



APPROVED MEETING MINUTES - FEBRUARY 7, 2023
TOWN OF GREENSBORO PLANNING COMMISSION
Greensboro Free Library and Zoom* (Hybrid Meeting)

MEMBERS PRESENT: Kent Hansen, Christine Armstrong*, Kelli Story*, MacNeil, Alexis Mattos*
Brett Stanciu (ZA and non-voting member)

ABSENT MEMBERS: Ellen Celnick

OTHERS PRESENT: None

1. CALL TO ORDER: (5:03)

2. REVIEW OF JANUARY 3, 2023 REGULAR MEETING MINUTES AND JANUARY 25, 2023 SPECIAL WORK SESSION MEETING MINUTES:

January 3, 2023 Meeting Minutes discussed. Minor corrections offered by Kent and Brett. Accepted. Kent moved to accept minutes as corrected. All in favor. MacNeil abstained due to his absence from the meeting.

January 25, 2025 Meeting Minutes discussed. Kent suggests the PC listen to the zoom file and return to the next meeting with proposed amendments. Discussion about access to GPC shared files, including the archive of audio and Zoom meetings.

3. PUBLIC COMMENT: None.

4. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

- Community Survey Update: Kelly and Alexis are getting started on the draft survey. They will present their draft at the March meeting.
- SPD bylaw update process: Discussion of next steps.
 - Janet has been keeping track of a 'redline' in comparison with the 2022.
 - Janet and Brett are tasked with confirming Christine's list of changes to be included in the updated draft.
 - Updated draft will be sent to the ANR and the NVDA to get their comments.
 - It will then be returned to the GPC for approval.
 - It will be shared with the DRB in advance of the public hearing.
 - Public hearing.
- Decide on "Purpose" for revised SPD Bylaw: Discussion about how to make a single purpose. All in agreement with the recommended proposal that we keep



the current Article 2.7 purposes with a reference to Article 2.7 in Article 8.2. No motions made.

5. 2023 PLANNING COMMISSION ACTIVITIES:

- **Review Suggested Bylaws in Town Plan:**
 - Kent notes that the NVDA relays that flood resiliency bylaws will be required to be updated by a certain near term assigned date.
 - Housing: develop a density housing bonus in or near the village centers. Should this be rolled into the PUD bylaw? Discussion.
 - Discussion about the possible regulation of ground mounted solar projects.
 - Kent to inquire further with NVDA about the above 3 items.
- **Activities to promote in 2023?**
 1. Supporting role in the hazardous mitigation plan
 2. Flood bylaw update
 3. Review delegation agreement
 4. Archiving of Meeting minutes: Discussion. Kent requests Christine make a motion about an archiving method and a time frame for storage of zoom and audio files. Alexis offers an AI idea: otter.ai. Discussion about public access to GPC folders, zooms and videos and transparency. Plan to convene with Maya, the town's IT consultant, when she returns in May. Alexis to join, given her IT expertise.

6. NEW BUSINESS:

- The Village Center designation is up for renewal. It offers preference in grant eligibility for village opportunities. Uncertain what has occurred with this with the first period of eligibility. Kelli to research the benefits to the town businesses. Brett to contact the NVDA for more information and both will report back at the March meeting.
- Subdivision Bylaw Review: Kent met with the DRB Chair about issues with this bylaw. Brett offers that this bylaw needs more stringent oversight; for example, a current survey as required as a part of the application, and suggests the applications require DRB involvement. Thus, the bylaw needs amendment. The DRB Chair will write up a draft for DRB and GPC review.
- Public hearing to be scheduled for STR's, the revised SPD and misc. other items.
- Complete zoning bylaw modernization: Kent believes the bylaws need a complete evaluation and update. Grants to support and assist with the rewrite are available via the NVDA. If members of both the DRB and GPC are in support, the Chairs of the DRB and GPC will approach the SB to inform them. Christine



offers support to the idea of a rewrite process that is timely and with a consultant who is knowledgeable so as to ensure attention to water quality provisions.

7. ADJOURNMENT:

Motion to adjourn made by MacNeil. All in favor. Adjourned at 6:04 PM.

Next regular PC meeting will be MARCH 14, 2023. *NOTE DATE *