



APPROVED MEETING MINUTES - DECEMBER 2, 2025
TOWN OF GREENSBORO PLANNING COMMISSION
Via Zoom

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

ABSENT MEMBERS: B. Stanciu, ZA, ex-officio

1. CALL TO ORDER: (5:02)

2. REVIEW OF NOVEMBER 2025 MEETING MINUTES:

Kent made a motion to approve the minutes for the meetings held on 11.2.25, 11.20.25 and 11.25.25. Minutes approved by all.

3. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

- A. MPG Update—Reviewed funding and prioritized goals to work on in plan. Kent will forward relevant SE Group recommendations to both the Housing and Wastewater Committees.
 - Map Research - Identifying areas of transition (page 61);
 - Develop a prioritization list of sites for new housing sites acknowledging constraints (page 65);
 - Consider zoning changes designed to encourage development outside of river corridors —“expansion zones” outside of village centers (page 57);
 - Increase housing options – Update PUD Bylaw creating a conservation PUD model that can be used in our Rural Lands Zoning District (page 62) ;
 - Create incentives for housing that commits to local occupancy (page 67);
 - After Zoning is updated - engage and support small scale and local developers (page 69);
 - Additional zoning changes to be considered – creation of a river corridor overlay district (page 60) ; revise current zoning to designate small multi-family dwellings as a permitted use in the villages (page 67).
- B. Future Regional Land Use Map Finalized—Noted it is a guide but not a dictate.
- C. Prioritization of next Bylaws for GPC review: Janet is going to review and get back to the group on the bylaws we can proceed relatively quickly on. Kent is to research other town Conservation PUD Bylaws.
- D. Zoning Applications Update—Janet is working on these when she has time. Kent noted that Brett sent over thoughts on the forms to prioritize. Kent will get the current SPD forms, plus the other applications that Brett requested we review. Janet notes we must also finish up the paperwork required for the public hearing regarding the proposed bylaw amendments.



- E. Town Plan Update—Discussed chapter authors and template for sections. Kent will send out the request for update to the non-PC section authors by 12/15/25. Reviewed Vision Statement and edited slightly:

Greensboro will be a vibrant, rural community rooted in the strength of all residents who keep the town thriving with its beautiful natural habitat, lakes and working landscapes.

We will strengthen our neighborly community spirit, while we share resources with surrounding communities for the benefit of all.

As a town, we will invest in improving our infrastructure and reduce barriers restricting the creation of new homes.

We will support our local economy based on farming, forestry, entrepreneurship and tourism while building on our rich arts, culture and outdoor recreation traditions.

4. **Adjournment:** Kent made a motion to adjourn. Approved by all. Adjourned @ 6:15.

Next Regular PC Meeting scheduled for January 6, 2026

C. Armstrong, Clerk