



APPROVED MEETING MINUTES - June 3, 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, Beth Meacham, Liz Steel

1. CALL TO ORDER: (5:09)

2. REVIEW OF MAY, 2025 MEETING MINUTES: Kent noted some minor wordsmithing. Christine made a motion to approve the draft minutes of the May, 2025 meeting, as amended. Approved by all.

3. NEW MEMBER NOMINATION: Kent made a motion to nominate Sheila Dillon to the GPC. Seconded by Janet. Approved by all. Kent will bring her name forward to the SB at the next SB meeting.

4. PUBLIC COMMENTS: Kent invited the public to speak during the meeting as it goes along.

5. FLOOD BYLAWS: Janet is finalizing the work. Discussion of River Corridor regulations (State requirements) and Flood Hazard Area (FEMA requirements) for the updated flood bylaw. Christine and Janet's meeting with Sacha Pealer, Greensboro's District Flood Manager, helped clarify final questions. New flood maps are in process and are still 'working maps' and are not public. Kent wants to notify homeowners who are in the Special Flood Hazard Area or River Corridors about the public hearing when it is scheduled. Discussion about how this may be difficult to implement. Kent wonders if StreamWise members may be able to help with this. In the latest workmap, the number of structures around Caspian in the flood zone has dramatically decreased to 16 and further reduction is possible before the maps become final.

Discussion that the Flood Plain Manager is a part of the Zoning Administrator's job—we have concerns that this could be very technical material for a part time AO. NVDA noted that support and training will be available. Discussion about the job model used in the western part of VT where the regional planning office employs one ZA for multiple towns. NVDA is not interested in this model and does not have the capability to do this. However, they noted that several town groups are sharing AO's and they will provide Greensboro with those contacts as a resource.

6. SPD: Final edits are in process.

7. EVD: Discussion about what the goals of the EVD are. It was agreed to consider relaxing dimensional requirements for conforming lots in the EVD, in part because of the irregular shapes of many lots. With the creation of the EVD, many lots – previously in a single district – became lots in two districts. Kent spoke with Jane Woodruff about how to treat the possible non-conforming (<10 acres) portion of a lot remaining in the Rural Lands District after the creation of the new EVD boundary line. Jane suggested treating the remnant as a conforming lot in the Rural Lands District without regard to the actual acreage of the portion of the lot. An alternative idea proposed by Janet is: the entire lot be allowed to be considered as part of the EVD when the lot was left with less than 10 acres in the Rural Lands after the EVD-RL boundary line was enacted. This would increase the potential for



the creation of more housing and reduce the challenge of the dimensional requirements for development. It was decided that the PC would review what the goals of amending the EVD bylaw are.

8. PUD's: Members note our PUD application is cursory and does not deliver enough guidance for the AO and DRB. Morrisville PUD's bylaws include detailed environmental conservation protection criteria. Kent wants to amend and improve Greensboro's PUD bylaw and deliver it to the consultant for review instead of waiting for the consultant and zoning community conversation. Density bonuses ought to be defined and objective. %'s of Affordable units required can be defined. Kent wonders if the definition of Commercial needs to be improved. Should multi unit housing be included in Commercial Development? Kent will draft a PUD bylaw and circulate. It was discussed that it was appropriate to begin work to revise the PUD bylaw to provide better guidance before the work under the Municipal Planning Grant was completed.

9. MPG (Municipal Planning Grant): Process will start with the consultants doing a fact finding inventory of all of Greensboro's existing land conditions, zoning districts/bylaws, existing structures, etc., then engage in listening to community members and their visions. Commission members discouraged the use of the town hall as one of the hypothetical model charrette sites as it is too divisive and would derail the intent of the MPG. The grant focuses on a location for an 8 - 10 unit multi-family housing development unit, a PUD (cluster housing), an ADU. A member of the Commission wondered why an 8 - 10 unit apartment was being suggested as this was not an area of interest expressed by most of the community in the recent town survey. (*Added later: 37% of the responses to the Town Survey thought this was an area of interest.) Discussed starting with a blank slate for the consultants instead of preconceived sites for the charrettes. Discussed raw land instead of adaptive reuse of an existing structure.

10. Town Plan: Kent will schedule a special work meeting with a rep from NVDA to kick off with folks who will participate in the writing.

11. Zoning: Discussion about the need for update to Permit Applications. Further discussion will evolve from the public meeting regarding zoning.

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

The next regular meeting will be held on July 1, 2025.

C. Armstrong,
Clerk