



**APPROVED MEETING MINUTES - May 6, 2025
TOWN OF GREENSBORO PLANNING COMMISSION
Greensboro Free Library and via Zoom**

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

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

OTHERS PRESENT: Sheila Dillon, Nancy Lammert, Dede Stabler, MacNeil, David Allen, Beth Meacham, Jan Terwiesch (late), Willian Scollon

1. CALL TO ORDER: (6:03)

2. REVIEW OF APRIL 2025 MEETING MINUTES: Christine made a motion to approve the draft minutes of the April 2025 meeting. Approved by all.

3. PUBLIC COMMENTS: MacNeil was interested in knowing about the Municipal Planning Grant. Discussion. Kent relayed that the municipal planning grant application was approved. Noted process of required steps for follow up. Josh has been appointed administrator. A list of potential consultants will be compiled after advertisement on relevant sites (per NVDA). A choice of consultant will be made by the GPC after which work can begin in July.

4. FLOOD BYLAW UPDATE: Janet noted that the work to align the Proposed Model bylaw as Greensboro's Article 6 is pretty straight forward. Administration in Article 5 and Article 1 are being rewritten to add enforcement requirements. Many new definitions are being added to Article 9. It is an overlay bylaw and its requirements supersede other bylaw requirements. Janet and Christine will meet with Sasha Pealer, DEC river corridor scientist, later this week to have a few questions answered then will edit the draft accordingly. After full GPC review we will proceed with sending the proposed draft to the DEC for final review and approval before Greensboro public hearing and bylaw approval.

5. PUD BYLAW: Kent wants to avoid the subjectivity of awarding density bonuses for PUD's. He evaluated Morrisville's PUD bylaw as a possible solution. is a good example. Discussion that it may be optimal to await the consultant's conclusions as to siting. NVDA had suggested adding PUD's to the EVD and the Resource District. Discussion: Do PUD's include multi-family buildings or just SFD's and duplexes? Is there a cap on the number of housing units per single structure? Kent thought only SFD and duplexes would be in Greensboro's bylaw. Kent will research. Christine noted that a cap on units per structure should be considered. Discussion about Morrisville's conservation criteria and it was noted that these are required by statute.

6. CREATION OF NON-CONFORMING LOTS IN THE RURAL LANDS DISTRICT IN THE EXTENDED VILLAGE DISTRICT DUE TO SUBDIVISION: Janet described options to solve the issue as prepared in the draft proposal she sent us. GPC members will review, comment, then approve for subsequent presentation at public hearing.

7. QUESTIONS ABOUT AMENDMENTS TO ZONING PARCEL SIZES: Discussion of the many considerations that will need evaluation. GPC will consider the MPG consultant's feedback on zoning. The GPC will then bring its recommendations to a public community conversation for public feedback later this year.



8. OPERATIONS: Acting ZA will slowly step back. Kent will coordinate with her to correct the errors in the zoning page FAQ's answers. The GPC noted that the town needs updated DRB application forms and better ongoing data collection. The fluid ZA position makes this a challenge.

9. SPD BYLAW: Minor changes to be integrated and then presented in a Public Hearing along with the new Flood Bylaws.

10. TOWN PLAN: Discussion about procedure.

11. COMMUNITY CONVERSATION VOLUNTEER LIST: Discussion. Decided to send the list to the Recreation Committee and to the GUCC % Eleanor Guare. Kent will also send it to the SB for their information.

12. INTEGRATED AGRICULTURE: Future discussion regarding bylaw changes due to updated Statute will be scheduled.

13. OTHER: MacNeil relayed that the SB will be inviting Committees and Commissions to deliver reports to them every other month. He relayed that the SB has decided that the Town Hall will be reconfigured with one upstairs room being dedicated to municipal meetings with a new OWL for better communication with those who cannot attend meetings.

14. ADJOURNMENT: 7:07 PM Kent made a motion to adjourn. Approved by all.

C. Armstrong, Clerk

Next regular GPC meeting will be on June 6, 2025