



APPROVED MEETING MINUTES - November 1, 2022

TOWN OF GREENSBORO PLANNING COMMISSION

Greensboro Free Library

MEMBERS PRESENT: Kent Hansen, Ellen Celnick, Christine Armstrong, Kelli Story (via link), MacNeil, Alexis Vabre

Brett Stanciu (ZA and non-voting member)

ABSENT MEMBERS: None

OTHERS PRESENT: Day and Patterson (via zoom link), Peter Romans

1. CALL TO ORDER: 5:15 p.m.

2. REVIEW OF 10/4/22 & 10/19/22 MEETING MINUTES:

10/4/22 Meeting Minutes: discussion and amendments made. Ellen made a motion to accept amended minutes. All in favor.

10/19/22 Meeting Minutes: robust, extended discussion about paragraph #2. Discussion that all meetings could be recorded and posted on the Town website. Amendments made. It was confirmed that minutes reflect words/ideas actually spoken at meetings and words cannot be altered while reviewing minutes in a subsequent meeting. Motion made by Ellen to accept amended minutes. Kent, MacNeil, Kelli, Alexis in favor. Christine abstained.

3. PUBLIC COMMENT: None

4. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

- Kent brought his proposed petition to amend the bylaw adoption process for signatures. (Attached).

5. STR Draft "Updated" Registration Bylaw - Hearing Schedule: Mid-January 2023 was suggested. Brett notes there are specific steps required for Bylaw adoption. Kent clarified with Brett that the PC Clerk will have a role to play with overseeing the legally required notifications, NVDA reports, etc. Kent will schedule a meeting for ZA, Clerk and Chair to organize a timeline and division of tasks. Brett noted that public commentary will need to be dealt with as well.

6. SPD Bylaw:

- a. Update on Chairman's Letter to VLC&T:** Kent has done a final edit to the letter based on feedback by PC members. He will send it. (Attached).



- b. Ellen made a motion to have a work session to correct SPD bylaw. Seconded by Kelli. Christine notes the content can be separated from the format as the work is done. Kent noted he discussed this with Janet Patterson and that doing the work by subject may be a good way to start. Kent, Christine, Kelli, Alexis voted to approve the motion. MacNeil abstained. Kent to schedule a work session.

7. NEW ITEMS:

a. Discussion about Craftsbury's Local Hazard Mitigation Regulation

Kent notes that this topic is a Select Board responsibility, not a GPC responsibility. Deferred to SB and Town Office.

b. Housing Committee Update Rural Edge is an active group. Committee is working with them to find a rental property to develop and manage. RE also supports existing house energy upgrades for homeowners and landlords. Montpelier Habitat for Humanity is coming up to see the Goldberg property in the Bend with the VT Housing and Conservation Agency. Kent hopes for a duplex there. Ellen suggests 4 units would meet Town goals. \$3.9 million grant has been received by the town to support Greensboro's wastewater evaluation process. Test pits for Town septic are being dug tomorrow behind the Catholic Church in the Bend.

8. Goals, Policies and Actions from the Town Plan –Where should we be focusing our time & energy over the next year? Deferred to the next meeting.

9. OTHER BUSINESS AND ADJOURNMENT: (6:10 PM)

Next regular PC meeting will be DECEMBER 6, 2022.

C. Armstrong
Clerk

