first meeting as a member of the Z.B.A.

Discussion of building renovations close to the lake. Currently, our Bylaw permits no additions with the 150' setback area, yet allows a complete teardown and rebuild on an existing footprint – which might negatively impact water quality more than a modest addition would.

Kristen suggested that more specific 'layers' of requirements might be needed to better protect water quality.

Discussion of a science-based approach, which we currently don't have. The water quality protection section of the Bylaw could be strengthened by adding more specific and measurable components, such as requiring soil tests, and a getting a forester or biologist's OK to cut trees close to the lake.

If a report from an expert is required, the applicant would be responsible for paying for this.

Town Plan Update

The Planning Commission reviewed Phil's updated 'Utilities & Facilities' section of the Town Plan.

ADJOURNED: 8:15 PM