



**APPROVED MEETING MINUTES - DECEMBER 3, 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

OTHERS PRESENT: David Allen, Dede Stabler, Jennifer Ranz, Gary Circosta, Jan Terwiesch, Chris Leary, Alyssa Mackin

1. CALL TO ORDER: (4:07)

2. REVIEW AND APPROVAL OF TWO NOVEMBER 2024 MEETINGS' MINUTES: Reviewed November 11 and December 13, 2024 draft minutes. Discussed A.I. generated minutes. Approvals will be completed at the next meeting.

3. PUBLIC COMMENTS, IF ANY: David expressed concern about the 10 acre Rural Lands zoning requirement. Kent noted that this important topic will be evaluated in the spring. Jennifer expressed interest in a Neighborhood Development Area for housing. Kent noted that the GPC had evaluated this earlier and decided that it was not a good fit for the rural nature of Greensboro and encouraged examining this topic when we discuss subdivisions and PUD's later in the meeting.

4. NEW FLOOD BYLAW ANALYSIS/OLD FLOOD BYLAW RE-WRITE 4 PM - 5 PM. Janet highlighted the process to replace the existing Article 6 with the proposed Model Bylaw after desired minor customization. Discussion about the comparison document as prepared by Janet. She acknowledged that, according to the experience of towns who are further along in this process because they have already received their new maps, FEMA has not been receptive to weakening of the model provisions or much customization of the model bylaw. In the Greensboro Bylaw, the section on Flood Hazard Areas will be an "overlay" bylaw and applied to all flood areas in all districts. As such, Kent noted that administration and enforcement provisions of the model Bylaw need not be included in the Flood bylaw if they appear elsewhere in our existing bylaw. Janet will email PC members with instructions about identifying items in the current Article 6 that are not included in the Model Bylaw that need to be included in the Greensboro proposed Flood Bylaw..

5. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

A. COMMUNITY SURVEY-PROGRESS REPORT Alexis reviewed the Survey summary onto which she is putting final touches; discussed planned future forums and the pending publication of the survey announcement and the Survey itself. There will be a planning meeting for this meeting on Monday.

B. MISCELLANEOUS BYLAW UPDATE: Discussion about the process for submission to the State. Janet and Christine will confirm documents and proceed. Vermont's process for submission has recently been modified so the Town Clerk may no longer be required to sign off on the task. Christine will confirm.



C. NEW TOWN PLAN–DISCUSSION: Kent notes that there will be many meetings before the Plan is adopted so he does not expect there to be many surprises to the community.

D. SUBDIVISION REGULATIONS: Discussion about what subdivision regulations require and why these regulations may be appropriate for larger communities but not for small rural communities. Act 250 review is not required if a town has both Subdivision and Zoning bylaws. Instead, the individual towns are required to evaluate and enforce Act 250 regulations with local review. The SB organized a meeting with NVDA to investigate the adoption of subdivision regulations in Greensboro. After discussion, the GPC is sending an email to the SB to advise them that since large residential or commercial development is not indicated by the Town Plan or community sentiment, subdivision regulations are not indicated for Greensboro. Kent noted that Gboro currently has bylaws already in place that allow for more robust housing development : PUD's, duplexes, multifamily housing, ADU's.

E. PLANNED UNIT DEVELOPMENTS AND ADU'S: REVIEW IN PREPARATION FOR EDUCATIONAL OUTREACH TO THE COMMUNITY: The Community Housing Forum is organizing an ADU information session to be held early next year for community member education. R.E., a funding conduit for ADU's in Orleans County, and Patrick Larson, WW engineer, will make presentations. The GPC will help to promote this ADU event. Discussion was held about the possibility of holding a second information session on PUD's at a later date. Discussion about the differing strengths of various communities and how community wants and desires are changing.

6. NEW BUSINESS: Group discussion about Greensboro's character and history. The group felt it important to keep these in focus as we embark on writing the new Town Plan.

7. ADJOURNMENT: Christine made a motion to adjourn the meeting. Approved by all. Meeting adjourned at 5:30.

NEXT GPC MEETING WILL BE ON JANUARY 7, 2025 AT 4 PM.

C. Armstrong
GPC Clerk