



**APPROVED MEETING MINUTES - October 1, 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 PRESENT:** Liz Steel, Davis Barnett

**1. CALL TO ORDER: (5:03)**

**2. REVIEW OF SEPTEMBER 3 AND SEPTEMBER 16, 2024 MEETING MINUTES:**

Kent noted a minor word change for September 16 minutes; discussed a format change for the September 3 minutes. Kent made a motion to approve both meeting minutes. Amended minutes approved by all.

**3. PUBLIC COMMENTS, IF ANY:** No comments.

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

- A. Community Survey–Progress Report:** Survey is now closed. 218 digital responses plus possibly a few paper copies left to collate. Discussion about scheduling a work meeting to evaluate the responses and ideas with which to proceed with the proposed focus groups—to be held after the holidays. Plan to hold a work meeting 10/23/24 @ 10 AM to review data.
- B. New Flood Bylaws–Workflow and timetable:** Discussion about approach to rewriting the new Flood Bylaw. The PC will meet an hour earlier until further notice to work on updating the Town’s Flood Bylaws.
- C. Update on SPD and Misc. Proposed Bylaws:** Progress for both bylaws are still in the hands of the SelectBoard. We should learn more at the upcoming 10/9/24 SB Meeting. Discussion about the timetable and the further risks involved in failing to more urgently correct the existing errors in the current bylaw.

**5. NEW BUSINESS:**

- A. 2024 Housing Sub-Committee Update:** Next meeting is October 8, 6 PM. Kent has collated some housing resources with the folks who attended—to be made available in the Sub-Committee folder on the GPC Town website. He will withdraw as chair and expects someone else to take on the role as chair of the subcommittee. The Commission discussed the benefit of holding the meetings remotely vs simply recording the meetings in order to provide full transparency for the community.
- B. New Town Plan–Review Assignments:** Discussion about how to write a streamlined plan for Greensboro, involving external existing groups/folks in town write first drafts of identified sections. Discussed Craftsbury’s Plan’s format—how the Plan focused on the identified Top 3 Dilemmas and Top 3 Priorities. Kent will draft proposed identified sections.

**6. OTHER BUSINESS AND ADJOURNMENT:** Kent made a motion to adjourn. Approved by all.  
Adjourned at 6:17 PM.

**Next regular PC meeting will be on November 11, 2024 @ 4 PM.**

Christine Armstrong, Clerk