



**APPROVED MEETING MINUTES - April 1, 2025
TOWN OF GREENSBORO PLANNING COMMISSION
Greensboro Free Library and via Zoom**

MEMBERS PRESENT: Kent Hansen, Christine Armstrong, Janet Patterson

ABSENT MEMBERS: Alexis Mattos, Brett Stanciu (ZA, non-voting ex-officio member)

OTHERS PRESENT: Sheila Dillon

1. CALL TO ORDER: (6:02)

2. REVIEW OF MARCH 2025 MEETING MINUTES:

Kent made a motion to approve the draft minutes of the March 11 and March 19, 2025 meetings. Approved by all.

3. PROJECTED 2025 GPC ACTIVITIES: Discussion about how best to inform the SB of our current and planned work plan and what to include. Kent will deliver this information to the SB at their next meeting.

4. REORGANIZATION OF THE GPC: Janet moved to appoint Kent as Chair and Christine as Clerk. Christine seconded Janet's motion re. Chair and Kent seconded Janet's motion re. Clerk. Discussion about encouraging others to join.

5. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

A. FLOOD BYLAW: Alison Low, NVDA, is reviewing. Kent expects to hear back by the next meeting. The FEMA/Regional Planning Team is hosting an introductory flood mapping webinar on April 8, 2025 for the GPC and the PCs of other local municipalities. We will attend.

B. SURVEY AND CONVERSATIONS—REVIEW DISTRIBUTIONS TO OTHER COMMITTEES: Discussion.

C. ZONING COMMUNITY CONVERSATION: The GPC would like to have a Community Conversation regarding zoning to discuss zoning pros and cons and to introduce ideas to the public that the GPC may be proposing. Note: it will be important to have clear GPC recommendations on the concept of reduction of the 10 acres in parts of the Rural Lands and adjacent to the EVD ahead of that meeting. (anticipated meeting in September.)

D. BYLAW WORK:

SPD and FLOOD HAZARD AREA: Public Hearing on amendments in early summer.

PUD'S—Janet offered to evaluate this after the EVD work. Discussion about adding regulation in 4.9 (PUD's) regarding the number of lots and the number of Dwelling Units. Address Density requirements by the establishment of a % of minimum acreage of open space or minimum acreage per living unit. Allow PUD's in the EVD. Kent will draft a proposal about potential amendments.

CREATION OF NON-CONFORMING LOTS IN THE EXTENDED VILLAGE DISTRICT—Janet is working on a solution to this problem. She plans to contact Carol Fairbank, who lives in the Extended Village District and who subdivided her lot, about what her difficulties were. Carol noted the 500 ft depth of the EVD was an obstacle. Consider expanding the EVD (make it deeper) and/or reduce the Rural Lands minimum to 5 acres on land that adjoins the EVD.

SUBDIVISIONS—Recommendations for GPC review should come out of the Municipal Planning Grant results if it is awarded to us.

E. MUNICIPAL PLANNING GRANT UPDATE: Kent relayed that he has been informed by Alison Low, NVDA, that the GPC's original intent for the MPG, which was to obtain support in writing the Town Plan and to



inquire about the usefulness or appropriateness of subdivision regulations for the Town of Greensboro, was not an appropriate use for this MPG. She is aware there is a lack of consensus about the Rural Edge project which has disrupted the community and that Greensboro does not have a consensus about what it may want for growth. Developing consensus for higher density housing with land use is important. Christine noted that commercial development as a whole may be important to visualize—not just housing.

Alision suggested a consultant, (SE Group, Burlington, VT) who met with Kent and Alison, and who suggested a process to ascertain opinions and to develop consensus: create three visuals with charrettes of 3 properties for hypothetical development—to visualize what is possible with current existing zoning regulations—the public would give feedback on what they see and develop consensus about growth and land use by the give and take around the charrettes. The three proposed properties to be used are the Town Hall, an ADU in the Village and a property in the Bend.

The consultant believes the town hall is a good project to visualize.

The consultant would do some pre-work to understand what is going on in town; understand current zoning; have public outreach about land use; direct folks to the charrettes so folks can understand what can be done on these examples, then hear their opinions. Based on the feedback they receive about the charrettes, they will relay their recommendations to the GPC to be considered for the next Town Plan. They feel they can discover how we want to grow, where we want to grow, and what types of structures make sense. They will identify 2 or 3 areas where higher density growth near the village centers could work and propose possible structures that may be acceptable to the community. They can suggest if subdivision regulation is indicated and, if so, where. While subdivision regulations are a requirement for attaining Tier 1B status, Janet notes subdivision regulations may also be feasible for the Town even w/out Tier 1B status.

If the grant is approved, this process will start in June and end in August. The grant application is for \$28,000.00. Kent is the grant point person and he chose Dan Predpall and Ellen Celnick to join him on the steering committee.

Discussion about housing targets—is there a target for Greensboro? Kent noted the previous study's goal proposed 20 units of rental and ownership units. Janet noted that NVDA will be given a regional housing goal by the State and will allocate the number of target new units across their region's towns.

Discussion about land development changes with Act 250 evolving into Act 181.

<https://act250.vermont.gov/new-land-use-review-framework-act-181>

F. NEW TOWN PLAN: AGREE ON TEMPLATE AND CHOOSE SECTIONS TO WORK ON: Discussion.

6. NEW BUSINESS:

- **REQUIRED MUNICIPAL ETHICS TRAINING**—complete and send to Kim for documentation.
- **OTHER:** Discussion about permit data collection—suggestion that permit applications ought to be in the homeowner's name and not the architect's name. Agreed that the data collection regarding housing units be improved and that it would be helpful if all permits were available on the Town website in a timely manner.

7. ADJOURNMENT: 7:40 PM Kent made a motion to adjourn. Approved by all.

C. Armstrong, Clerk

Next regular GPC meeting will be on May 6, 2025