



**APPROVED MEETING MINUTES - NOVEMBER 11, 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)

OTHERS PRESENT: Jennifer Ranz, Dede Stabler, Naomi Ranz-Schleiffer, Lucy Mitchell, Cornelia de Schepper, Neil Burnham, Paul Brierre, Walter Giles, Liz Steel, Eliza Burnham, Chad Sims, Davis Barnett, Alyssa Mackin, et al.

1. CALL TO ORDER: (4:03)

2. REVIEW OF OCTOBER 1 and OCTOBER 23 MEETINGS' MINUTES: Kent made a motion to approve both meetings' minutes. Minutes approved by all.

3. PUBLIC COMMENTS, IF ANY: Some members of the public had general inquiries about Town Plan Process, the Flood Bylaw, FEMA maps, the Delegation Agreement.

4. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

- A. COMMUNITY SURVEY–PROGRESS REPORT:** Vision for how the town moves forward with its Town Plan comes from the Town Survey. Kent outlined a proposed schedule for community inclusion and noted the extensive work that Alexis has been doing for this project with Liz Steel's assistance.
- B. MISCELLANEOUS BYLAW UPDATE** It was approved by the SB at the last SB meeting. It consisted primarily of updates required by the latest Vermont legislative sessions.
- C. SHORELAND PROTECTION BYLAW–DISCUSS STRATEGY TO MOVE FORWARD:** SB failed to bring the SPD proposed bylaw to a public hearing within the required time frame which effectively ended the approval process. The SPD will be returned to the approval process as the chair of the SB requested: to bring it forward together with the updated Flood Bylaws.
- D. NEW TOWN PLAN–DISCUSSION/FORMAT:** Discussion about starting to draft the new plan after the winter meetings.

5. NEW BUSINESS:

- A. SUBDIVISION REGULATIONS–WHAT ARE THE CONSTRAINTS ON THE TOWN MOVING FORWARD WITH NEW SUBDIVISION REGULATIONS?** The broad purpose for subdivision regulation is to regulate subdivision for larger development and subsequent enforcement. Greensboro does not have permanent subdivision bylaws in place. Act 181 was recently enacted to jointly regulate economic development, housing development and conservation. It offered a window between December 2024 and July 2027 to skirt existing Act 250 regulations if certain criteria are met, one of them being permanent subdivision regulations, in the hope of fast tracking development. If a town has permanent subdivision regulations it does not need to follow Act 250 permitting processes. (ie Rural Edge wouldn't need to go through the Act 250 process which takes time and money for Rural Edge.) GPC looked at subdivision regs earlier this year in relation to the Rural Edge project proposal. At that time, the GPC determined that writing subdivision regulations is very complicated and probably a consultant would be needed to avoid unintended consequences. The Selectboard met last week to explore its idea to write/fast track subdivision regs using a subcommittee. The GPC will write a fact sheet of subdivision regs to the SB stating the complexity of the



topic and will discourage the SB. The GPC members noted that large scale economic development is not in the current town plan nor is it hoped for in the results of the most recent survey.

- B. REVIEW PUD BYLAW—ARE CHANGES NEEDED?** Greensboro currently has a PUD bylaw available in the village districts and the rural lands districts. A review of the districts in which a PUD can be built will be conducted. In a PUD, more than 3 units can be built on one parcel—the homes need to be clustered; there also needs to be a designated protected area. Density bonuses are allowed if a proposal offers a public good in exchange. Projects must be reviewed by the DRB. Carrying capacity of the land is what the DRB must determine. Discussion about writing a fact sheet regarding PUD's, duplexes and ADU's. The GPC will review the existing PUD standards to determine if further points should be included.

- C. NEW FLOOD BYLAW ANALYSIS/OLD FLOOD BYLAW RE-WRITE:** Brief discussion about why Greensboro needs to update flood bylaw. Discussion about how to approach the review of the flood bylaws—decided to start with the model bylaw and edit to adapt to Greensboro. We will evaluate the 21 pages of the Model Bylaw and compare it to Greensboro's existing bylaw for the next meeting. It was noted that it has to be approved by NVDA and by FEMA and there is not much flexibility for adaptation. Discussion about manufactured homes and subdivisions as being areas that Greensboro has in its regulations which don't seem to be addressed in the model bylaw. Discussed sharing resources with surrounding towns.

6. EXECUTIVE SESSION: Kent made a motion to go into executive session to discuss personnel at 6:50. Exited executive session at 7 PM. No decisions made.

7. ADJOURNMENT: Kent made a motion to adjourn at 7:02. Approved by all.

NEXT REGULAR GPC MEETING WILL BE HELD ON DECEMBER 3, 2024.

Christine Armstrong, Clerk