



**APPROVED MEETING MINUTES - JANUARY 7, 2025
TOWN OF GREENSBORO PLANNING COMMISSION
GREENSBORO FREE LIBRARY AND ON ZOOM**

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

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

OTHERS PRESENT: Davis Barnett, Dede Stabler, Liz Steel, Jennifer Ranz

1. CALL TO ORDER: (4:02 PM)

2. REVIEW OF NOVEMBER and DECEMBER 2024 MEETING MINUTES:

Kent made a motion to approve draft meeting minutes for November 11, 2024, December 3, 2024, December 9, 2024, December 13, 2024 and January 2, 2025. All approved amended minutes. Kent asked to table the November 13, 2024 so the A.I. generated minutes could be trimmed in length.

3. PUBLIC COMMENTS, IF ANY: Jennifer wondered if the GPC sent a letter to the SB as they said they would do regarding the judgment the GPC made in regard to subdivision regulations. (The GPC felt as if subdivision regulations were not appropriate or indicated for a town of our size.) Kent noted that the SB member, Ellen Celnick, replied that she thought the GPC was being short sighted by not pursuing subdivision regulations. Kent invited Ellen to attend a GPC meeting to advocate for her opinion. Jennifer wondered how Greensboro committees and commissions are working together and if there is a disconnect between town bodies. Discussion about how it may be in the interest of the community if the SB and GPC would meet together.

Jennifer offered that a comparison of the historic Town Plans for consistency could be helpful when the GPC begins work on updating the Town Plan.

4. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

A. Flood bylaws – We have an analysis of what items are in the Greensboro bylaw which are not included in the Model Bylaw. It may be useful to have engineering components reviewed by a knowledgeable individual. Possibly the DEC flood expert for Orleans County? Kent will reach out to find a consultant to review.

B. Housekeeping –

- a. Christine confirmed that the Miscellaneous Bylaw was successfully delivered to the ACCD.
- b. Jay Bartlett and Jan Twerlich will take over the Chairmanship of the Housing Subcommittee. Janet proposed that one of them be asked to join the GPC. Kent will F/U. Their next meeting is on January 23, 2025.
- c. Craftsbury will host an ADU informational meeting on February 25, 2025.



- d. Discussion about Density in PUD bylaws and how PUD criteria ought to be reviewed and possibly updated. Discussion about taking this to a meeting soon where we can work on it.

C. Community Survey Discussion—We will produce highlights, an executive summary and how to reference the original document for those who want it before the January 15 Community Forum. Three notable themes identified by the Survey will be discussed: community reconnection; town government & communications; and future residential & commercial development. Discussion about PR ahead of the meeting.

6. NEW BUSINESS: None

7. ADJOURNMENT: 6:12 PM Kent made a motion to adjourn. Approved by all.

Next regular GPC meeting will be on February 4, 2025.

Christine Armstrong
GPC Clerk