



APPROVED MEETING MINUTES - FEBRUARY 13, 2024
TOWN OF GREENSBORO PLANNING COMMISSION
GREENSBORO FREE LIBRARY and via Zoom

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

ABSENT MEMBERS: Brett Stanciu (ZA and ex-officio member)

OTHERS PRESENT: Paul Brierre, Chris Steel, Naomi Ranz-Schleifer

1. CALL TO ORDER: (5:06)

2. REVIEW AND APPROVAL OF JANUARY 2024 MEETING MINUTES:

Kent and Christine noted minor changes to which no objections were made. Christine made a motion to approve minutes as amended. Approved by all.

3. PUBLIC COMMENTS:

Chris Steel noted his concern that Greensboro, as a self delegated community, may not be enforcing shoreland protection bylaws sufficiently and that enforcement and documentation of compliance needs to be a component of the permitting process. Naomi Ranz-Schleiffer noted her difficulty in following GPC work and noted that community priorities identified in years past have not moved forward. She is unsure whose responsibility that is. Paul Brierre wondered when the Bylaw will be presented to the SB.

4. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

A. Misc. and Shoreland Protection District Bylaws Consideration: Janet reviewed final corrections and minor language changes to the Proposed Bylaws as filed in the 2.13.24 public folder. Discussion about how shoreland protection enforcement will be improved. Christine made a motion to approve the minor changes and corrections to the Proposed Miscellaneous and SPD Bylaw Amendments that were made after the October 17, 2023 GPC Public Hearing. Approved by all. Kent reviewed the next steps of the Bylaw amendments' approval process.

B. Delegation Agreement Discussion: Kent gave an overview of the Self Delegation Agreement history and process in Greensboro. Noted a pending meeting between the Town and the DEC about the status of the Agreement as requested by the DEC. Peter Romans, Chair of the SB, proposed that this meeting be a public meeting. Chris Steel noted the town needs to be assured that the town expense of maintaining self delegation is worthwhile. Kent noted that the Town's original reasoning to self delegate was unclear. He noted that there are only four communities that are self delegated (Burlington, Colchester, Elmore and Greensboro). He imagined the appeal to the Town of becoming self delegated may have been the speed with which permits could be issued as a local task instead of a state task; how the town may not have wanted state scrutiny with more onerous regulations; the reduced permit cost to property owners [though there was more municipal expense, not less]. Naomi wondered what the differences are



between the state and local language; how long the permitting process would take; if a hybrid system is possible? Janet noted that without self delegation the state would regulate only the part of Greensboro's bylaws that relate to water quality protection—the vegetative cover, how to take care of erosion, impervious surface, slope, buffers. Greensboro would permit the balance. Chris Steel wondered if a discussion with Elmore may be valuable. Kent agreed to contact Elmore's PC Chair to get their feedback on being a Delegated community.

C. Community Survey–Workshop Scheduling: Discussion. Tentative date–March 18, 2024 @10 AM at the HCA.

D. Kent made a motion to move into Executive Session as per 1 V.S.A. §312 (a) to discuss Delegation Agreement. 6:10 PM.

Exited Executive Session at 6:50. No actions taken.

5. NEW BUSINESS: None.

6. ADJOURNMENT: 6:53 PM PM Kent made a motion to adjourn. Approved by all.

Next regular GPC meeting will be on March 12, 2024 (due to the Town Meeting on March 5, 2024).

C. Armstrong,
GPC Clerk