



**APPROVED MEETING MINUTES - March 11, 2025  
TOWN OF GREENSBORO PLANNING COMMISSION  
Greensboro Free Library & Via Zoom**

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

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

**OTHERS PRESENT:** Nancy Lammert, Davis Barnett, Gary Cicosta, Sheila Dillon, David Allen, Jennifer Ranz, Liz Steel

**1. CALL TO ORDER: (5:06 PM)**

**2. REVIEW AND APPROVAL OF FEBRUARY 2025 MEETING MINUTES:** Kent made a motion to approve the minutes as written. All in favor. Minutes approved.

**3. PUBLIC COMMENTS:** Jennifer Ranz brought up the question of the role of the PC and opined that the Town Hall/RE project is not aligned with the current Plan. The GPC has been silent—she would like there to be more discussion. Kent advised about municipal Development Review Board, Planning Commission and SB roles in town management.

Davis Barnett wondered about the Survey data. (\*out of order) Janet clarified how data results were measured.

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

**A. Update on progress for ‘merged’ Flood Bylaw:** No FEMA maps have been delivered yet. The draft of the Greensboro Flood Bylaw was just sent off to NVDA for review and feedback. We started with the VLCT Model Bylaw and added items that were part of our previous town Flood bylaw and not included in the model bylaw. Janet offered that some organizational edits for improved ease of use need to be made. Christine concurred.

**B. Community Survey and Community Conversations:** Discussion about how to proceed with the information and ideas that were received from the Survey and Conversations. Christine and Alexis will collate information for dissemination to various town committees following our upcoming meeting and ask for their input for the Town Plan.

**C. Planned Unit Development and ADU’s – Review for Educational Piece:** Discussion. Review our existing PUD bylaw at our next meeting to evaluate if any bylaw amendments are indicated. Kent noted that current property owners don’t seem to take advantage of Greensboro’s existing opportunities for housing development. Christine will check for completion of the state’s ADU informational publication which we can share along with other educational materials.

**D. New Town Plan: Agree on sections and editorial contributors:** Discussion about using the 2019 Plan as a template, editing and updating, reordering and moving some items to appendices. Kent will forward a suggested format to GPC members before the next PC meeting.

**5. NEW BUSINESS:**

**A. Consider Municipal Grant to evaluate if subdivision regulations are appropriate for Greensboro:** Discussion about applying for a planning grant to help determine if subdivision regulations are viable or useful to the town. Where could a Tier 1B development corridor site be located? 30% of the land is protected; the soil’s suitability is problematic; does the town want growth or not? Is Greensboro capable of taking on the task of project reviews under the Act 250 criteria? Do we have the manpower and money to administer Tier 1B status? Currently, Greensboro can approve up to 9 units on 5 acres of land without requiring Act 250 review; PUD’s and ADU’s are allowed. Davis Barnett has had experience with



withdrawing parcels from Current Use—he could be a resource for further information. Sheila agreed to assist with completing the grant application. It was decided to apply for the Municipal Grant to help determine the viability or usefulness of subdivision regulations for Greensboro.

- B. Determine action steps to resolve the non-conforming lots which result from Extended Village subdivisions:** Discussion. Janet will write up the draft changes to the Extended Village District bylaws so as to better deliver compliance. Janet stated that there are approximately 10 Greensboro and Greensboro Bend properties that fall into this potential non-conformity situation. The 2 acre size allows for setbacks, one SFD or two family dwelling, a WW system and a well.
- C. Other:** Discussion about the possibility of a liaison between the SB and the GPC but it was suggested that, alternatively, quarterly meetings between all local committees and commissions would be more useful.

**6. ADJOURNMENT:** 6:50 PM Kent made a motion to adjourn. Approved by all.

**Next Regular PC Meeting is scheduled for April 1, 2025.**

C. Armstrong,  
Clerk