



APPROVED MEETING MINUTES - September 23, 2025
TOWN OF GREENSBORO PLANNING COMMISSION
Greensboro Free Library and via Zoom

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

ABSENT MEMBERS: Alexis Mattos, Brett Stanciu ZA, ex-officio

OTHERS PRESENT:

1. Call to order: (5:10)

2. Discussion: Kent briefly discussed the new NVDA Land Use Map.

3. Flood Bylaw: Christine made a motion to approve the proposed amendments to Articles 1, 3, 5 and 9 as they relate to the Model Flood Bylaw and to Article 6. Discussion. Motion seconded by Sheila. Approved by all. Motion passed.

4. Updated Shoreland Protection District Bylaw : Christine made a motion to approve the proposed amendments as written. Seconded by Sheila. Discussion. Kent proposed one minor language edit. Approved by all as amended. Motion passed.

5. Schedule of Events: Discussion. Agreed to hold the public hearings for the proposed bylaw amendments together. Janet offered to review the current SPD applications and to draft a list of the necessary changes to the applications and then to meet with Brett and Kent to discuss the updates. Kent will approach SB to learn their preferred timing for their public hearings on the Flood and SPD proposed bylaws.

6. Sundry other proposed amendments: BLA's, mobile home parks, certificate of completion, habitable floor area definition, footprint definition, viewshed as a CU. Kent just offered a list of a number of other items to be prioritized for future consideration, but wanted to postpone discussion until our next meeting. Christine proposed that some of these should be incorporated in the SPD changes after they were approved by the GPC. Janet said some of the bylaw changes on this miscellaneous list are important and are already drafted and were on tonight's agenda to be discussed by the GPC. It is her opinion that if the changes are straightforward, researched and drafted, it makes sense to move them forward towards enactment rather than waiting. Group consensus to finish discussion and approval of these 3 items and 2 definitions at the 10/7 meeting and to add mobile home parks when addressing the priority miscellaneous list.

7. Adjournment: 7:19 PM Adjourned by consensus.

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

C. Armstrong, Clerk