



**APPROVED PUBLIC HEARING MINUTES - October 17, 2023**  
**TOWN OF GREENSBORO PLANNING COMMISSION**  
**Fellowship Hall and Zoom**

**MEMBERS PRESENT:** Kent Hansen, Christine Armstrong, Kelli Story, Alexis Mattos, Janet Patterson

**ABSENT MEMBERS:** None

**OTHERS PRESENT:** Liz and Chris Steel, Sara Slater and Marty McDonald, Andy Kehler, Beth Meachem, Tim Brennan, Brett Stanciu, JoAnn Hanowski, Mike Metcalf, Joseph Gressor/Barton Chronicle, Others on Zoom (Incomplete list): Katherine and Thomas Carroll, Lise Armstrong, Fred and Nicole Mann, Brette McAllister.

**1. CALL TO ORDER: (6:35 PM)**

Kent gave an overview of the general bylaw adoption process, noting that Greensboro implemented zoning in 1972 and there have been 8 revisions made since then in order to keep bylaws up to date: to keep current with the Town Plan and with new state and federal law. Today's proposed amendments were reviewed by the NVDA and the DEC. There were errors and omissions in the 2022 SPD bylaws which needed to be corrected and that required a thorough review. It was logical, given the required scrutiny, that improvements would make things more clear for the community. Additionally, Act 47 (2023) S.100, the recently adopted state law, required changes. He noted that public comments made after this meeting can be directed to the SB.

Kent invited comments on the Miscellaneous proposed amendments: No comments offered by the public, neither those in the room or on zoom

Kent invited comments on the SPD related proposed amendments:

JoAnn Hanowski, representing the Stewards of the Greensboro Watersheds, voiced support for new bylaws that will support water quality in Caspian.

Katherine Carroll was not in support of a 200 sf bh; suggested 300 sf as best for longer boats. Kent clarified the rationale for the compromise number, given that the SPA states 100 sf.

Andy Kehler wondered about the disallowing of pruning above the bottom third of the trees in order to maintain the viewshed. He also wondered about a limit to the number of lake footpaths allowed per parcel given that one path can be constricting. Kent noted that there had been a question raised about the number of ROW's per parcel, also.

Mike Metcalf noted that concern as well as his opinion that 100 sf boathouse was too restrictive. The proposed 200 sf of a new boathouse was better though still difficult for his 20 foot boat.

Liz Steel wondered how the bylaws are going to be enforced? Can a neutral independent outside party be responsible for supervision/review so it's not neighbor vs neighbor?

Chris Steel wondered if these proposed amendments are retrospective or prospective. Kent stated they look forward. However, JoAnn noted application of vegetation management applies to new and existing parcels.

B. MacAllister wondered why §3.9(C)6 [1 footpath per parcel]—was added after the NVDA and DEC review of the proposed bylaw amendments. She was unable to find any discussion about the GPC



decision in the public record. Kent indicated that the PC would review this at their next meeting with the rest of the public feedback received at tonight's hearing.

Kent thanked everyone for their participation and reminded them of the 11.7.23 GPC meeting.

Meeting adjourned at 7:17 PM.

NEXT REGULAR GPC MEETING WILL BE NOVEMBER 7, 2023.

C. Armstrong, Clerk