



DRAFT MEETING MINUTES - MARCH 12, 2024
TOWN OF GREENSBORO PLANNING COMMISSION
GREENSBORO FREE LIBRARY and via Zoom

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

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

1. CALL TO ORDER: (5:07)

2. REVIEW OF FEBRUARY MEETING MINUTES:

Alexis made a motion to approve February meeting minutes as written. All approved.

3. PUBLIC COMMENTS, IF ANY: None.

4. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

- A. Miscellaneous and SPD Bylaw Update:** Kent will attend this week's SB meeting to "transfer" the GPC approved proposed bylaw amendments to the SB for their consideration. He will also offer a joint meeting with the Select Board to answer SB questions if they request it.
- B. Delegation Agreement Discussion:** Discussed the pending 3.13.24 overview meeting with the DEC. Kent anticipates a subsequent GPC discussion and written recommendation for the SB about remaining a Delegated Community or not. (It is a SB decision.)
- C. Community Survey:** Meeting on 3.18.24 will be to determine the survey's objective and then developing the survey questions and distribution procedures.

5. NEW BUSINESS:

Town Plan Update Strategy: Kent notes we will probably aim to narrow the focus of the next Plan and to reorganize the sections to create a more streamlined, simpler product. Alexis notes we may need to be sensitive to balance protection of what we have now and see as valuable with new Town Plan goals. She hopes we can align



with that. Kent notes we may want to restrain ourselves to less aspirational goals which can be accomplished in 5-7 years and over which we have influence.

6. OTHER BUSINESS:

Town Hall Project: Various consultants who were hired by Rural Edge to analyze the feasibility of the redevelopment of the Town Hall project said it's a go. However, Rural Edge just received word from Act 250 that an Act 250 permit is also required because Greensboro does not have subdivision regulations nor is it a Designated Downtown Development District, Neighborhood Development Area or a Growth Center (Currently, Greensboro has a Village Center Designation.) If this project has to go through Act 250, it will cost an extra \$55,000.00 to go through the Act 250 permitting process. Rural Edge is reluctant to spend that amount of money towards permitting instead of housing. Rural Edge has a 3 year timeline: 1–analyses; 2–funding; 3–building. Greensboro has time to write new subdivision regulations and/or make an effort to become a DDD, NDA, or Growth Center if the GPC supports this. (Kent will share Burke, VT's 2018 subdivision regulation as a model.)

At the Town Meeting there were folks who were surprised by this development idea and did not know about it. Kent agrees that the Town needs to have public informational meetings which the SelectBoard will be scheduling. The GPC won't explore modifying subdivision regulations or applying to be a DDD, NDA or Growth Center until after the town has discussed it and has indicated support for the project.

Discussion about the option agreement that the SB signed regarding this Town Hall housing project. Kent believes that there is room for both parties to exit the agreement.

ADJOURNMENT: Kent made a motion to adjourn. Approved by all. 6:12 PM

Next regular PC meeting will be on April 2, 2024.

C. Armstrong
GPC Clerk