



**DRAFT MEETING MINUTES - November 7, 2023**  
**TOWN OF GREENSBORO PLANNING COMMISSION**  
**Greensboro Free Library and Zoom**

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

**ABSENT MEMBERS:** Alexis Mattos

**OTHERS PRESENT:** Paul Brierre, Rick Ely, Liz Steel

**1. CALL TO ORDER: (5:08 PM)**

**2. REVIEW OF OCTOBER, 2023 MEETING MINUTES AND OCTOBER 17, 2023 PUBLIC HEARING MINUTES:**

Motion made by Kent to accept October, 2023 meeting minutes as written. Approved by all.  
Motion carries.

Motion made by Kent to accept the October Public Hearing minutes as written. Janet offered a minor typo correction. Approved as corrected. Motion carries.

**3. PUBLIC COMMENTS, IF ANY:** (out of order) Paul Brierre noted two areas of vague and inconsistent language that does not make the bylaws easier to implement—stricter language with use of a Variance would make compliance cleaner. Noted by GPC.

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

**A. Delegation Agreement Meeting – Update** Kent is working with Peter Romans to schedule this in the first quarter of 2024.

**B. Community Survey—Review and update the draft.** Discussion. Schedule a separate work session dedicated to the survey in January, 2024 and host the proposed January 17, 2024 public event in March. New Plan due in 2027.

**C. Bylaw hearing reviews—Discuss public comments and determine if any modifications are to be made before final GPC approval.**

Discussion:

1. Kent will explore if there is a process by which to move forward a solution to the question of subdivision and boundary line adjustments which result in a parcel in two districts and/or a nonconforming parcel which was not warned as part of the public hearing, but was commented on by the public.
2. Consensus to tighten and align language for consistency per Action Steps Document, which will improve clarity of bylaw provisions and make it easier for DRB and ZA to apply bylaws with fidelity. Several situations were noted where the current bylaw does not provide for a consistent application of protection within the buffer zone through a reasonable/consistent hierarchy of required approvals across different projects and different existing conditions. Proposal to review Article 8 to improve consistency of language for clarity. A suggestion to



require use of 'Variance' approvals for development within the buffer zone received initial positive response; will discuss at next meeting.

3. Several implementation questions were raised by the public, the ZA and members of the DRB, including how to understand provisions. It was noted that current bylaw clearly states that, if the DRB or ZA are uncertain how to interpret bylaw, they shall go to the PC for answers.
4. Consensus agreed upon to maintain 200 sf boathouse in proposed amendments.
5. Consensus agreed to draft language regarding viewshed as part of conditional use and the pruning of the tops of trees for intermittent 'windows' with overall good plant management. DEC has been consulted.
6. ADU's—terms need correction to comply with state statute.
7. Access footpath— after the public hearing, DEC was consulted regarding how to interpret the state statute which exempts one access footpath per parcel from state regulations on cleared area. DEC confirmed the exemption is only for one footpath. Will seek legal interpretation as to what flexibility, if any, the Town has with modifying this exemption. Analysis confirmed that this was not a last minute addition to the amendment as a community member wondered. [Original addition was in GPC approved bylaw proposal in 2021; was omitted from 2022 document; was included and approved as part of the general discussion of Exempt Development in January 2023 PC meeting for bylaw correction; was included in draft sent to DEC for review.]
8. Janet was tasked with completing the formatting and editing of the proposed bylaws per this PC review.
9. At our next meeting, resolve specific conflicting language, including 8.10(A)(7) which conflicts with 8.4(B) on steep slopes; 2<sup>nd</sup> sentence in 8.8(A)(7) potentially conflicts with 8.9, which is conforming with the state statute.

#### **5. New Business:**

- A. Update on 2024 budget survey:** Discussion. Given the numerous projected expenses in FY24 it was agreed by all to maintain the existing level of \$2,000.00, at a minimum.
- B. Other, if any, and adjournment:** Alison Low will be joining us in December to discuss FEMA maps and the required bylaw changes which must be completed within two years of the publication of the new maps.

**6. Adjournment:** Kent made a motion to adjourn. Approved by all. Adjournment at 6:40 PM.

**NEXT REGULAR GPC MEETING WILL BE DECEMBER 5, 2023.**

C. Armstrong, Clerk