



**APPROVED MEETING MINUTES - APRIL 2, 2024
TOWN OF GREENSBORO PLANNING COMMISSION
GREENSBORO FREE LIBRARY and via Zoom**

MEMBERS PRESENT: Kent Hansen, Christine Armstrong, Alexis Mattos, Janet Patterson, Kelli Story (5:14 PM)

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

1. CALL TO ORDER: (5:04)

2. REVIEW OF MARCH 12 AND MARCH 18 MEETING MINUTES:

Kent made a motion to approve March 12 and March 18 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 delivered the proposed Bylaws to the SelectBoard at the March 13, 2024 meeting. He is now working on alerting the SB that there were some inaccuracies in the draft SB meeting minutes regarding the bylaw adoption process. Janet reviewed the schedule of adoption with Carl Andeer at VLCT to confirm the fine details going forward. We will put together a recommended timetable for guidance to the SB and offer an informational session for them as well.
- B. Delegation Agreement Discussion:** Discussion of the 3.13.24 overview meeting with the DEC. (Attended by P. Romans, E. Hanson, SB; C. Armstrong, K. Hansen, GPC; ZA; J. Woodruff, DRB; members of the DEC.) Recapped the meeting. DEC made it clear during the meeting that they were willing to provide tech assistance to the Town if needed. Discussion about the pros and cons of maintaining the self delegation status. Kent noted that the DRB seems OK being a delegated town. He would like to try to maintain the self delegation status, with these specific action steps: get the proposed bylaws passed which should be clearer; amend



application forms to be consistent with the bylaw; education in collaboration with the DEC; then evaluate the implementation after a period of time. Discussion about offering a bylaw informational meeting for the DRB before the SB public hearing and the need for more direct, ongoing communication between the GPC and the DRB. Discussion about verification of applications and enforcement. Discussion that there may be reason to consider relinquishing self delegation status in the future if ZA or DRB personnel changes.

- C. **Community Survey:** At the meeting on 3.18.24, participants discussed the survey's objective and worked on developing the survey questions and distribution procedures. (Kent, Christine, Alexis, Liz Steel attended). Kent noted there is a second meeting on April 10, 2024 with the goal of having a draft survey for the May GPC meeting to be OK'd at the June meeting. Consider focus groups in August.

5. NEW BUSINESS:

A. STR's: Kent notes he has been informed that the SB is beginning to evaluate a 1% local option tax on meals, alcohol and rooms in order to shore up town revenues and they wonder if the GPC will be returning to this topic. After discussion, it was the consensus that the GPC will not be looking into this topic at this time.

6. OTHER BUSINESS:

Town Hall Project: Kent, speaking for the Housing Committee, recapped the steps taken to date regarding the project. Because the project was a surprise to many members of the community, the SB has scheduled an informational town meeting to be held on 4.24.24. An Act 250 permit is required and Rural Edge would prefer spending the \$55,000.00 it would cost to go down this path on the housing project itself. As such they wondered if Greensboro could create a subdivision bylaw (which addresses detailed requirements for large development projects) or become a Designated Downtown Development District, Neighborhood Development Area or a Growth Center. (Towns that have the subdivision regulations in place or one of these designations do not have to apply for Act 250 permits.) (Currently, Greensboro has a Village Center Designation.) Either option would require major bylaw work. Discussion—subdivision regulations may be the least onerous if the Town chooses to move forward. Discussion about whether we see a need for subdivision bylaws or other area designations in



Greensboro beyond the Town Hall Project. Would there be unintended consequences if we change bylaws to accommodate Rural Edge? Discussion about having a knowledgeable person come to speak with the GPC about these pathways , if the Town decides to go forward with the Rural Edge development.

How is Rural Edge going to submit its permit application to the town? Is it a PUD? Kent will meet with the ZA to discuss possibilities.

Next step for the GPC: review existing PUD bylaw and invite an NVDA representative to attend our next meeting for discussion regarding both the subdivision regulations and designated development area strategies.

ADJOURNMENT: Kent made a motion to adjourn. Approved by all. 6:24 PM

Next regular PC meeting will be on May 7, 2024.

C. Armstrong
GPC Clerk