



**APPROVED MEETING MINUTES - MARCH 14, 2023**  
**TOWN OF GREENSBORO PLANNING COMMISSION**  
**Greensboro Free Library and Zoom\* (Hybrid Meeting)**

**MEMBERS PRESENT:** Christine Armstrong\*, MacNeil, Alexis Mattos\*, Ellen Celnick\*, Brett Stanciu (ZA and non-voting member)

**ABSENT MEMBERS:** Kent Hansen, Kelli Story

**OTHERS PRESENT:** Janet Patterson

**1. CALL TO ORDER:** (5:00)

**2. REVIEW OF JANUARY, 2023 SPECIAL MEETING MINUTES AND FEBRUARY 7, 2023 MEETING MINUTES:** (5:01) Motion to approve minutes of both the 1.25.23 and 2.7.23 meeting minutes as written offered by Ellen. Approved by all.

**3. PUBLIC COMMENT:** (5:02) None.

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

**a. SPD Update and the next steps in the adoption process.** Christine outlined next steps (motions to approve changes and corrections which will then be added to corrected bylaw which Janet is editing for the Commission's final approval before it goes to the NVDA/DEC.) She recommended that the subsequent public hearings take place in the summertime. More discussion anticipated at the April meeting.

**b. Kent rescheduled until May the discussion on how best to archive the meetings.** Brett would like to wait until Maya, the IT consultant, returns to town, thus deferring this business until the June meeting. No motions made.

**5. GPC 2023 Activities:** (5:10)

**a. Community Survey Update**—Alexis has started to draft it after reviewing the previous survey; she will share, first with Kelli for comments, then with the Commission for feedback. Ellen recommended the survey uses the language used by Rural Edge in their Town Meeting Day presentation: 'modest' income and 'mixed' income rather than 'work force' or 'affordable'. Discussion about how to proceed, including connecting with Alison Low at NVDA for support. Anticipate draft survey at April meeting.

**b. Review suggested bylaw activity from the Town Plan**—



**i. New - Ground mounted solar projects:** Confirm with Kent again in April. Do we need to review what we have in our town plan and bylaws in order to have deference in siting of commercial energy projects?

**ii. Flood - Update:** Deferred

**iii. PUD's and density bonuses** Is there something we need to do to update?—circle back to Irene Nagle to get her feedback. Review if and what we want to change in our PUD language. MacNeil to contact Irene.

#### **6. NEW BUSINESS: (5:25 PM)**

**a. Subdivision Bylaw Review—Anything from the DRB yet?** Nothing yet. Jane to write a draft of subdivision bylaw amendment; discuss with DRB, then bring it to the GPC. Brett to F/U with Jane.

**b. Delegation Agreement History and Strategy Steps:** Finish with the bylaw process as outlined. Include the correction to the district in which Little Eligo is located. (The 2014 Delegation Agreement was conditional on placement of Little Eligo in the SPD or Resource District but that correction was overlooked in recent bylaw amendments. It is still in the Rural Lands District.) Discussion about adding that change to the public hearing changes and bylaw.

**c. Other? Village designation renewal**—Brett relayed this is a simple renewal to confirm that the town plan is compatible with the Village Designation criteria; Brett, Kent and Irene Nagle worked on this and it will go before the SB to be approved by the SB. No discussion or motions to approve made.

#### **7. OTHER BUSINESS AND ADJOURNMENT: (5:37)**

Ellen announced that her term has ended and that she is stepping back from PC. She will continue on other committees, including the Housing Committee. (April 21 Housing Committee meeting @ 5 pm to discuss proposed Rural Edge project.) Unanimous expression of gratitude for her time served on the GPC.

Ellen made a motion to adjourn @ 5:40 PM. Meeting adjourned.

**Next meeting: April 4, 2023**

C. Armstrong,  
Clerk

