



APPROVED MEETING MINUTES - AUGUST 11, 2025

TOWN OF GREENSBORO PLANNING COMMISSION, DRB, ZA WORK SESSION

GFL & Via Zoom

MEMBERS PRESENT: Kent Hansen, Christine Armstrong, Alexis Mattos, Janet Patterson, Sheila Dillon, Brett Stanciu, Jane Woodruff, Nat Smith, Wayne Young, Lise Armstrong, Mike Metcalf, Tim Brennan, Rob Brigham, Galen Fisher

ABSENT MEMBERS: BJ Gray

OTHERS PRESENT: Janet Long, David Allen, Davis Barnett

CALL TO ORDER: (6:05)

Discussion about Bylaw, Zoning and the Permitting process:

Kent noted that this work will become much harder. Act 181 has triggered a number of new requirements and other further State initiatives and mandates add to the challenge. He proposes that the ZA, the DRB and the GPC meet together a couple of times a year to consider challenges and changes.

Jane noted that the DRB does not get into policy; the DRB applies what the GPC writes. She noted the DRB is supposed to communicate challenges via the ZA.

Wayne: Land development is challenging. Kent notes the State has a lot of resources that we will have to take advantage of. Wayne expressed concerns with State WW rules.

Brett: The number of zoning applications have decreased. However, they are becoming more complex. There have been a number of probes about ADU's—however, the cost of complying with WW regulations and building costs are huge and a deterrent to taking action.

Jane: Is the burden on the applicant to deliver all information with an application? New application packets will be needed. More denied applications will result. Kent noted our job is to refer the applicant to the existing abundant resource information at the State so they can deliver all the relevant information with their Permit applications.

Janet noted the SPD Bylaw does not need to be applied by the town—it can return to the State's jurisdiction and that the River Corridors will be handled the same way. The State continually adds criteria and expects the towns to have experts which is burdensome. FEMA regulations are coming in and are required. Both Kent and Brett noted the extensive support offered by State experts with Greensboro's development questions.



Janet: #9 Does the DRB or ZA use the VT ANR Atlas? Nat noted he does and Janet recommended others do so. Kent wondered about offering a training session to the ZA and DRB. Janet will research a training opportunity for those who are interested. The ANR atlas can provide an overview of a parcel (e.g., vegetation, elevations, SPA zones, wetlands) without leaving your desk. It also can be used to verify application data or to determine whether a requirement might be waived. River Corridors are already mapped. New FEMA maps will be on the ANR atlas when available. It is a way to help to evaluate if the permit application data is accurate.

#23: How does Greensboro deliver new BLA or subdivisions to the VT ANR GIS database? Brett will F/U to answer this.

Tim: #17a and c. Multi-family Housing is a Conditional Use but does not address density. He notes density needs to be defined. Kent agreed and noted our PUD, mixed use, multi-family bylaws are on the table to be reviewed after the SE Group professionals evaluate our community and offer feedback to the GPC for their consideration. Kent reminded Tim that the DRB should ask the GPC for answers if things are unclear to them.

Discussion that housing should not be considered under commercial development—needs clarity.

Alexis: #25: Brief discussion on municipal incentives that may be offered for affordable housing. Kent noted that tax incentive IS possible on a municipal level. Discussion about the balance of construction cost vs return.

Rob: #20 He notes the applications vary tremendously and it would be useful to improve application requirements. Kent noted that the GPC will work with Brett to improve the applications.

Nat: #13 How can one increase the # of bedrooms and trade a requirement to update WW. Janet noted that the GPC is working on it although the State regulates WW so it is unlikely.

#12: Discussion about sign placement bylaw which is a very DRB time consuming topic.

#11: Discussion about the size of boathouses. Kent noted that the State has indicated that moving boathouse sf towards 100 sf is a step in the right direction. Nat felt strongly that a minimum of 250 sq ft made sense for new boat houses.

Jane: #26 Should the DRB override the GPC written zoning bylaws? Jane opined that the DRB should not do so.

Kent: #16 Should the GPC and the DRB share a member each? Discussion—Kent noted that both groups have open meetings so it may not be needed and a bi-annual joint meeting will help develop collaboration. Jane noted that if a difficult decision comes up, the DRB can ask the GPC for guidance.

Tim: # 17 Discussions about a recent challenging decision about commercial housing vs affordable housing in relation to the question of density. What is low density? Kent noted it is generally defined as



one single and double family home per lot which is what Greensboro primarily is. Are mobile Home Parks something to look at?

Kent: #5 Kent noted that the GPC is working on nonconforming lots in two districts—but there was some confusion about exactly what this question was about.

Kent wondered what sections of the bylaw are the most complicated for the DRB to apply? Jane noted the SPD bylaws are challenging to interpret because of what needs to be considered. No other comments.

Janet: #21 & # 22 Janet noted that it would be helpful, in writing and improving the bylaw, for the GPC to have visibility on all applications including those that require only ZA approval. Currently only applications that go to the DRB are available online. Brett noted that the floods have interfered with all office work, including posting applications, but invited everyone into the office at will to view the paper files. Further discussion noted that this approach may not be efficient for volunteers. Discussion about digitalizing everything vs paper files.

ADJOURNMENT: (7:29 PM) Adjournment by consensus.

Next regular GPC meeting will be on September 9, 2025.

C. Armstrong, GPC Clerk