



APPROVED MEETING MINUTES - October 7, 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: SE Group reps: Julia Randall & Mark Kane, Liz Steel

1. CALL TO ORDER: (5:01)

2. REVIEW OF SEPTEMBER 9 and SEPTEMBER 23, 2025 MEETING MINUTES: Kent offered a minor language edit of the 9.9.25 minutes to further clarify a statement. Christine made a motion to approve the minutes of the two meetings as amended. Approved by all.

3. SE GROUP DISCUSSION: Discussed the second draft of the report working document then offered the comments to the SEGroup when they joined the meeting.

4. NVDA PRESENTATION: Reviewed the draft Greensboro Future Land Use Map and collated feedback comments for the NVDA. Discussion.

5. BYLAWS: Brief discussion about the proposed amendments to various sections of the existing bylaw: 1. Signs; 2. CU requirement for development within 250' of the lake; 3. Amending permitting requirements for when a highway intersects a property in the Protected Shoreland Area in order to match the SPA and to ease the permitting for properties on the west side of Eligo; 4. Inspection of Development to be added as a permitting step as a condition of the Permit to assure compliance; 5. Definition of Habitable Floor Area and Footprint; 6. Approvals for Boundary Line Adjustments; 7. Inclusion of Drawings to Scale in Permitting Application. Christine made a motion to approve the 7 drafted bylaws as written. Seconded by Alexis. Approved by all.
Janet made a motion to amend the SPD bylaw as approved at the last meeting to include the additional items approved above. Seconded by Sheila. Approved by all.

6. ADJOURNMENT: 7:30 PM By consensus. Approved by all.

Next regular GPC meeting will be on November 4, 2025.

C. Armstrong, Clerk