



**APPROVED MEETING MINUTES - MAY 14, 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, ex-officio member)

OTHERS: Paul Brierre

1. CALL TO ORDER: (5:03)

2. REVIEW AND APPROVAL OF APRIL 2 AND APRIL 10 MEETING MINUTES:

Christine made a motion to approve meetings' minutes as written. All approved.

3. PUBLIC COMMENTS, IF ANY: None.

4. GUEST SPEAKER: ALISON LOW, NVDA, SUBDIVISION BYLAWS (out of order)

Subdivision regulations. Currently, Greensboro does not have subdivision bylaws. Burke Subdivision bylaw is available for an example. She notes that writing a subdivision bylaw and getting approval may be difficult but worthy of inquiry. Other communities have done it to protect open land, farmland, forest blocks, wetlands. Neighborhood Designation Area may be something to consider—how would it work for our community. Alison is unsure of how Act 250 will dovetail with these programs as the rules and processes are changing.

All municipal subdivision bylaws must comply with Statute. Chapter 117, 4418. How will a subdivision be processed? Lots' layouts, natural areas and public facilities must be considered. What is a minor or a major subdivision review? How should it be administered? via ZA or DRB? How does a subdivision match the town plan standards for density, development? The challenge in writing very good subdivision regulations is to consider the patterns of development to be promoted. What are the overall parcelization trends? Where is that happening? Note what is pre-existing and is on the ground. Examine road policy—subdivision regs need to be coordinated with road



policies. What is functional and what is feasible for the townspeople? Where are the wildlife connectivity corridors in relation to neighboring communities. Inventory what we need to protect.

Density bonus can be considered if the lot layouts preserve dedicated open space; consider scenic viewsheds; limit forest fragmentation with provisions for roads, infrastructure, curb cuts. Density bonuses are subjective and are considered per application.

Alison recommended reviewing Sutton's regulations. They started with a GIS based analysis to review more agriculturally productive and the most sensitive areas—made a proposed overlay; created density by allowing smaller lots in areas instead of large minimum lot sizes. Process was very slow and labor intensive for the SB, the PC and the NVDA. GPC will review Sutton's subdivision bylaw and discuss further at the next PC meeting

5. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

- A. BYLAW APPROVAL UPDATE:** Kent will attend the 5.22.24 SB meeting to assist the SB in understanding the need to move forward with the SPD proposed bylaw despite MacNeil's motion to table consideration of the SPD bylaw amendments. If the SB tables the bylaw and the one year anniversary comes up, the GPC will need to restart the entire process for adoption with public warnings, public hearings, voting, etc. Janet notes statute states that the SB shall hold a public hearing within 120 days. Kent will clarify with VLCT. The SB decision to separate the public hearings into two meetings creates extra cost and extra work. The SB states that the SPD bylaw changes are voluminous. However, in reality, they may not yet realize that many changes are not new, substantive or discretionary. Some members have not read the materials given to them 2 months ago. The ZA is concerned with the need for the ZA and DRB to begin reviewing applications under the proposed bylaws once a SB public hearing is warned.
- B. COMMUNITY SURVEY, PROGRESS REPORT AND TENTATIVE SCHEDULE:** Alexis brought the latest draft. The survey subcommittee plans to meet on May 30 to review. Liz Steel proposed an online survey schedule with data to be collated and analyzed in November to allow for GPC review in December.



C. CURRENT PUD BYLAW–DISCUSSION: Kent reported on efforts to find provisions of the existing bylaw under which the Rural Edge proposed project could be considered. RE wants to proceed under PUD but it's not clear under what provisions of the bylaws the RE project would be evaluated? Multi family housing (3 or more) is a conditional use in the village district. Mixed use is not addressed in current bylaws; the project would be a mixed-use if any offices are in the building. When the NVDA reviewed our PUD bylaws in 2022 they suggested we update them to refer to the number of lots created and the number of DU's created. They also felt our PUD bylaws are not as useful in the village district but could be applied to the extended village district and resource district.

6. NEW BUSINESS:

A. JOINT INFORMATIONAL MEETING WITH THE DRB SCHEDULED FOR 5.20.24:

Discussion.

B. Discussion about how to manage required website postings for the GPC. Alexis agreed to defer these regular tasks to Christine and Janet and will train them in June.

C. ANNUAL GPC RE-ORGANIZATIONAL MEETING: Moved into executive session 6:20. Came out of executive session 6:22. Kent Hansen and Christine Armstrong were unanimously approved to be reappointed in their current roles as Chair and Clerk.

ADJOURNMENT: Kent made a motion to adjourn. Approved by all. 6:25 PM

Next regular PC meeting will be on June 4, 2024.

C. Armstrong
GPC Clerk