

**July 31, 2013 Report to the Greensboro Association Board of Greensboro's Current Zoning Bylaw Revision Effort**

(Larry Hewes, Chair, Zoning Committee)

Every five years, Greensboro revises its Zoning Bylaw, after redoing its Town Plan. Revision of the current Greensboro Zoning Bylaw is currently underway. The Planning Commission (PC) first reviews and then approves a draft Zoning Bylaw change, forwarding it to the Greensboro Select Board (SB) for its review and approval. If approved, the proposed Zoning Bylaw is then voted on at the next Town Meeting in March. There will be public hearings and Warnings along the way by the PC and SB. If the SB disapproves, the proposal is returned to the PC.

As background, there are five zoning districts in Greensboro. The one being focused on in this effort is the Lakeshore District, the area between the lake road and the lakeshore itself, except for certain areas in the Village of Greensboro, which is a separate zoning district.

The PC used a model lakefront zoning bylaw, developed over time by the Vermont League of Cities and Towns, against which to measure the analogous part of the current Greensboro Bylaw. The model bylaw seeks to preserve and strengthen the natural lakeshore environment. The PC has studied the model and, with a few exceptions (e.g., 150' set back rather than the model's 100'), has accepted its provisions.

The bylaw proposal will seek to strengthen protection of the lakeshore district to insure that areas near the edge of the lake are not denuded or unnecessarily stripped of tree/bush/shrub growth protection and that an adequate buffer zone is maintained. In the past, there have been abuses of this area around the lake.

The GA, through its Zoning Committee, submitted comment on the PC's draft, largely in favor of the draft with some reservation about over-regulation, and distributed it to the Board. The PC is now in the process of integrating the model bylaw's language into the existing Greensboro Zoning Bylaw's Lakeshore District provisions.

The PC plans to approve a draft and forward it to the Select Board for its consideration sometime this fall. If the Select Board approves, the proposed Bylaw will, as mentioned above, be placed on the agenda for vote by Greensboro's residents at the Town Meeting in March 2014.

The PC will hold a public informational meeting on the proposed Zoning Bylaw changes on 8/21/2013 @ 7 p.m. at Town Hall. The proposal will be available @ Town Hall or on the Town web site ([www.greensborovt.org](http://www.greensborovt.org)) by August 15<sup>th</sup>. In addition, it has already been posted in various locations in Greensboro and Greensboro Bend.