



APPROVED MEETING MINUTES - September 9, 2025
TOWN OF GREENSBORO PLANNING COMMISSION
Greensboro Free Library and via Zoom

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

ABSENT MEMBERS: Brett Stanciu ZA, ex-officio

OTHERS PRESENT: Beth Meacham, Alison Gardner, Chris Leary, NVDA reps: Alison Low & Kyle, SE Group reps: Julia Randall & Mark Kane, Mike Metcalf, Linda Ramsdell, Day Patterson, Liz Steel

1. CALL TO ORDER: (5:03)

2. REVIEW OF JULY 1, AUGUST 5, AUGUST 11, 2025 MEETING MINUTES: Christine suggested a minor word choice change to the 8.11.25 meeting minutes to further clarify a statement and reminded Kent of the minor change he wanted to make to the approved 7.1.25 minutes. Kent made a motion to approve the minutes of the meeting as amended. Approved by all.

3. NVDA PRESENTATION: Alison Low noted that the regional plan is under development at this time. She noted that state statute now requires that all Regional Plan Future Use Maps utilize consistent Land Use categories, using the same methodologies. It is a more illustrative regional Land Use Map to use locally for future local Land Use. Local development will continue to be via local zoning. One goal is to determine areas that could be eligible for Act 250 exemptions. Discussion.

GPC to give draft map feedback to the NVDA after the next GPC meeting.

4. SE GROUP DISCUSSION: Preliminary thoughts presented. Kent noted this is an initial working document and the GPC will respond with draft comments to them by 9.19.25.

5. FLOOD & SPD BYLAWS: Meet to review and approve on 9.23.25. Discussion about subsequent timeline.

6. TOWN PLAN UPDATE - Meeting scheduled for 10/21/25 at 3 PM.

7. PUBLIC COMMENTS: Beth wondered about how the various committee work is being communicated to each other and to the community. Discussion. Chris noted his appreciation of the recent workshop and wondered about actual projections about future housing unit projections. Alison Gardner noted her concern that all Greensboro conserved lands were not identified correctly on the draft NVDA Regional Planning Land Use map. Discussion about how to have the overlay confirmed by the CC.

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

Next regular GPC meeting will be on October 7, 2025.

C. Armstrong, Clerk