



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

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

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

**OTHERS:** Liz Steel, Beth Meacham

**1. CALL TO ORDER: (5:10)**

**2. REVIEW AND APPROVAL OF MAY MEETING MINUTES:**

Christine made a motion to approve meeting minutes for May 30 and June 4, 2024 as written. All approved.

**3. PUBLIC COMMENTS, IF ANY:** B. Meacham and L. Steel, as members of a communication committee, hope to organize a community conversation pot luck dinner in August in concert with the roll out of the new 2024 GPC community survey. VCRD may be available to facilitate a meeting which would dictate the event date. Communication committee goals are transparency, inclusiveness and civil discourse. If cleared with VCRD they wish the GPC would write a letter of support to send to VCRD and to participate in the communication committee pot luck. GPC agreed to write this letter if permitted by VCRD. GPC agreed to refer all questions regarding Rural Edge to the Select Board. Reflected how the SelectBoard may have been communicating with Rural Edge but has not been effectively communicating with the community.

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

- A. Miscellaneous Bylaw Public Hearing** pending on July 25, 2024. Janet notes that the Legislature made some statute changes which were revealed at the end of the 2024 session. She recommends that we note these for the SB so they can make these minor changes in the legal window ahead of the public hearing. Janet will prepare a listing of the required changes. The GPC will then write a letter to the SB.
- B. Shoreland Protection District Proposed Bylaw:** DRB/GPC meeting to answer DRB questions pending on July 8, 2024. DRB Chair and Vice-Chair contacted Kent to ask why the GPC called this meeting. They were surprised when Kent clarified for them that it was a SB decision, not a GPC decision. They informed him of their reluctance to express



opinions about the bylaws as it may inadvertently appear as bias in future decisions. DRB members will be able to ask questions. Both were unaware of the 2014 Self Delegation Agreement for Greensboro's shoreland protection district permitting. Discussed the need to forward the State's permit application instructions in advance of the meeting for their information. Discussed the need for accuracy in the application forms and clear bylaw to reduce ambiguity thus preventing subjectivity in bylaw decisions.

Discussed introductory statements to the meeting—the GPC guiding principles and the detailed SPA.

- C. Community Survey—Progress Report and Tentative Schedule:** Survey is complete. Beta will go out July 3; due back Jul 12. Follow up meeting Monday, July 15 @ 5 PM at the GUCC library. One page information flier will go into tax bills (due before July 22, 2024.) Greensboro Bend Celebration is scheduled for August 3, 2024, 4 - 7 pm where the GPC will have a small table.

## **5. NEW BUSINESS:**

- A. New Flood Bylaws:** New maps are not yet available. Model bylaw seems appropriate for a larger community with extensive flooding area. We will review it at the next meeting and may simply adopt the model bylaw. The timeline is 2 years to update our bylaws after seeing the new maps.

**6. OTHER BUSINESS and ADJOURNMENT:** Kent made a motion to adjourn. Approved by all. Adjourned at 6:40 PM.

**NEXT REGULAR GPC MEETING WILL BE ON AUGUST 6, 2024.**

C. Armstrong,  
Clerk