



**APPROVED MEETING MINUTES - JANUARY 3, 2023**  
**TOWN OF GREENSBORO PLANNING COMMISSION**  
**Greensboro Free Library and Zoom (\*Hybrid Meeting)**

**MEMBERS PRESENT:** Kent Hansen, Ellen Celnick\*, Christine Armstrong\*, Kelli Story, Brett Stanciu (ZA and non-voting member)

**ABSENT MEMBERS:** MacNeil, Alexis Mattos

**OTHERS PRESENT:** None

**1. CALL TO ORDER: (5:06 PM)**

**2. REVIEW of December 5, 2022 MEETING MINUTES and December 6, 2022 MEETING MINUTES: (5:07)** Brett suggests 'Meeting audio and video available from Clerk, Chair or from ZA' be deleted as they will not be available going forward. Christine notes that the PC needs to discuss this further and that they are currently available in a public folder. Discussion. Ellen made two separate motions to delete this line from minutes and approve the minutes as amended. Motions carry. Kent wants to discuss this at a later date as a commission.

**3. PUBLIC COMMENT: (5:30 or upon completion of Item 2)** None.

**4. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:**

**4a. Go over scheduled review activities for the 1.25.2023 meeting.** Kent's goal is consensus, new redline, then share corrected bylaw with NVDA and ANR to confirm Greensboro is compliant with the Delegation Agreement. He notes that grant monies are available for future updates of the entire bylaw if the Town decides to go that route.

**4b. Community Survey**—Kelly will initiate upon her return to work. Brett will send the 2016 survey to Kelly and Alexis.

**6A. HABITAT UPDATE – FUNDS FOR BEND APPRAISAL** Kent and Ellen were in conversation with Central Vermont's Habitat For Humanity: Kent gave an overview of the Habitat process: discussed creating a functional housing committee; discussed funding. Habitat finds the Habitat eligible families who qualify economically and who can volunteer construction work hours. Ellen notes priority are for folks who live or work in the Greensboro area. Kent will explore the process further with Habitat. Kent wants approval to spend \$250.00 from the PC budget to pay for the appraisal of the target Goldberg property. Ellen made a motion to approve the dedication of PC funds. All in favor. Discussion of fundraising for property purchase. No update on Rural Edge review of Town Offices.

**5. 2023 PLANNING COMMISSION ACTIVITIES:**



Hazard Mitigation Plan Update: \$10,000.00 grant is available to write this. Kent relays that the PC will act as a support, if needed. Allison Low at NVDA offered to help. Discussion.

## **5. A**

### **Review Suggested Bylaws in Town Plan**

Other Town Plan identified areas:

Regulation of ground mounted solar projects

PUD bylaw review and update

100 foot buffer along streams

Amend bylaws to minimize development runoff on slopes

Kent notes flood resiliency regulations will be required to be updated by a certain near term assigned date.

Energy Conservation

Renewable energy bylaw update

Density bonuses in village centers for affordable housing

Article 4 update

Kent invites PC members to add other near term priorities at the next meeting if there are any.

**6. NEW BUSINESS:** None

**7. ADJOURN @ 5:39 PM:** Motion to adjourn made by Ellen. Motion carries.

**Next PC Meeting (Special Meeting/Work Session) will be held on January 25, 2023 @ 3 PM.**