



**APPROVED MEETING MINUTES - AUGUST 6, 2024
TOWN OF GREENSBORO PLANNING COMMISSION
GREENSBORO FREE LIBRARY and via Zoom**

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

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

OTHERS: Linda Ely, Martin MacDonald, Matt Day, Eric Hanson, Meghan Meachem, Terry O'Connor, Janet Long

1. CALL TO ORDER: (5:05)

2. REVIEW AND APPROVAL OF (2) JULY MEETING MINUTES:

July 2 meeting minutes: Kent questioned the comment regarding participation in the communication committee potluck dinner. He clarified that we have gotten no further inquiry from them. He noted a couple of minor language changes. Kent proposed we approve minutes as written. Approved by all.

July 8 meeting minutes: Kent noted that we will respond to DRB questions on SPD bylaw amendments and any other public comments at the same time. At this point no other comments have been received. Kent made a motion to approve meeting minutes as written. Approved by all.

3. PUBLIC COMMENTS, IF ANY: Matt Day inquired about sections in the proposed SPD bylaw regarding the term 'volume' and the 10% increase in the AofE (Area of Encroachment). He is working on a proposal to expand his 700 sf home. Kent noted the GPC is awaiting the SB decision about how to proceed with the SPD proposed amendments and a public hearing. We expect a reply from the SB at the next meeting about how they want to proceed. The GPC encouraged Matt to write a letter to the SB with his comments on the SPD amendments and to attend the SB public hearing when scheduled.

4. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

A. Miscellaneous and Shoreland Protection District Bylaw Updates: The SB will probably be taking action on the Miscellaneous Proposed Bylaw Amendments at their next meeting because the public hearing has been held. The SPD Proposed Bylaw Amendments were presented to the DRB at an informational session which was attended by Dave Kelly and Eric Hanson, SB members. Kent expects action on a SPD public hearing will be taken by the SB at their next meeting.



B. Community Survey Progress Report: The survey is out and is online. A brochure regarding the survey was included in the tax bill mailing. The deadline is October 1, 2024. We will publicize in the FPF and HG. A member of the public asked what the survey was for. Kent summarized the Town Plan cycle which starts with a survey. Meghan offered to post a reminder again on the GA website later in September.

C. New Flood Bylaws—Is the Model Bylaw offered by the NVDA suitable for Greensboro? Kent summarized the FEMA process regarding update of the flood maps and subsequent required bylaw update. The new FEMA flood maps will provide contour data at a scale of 12 inches vs the former maps at 20 feet. Towns that participate in the flood insurance program must comply with the new maps and requirements in their bylaws. We have received a new Model Stand Alone Bylaw that could be applied to Greensboro as is or the Town could modify it. Kristen Leahy, the ZA in Hardwick and a Greensboro resident, offered to assist in our discussion by coming to one of our meetings; Hardwick has recently completed this process. Discussion about the timing of the receipt of the maps and the work on the updated bylaw which is required to be completed by March 2026 Town Meeting.

5. NEW BUSINESS:

A. New Town Plan—Review Format and Table of Contents: Kent invited all GPC members to review the format and Table of Contents of the last Town Plan. He offered that a Town Plan with Appendices may be less voluminous.

B. Shall the GPC proceed with reestablishing a housing subcommittee? Kent summarized the history of the Housing Subcommittee which was created in response to one of the goals of the town plan. [Members: Kent Hansen, (chair), Ellen Celnick, MacNeil, Bobbie Nesbit, Robbie Hurst, Denise Hill]. In 2019, a professional housing assessment was completed which supported the idea that housing for working families was needed. They investigated a number of non profit agencies. He noted the primary hurdle is access to land. 30% of Greensboro's land is protected by trusts or is protected land so that makes things more difficult, as do the clay soils and existing geological features. Most housing agencies want housing to be placed in village centers. The Housing Subcommittee introduced Patrick Shattuck of Rural Edge to the SelectBoard. They also connected with Habitat for Humanity. None of the original members of the Housing Subcommittee have time to continue on the subcommittee. A regional housing group called the Community Housing Forum (Albany, Craftsbury, Glover, Greensboro) is in existence and they are heading down a land trust idea whereby the land trust would purchase properties as they come on the market and which can then be developed and dedicated to housing. Kent noted that some people think that Greensboro's zoning is a hurdle to housing but Kent noted that Craftsbury, which has no zoning, is experiencing the same difficulties developing housing options. Janet Long noted that it would have been useful to the



townspeople to have heard about the steps that the subcommittee took along the way. Kent noted they could have been better with minutes or reporting progress .

Kent noted that a public meeting to invite the public to re-start the Housing Subcommittee efforts may be a good idea. The initial investigatory legwork can be shared. (i.e. some land trust covenants have been changed so building affordable housing is possible. Janet advised that all informational documents be collated in a folder and posted. Meghan noted lack of communication was a fatal flaw in the current RE effort. She noted taking a regional view with abutting towns may be more productive. Christine noted that summarizing the past work of the Housing Subcommittee could be completed; that the NVDA has regional housing goals which could be reviewed; that the new committee could be served by folks who have expertise in housing, finance and/or who have expressed opinions about the RE project and housing in general; that there are a variety of ways that other communities in the state and country have addressed this problem and that we ought to look at them. Kent noted that no private developer will likely build here because we do not have the scale to make it attractive. Terry noted that a problem in Greensboro is lack of full utilization of existing homes as many are occupied for only part of the year.

Janet noted that Greensboro has not thought this through because our bylaws are not written for this. Discussion about Act 250 and the decision that the Rural Edge project is not exempt from the Act 250 process. Discussion about Mixed Use which is not addressed in Greensboro's bylaws, and which would need to be considered with the Rural Edge project because the town offices would remain there with proposed apartments above. Discussion about whether the RE project fits under Greensboro's existing bylaws. Kent mentioned that he has been told that the approach is up to RE to propose to the ZA that two applications be put before the ZA, one for town offices and one for the apartments. Kent notes that the SB is scheduling a public informational session on August 19: a pot luck supper at 5 PM followed by the public informational session where questions can be answered. He will prepare a summary/history of the Housing Subcommittee work for that SB meeting.

6. OTHER BUSINESS AND ADJOURNMENT: Kent made a motion to adjourn at 6:08. Approved by all.

Next regular PC meeting will be on September 3, 2024.

C. Armstrong
Clerk