



MEETING MINUTES - APRIL 4, 2023

TOWN OF GREENSBORO PLANNING COMMISSION

Greensboro Free Library and Zoom*

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

ABSENT MEMBERS: MacNeil

OTHERS PRESENT: Janet Patterson*

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

2. REVIEW OF MARCH 14, 2023 MEETING MINUTES: Kent made a motion to approve minutes as amended. Motion approved.

3. PUBLIC COMMENT: None.

4. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

- a. **SPD update – Kent will relay update:** Kent will send a ‘marked copy’ of the proposed SPD bylaw amendments, comparing 2023 to 2022, as prepared by Janet Patterson, to ANR/DEC and NVDA for their feedback. Janet suggests it would be more accurate and useful to them to send a marked copy comparing the current document to the 2015 bylaws instead. Kent notes they requested the marked copy of 23 vs 22 changes. The GPC will review the DEC/NVDA feedback of the ‘marked copy’ for possible further editing and subsequent GPC approval. Expected public hearing for SPD amendments will be in August along with the STR proposal and other miscellaneous bylaw changes.
- b. **Community Survey–Content and Distribution** - Alexis is working off of the previous Community Survey which she relays as being very relevant, still. She suggests we organize open ended public discussions around town at the same time that the survey is being distributed. The survey will be online and on paper. Alexis anticipates the draft will be ready for GPC review in a couple of weeks after she reviews it with Kelli.
- c. **Ground Mounted Solar–Respond to 2019 Town Plan Land Use Action Item #1** Kent proposes we include a question or two in the survey re. regulation about ground mounted solar arrays.
- d. **PUD Bylaw Update–Respond to 2019 Town Plan Housing Action Item #4** Kent believes our current PUD bylaw already meets Housing Action Item #4. The PC members present agreed with this conclusion.



- e. **Delegation Agreement–SB or PC responsibility?** Discussion topics include: Are there issues with the new SPD bylaws that would conflict with the Delegation Agreement? Whose responsibility is it to review/rewrite the Delegation Agreement to be sure it is being met? Christine suggests this would likely be the DEC. Christine notes that there are other criteria in the Delegation Agreement which must also be met, including enforcement. She wonders if Greensboro wants to continue to be a self delegated community, given the pros and cons. Discussion around the need to have included Should Little Eligo be in a more protected district in order to meet the condition of the original Delegation Agreement? We will await DEC’s evaluation in connection with our proposed bylaw review. Brett wonders why we need to update the Delegation Agreement now. Kent points out that the SPD bylaw changes go hand in hand with the need for a review of the Delegation Agreement.
- f. **Archiving of Meetings** - deferred to June meeting.

5. NEW BUSINESS:

a. Habitat for Humanity Update: Kent relays the Housing Committee update: 1. Creation of zoning districts for smaller building lots is done. 2. Increasing the inventory of mid-income rental and homeownership opportunities is ongoing. Rural Edge is exploring a feasibility study to convert the Town Hall to create mixed rental units for families, singles, seniors. An additional building would be proposed where the recycling center exists now and the town offices would move to the Grange Building. Rural Edge will propose a feasibility study to the SB. The Central Vermont Habitat for Humanity has agreed to partner with the Housing Committee to construct homes that will be occupied using the HfH approach (review website) if there is enough volunteer support in Greensboro. It will take a lot of volunteer effort to fundraise, do the construction, etc. There will be a meeting on May 3, 2023 @ 6:30 at Fellowship Hall about HfH to gauge community support. No zoom will take place, but the meeting will also be recorded and available for viewing after the meeting. Members of the Housing Committee (Bobbie Nesbit and Judy Carpenter) are working on communication strategies. Alexis is interested in participating.

b. Representatives of Healthy Lamoille Valley, including Alison Link from the local substance prevention coalition at the Lamoille Family Center, and Val Valcour, RN, Morrisville Public Health Office: Delivered a presentation about healthy community design and how to set health and wellness goals in relation to municipalities’ creation of new, updated town plans. Offered resources (ie enhanced language templates and a Community Tool Kit.) 3 - 4 - 50 Framework: 3 behaviors (lack of physical activity; tobacco use/smoking; poor nutrition) which can lead to 4 chronic diseases: (heart disease; lung disease; diabetes; cancer) which leads to



more than 50 % of early deaths in VT. All chronic diseases, including Alzheimer's and dementia, account for more than 70 % of early deaths in VT. They suggested that when we update our Town Plan we review our municipal policies from this perspective and consider health and wellness goals. Now health equity is also a part of the lens. They offer policy support around zoning bylaws for setting health and wellness goals in the town plan. They will connect with Alexis about questions that could be included in the new town survey.

6. OTHER BUSINESS AND ADJOURNMENT: No further business. Christine made a motion to adjourn. All in favor. Meeting adjourned at 6:17 PM.

Next regular GPC meeting will be May 2, 2023.

C. Armstrong,
Clerk