



**APPROVED MEETING MINUTES - JULY 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, Sheila Dillon, B. Stanciu, ex-parte ZA

OTHERS PRESENT: Liz Steel, Linda Ramsdell, Rick Morrow, Headwaters Trust, Bill Chidsky

1. CALL TO ORDER: (5:02)

2. REVIEW OF JUNE 2025 MEETINGS' MINUTES:

Kent offered a few minor changes to the 6.3.25 meeting minutes. Christine made a motion to approve them as amended and to approve the 6.20.25 meeting minutes as written. Approved by all.

3. PUBLIC COMMENTS, IF ANY: Linda Ramsdell and Rick Morrow outlined the mission of the Headwaters Trust Initiative.

4. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

- a. New Flood Bylaw** - Proposed River Corridor and Flood Bylaw has been sent to NVDA and to DEC Floodplain Manager for their approvals. Discussion about the process to identify at risk structures in Greensboro's river corridors and in new FEMA flood work maps with notification to affected property owners about the expected public hearing regarding the updated Bylaw. Kent proposed a special meeting focused on this task once we hear back from NVDA and DEC.
- b.** Kent has requested meetings with the DRB to update the Permit applications and open dialogue in joint work sessions.
- c. Zoning Bylaws Updates:**
 - 1. Non-Conforming Lots in EVD - Tabled until after the MPG-Brief discussion.
 - 2. PUD's in EVD and Rural Lands - Tabled until after the MPG-Brief discussion.
 - 3. SPD - Last edits under review before the GPC approval..
 - 4. Miscellaneous bylaw amendments-GPC composing a list to include with the Public Hearing for Flood and SPD proposed amended bylaws.
- d. MPG update:** 3 applicants' proposals have been reviewed and two were asked to schedule interviews which took place on 6.20.25. (Sandra Vitzthum and SE Group) Liz relayed her feedback based on her participation in the interviews.

5. NEW BUSINESS: Liz noted a new Climate Action Plan has been delivered by the DEC and can be incorporated into the energy chapter of the next Town Plan.

6. EXECUTIVE SESSION: Kent made a motion to enter Executive Session at 5:50. GPC returned from Executive Session at 6:30. Kent made a motion to approve the SE Group as the consultant for Greensboro's MPG. Christine seconded. Approved by Janet. Kent will forward that information to the SB for their July 9, 20205 meeting so they can sign the contract to get started.

7. ADJOURNMENT: 6:33 PM. Kent made a motion to adjourn. Approved by all.

Next Regular PC Meeting scheduled for 8/5/25. C. Armstrong, Clerk