



**APPROVED MEETING MINUTES - JANUARY 6, 2026  
TOWN OF GREENSBORO PLANNING COMMISSION  
Greensboro Free Library and via Zoom**

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

**OTHERS PRESENT:** David Allen, Jan Terwiesch, Bob Youngman, Ric Cengeri, Ann Farley, Becky Arnold - HomeShare Vermont

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

**1. Call to Order: (5:05)**

**2. Review of the December 2025 Meeting Minutes:** Kent made a motion to approve the minutes for the December meeting. Minutes as written approved by all.

**3. Public Comments:** David Allen asserted his interest in zoning modifications.

**4. Ric Cengeri – HomeShare Vermont:** Ric gave a presentation about the program which has recently expanded to Orleans County.

**5. Public Hearings – Update:** Discussion about March 10, 2026 for public hearings and the significance of getting the Flood and River Corridor Bylaw approved before the flood maps are available.

**6. Zoning Map Research:** Where could changes be made to promote additional housing solutions? Tying into SE Group's recommendations. Jan presented a map which identifies overlays such as soils conditions, wildlife habitat corridors, flood corridors, parcels that are conserved or otherwise protected. Discussion. David questioned that if folks don't want to sell their land, why dive into trying to solve the unanswerable?

**7. Glover Housing Opportunity:** Jan presented a schematic idea for the development of new housing on the Town's property in Glover for consideration by the PC. The concept is for the Town, as laid out in the Town Plan, to encourage new work force housing. There are many details to be worked out before a proposal can be made to the Select Board. Sheila volunteered to assist with putting a proposal forward to the SB then, if approved, with the RFP's.

**8. Conservation PUD Update:** Kent proposed including a new Conservation PUD Bylaw and other zoning district changes as land use goals in the new Town Plan. If approved, the GPC could then begin to implement these bylaw changes. Further discussion on this strategy will be taken up at the next GPC meeting.



**9. Prioritization of Bylaws for Review:** Janet reviewed the steps she has taken to true up definitions and prioritization of other topics. NVDA shared a very useful document of statute changes since 2015, many of which she noted are ones that Greensboro still needs to update.

**10. Zoning Application Review:** Kent noted the ZA has sent all Applications in Word docs to Kent and looks forward to having the PC update them. Janet to review these documents and present an action plan at our next meeting.

**11. Town Plan Update:** Deferred to our next meeting. Alexis is converting the 2019 Plan PDF to a Word document.

**12. Other Business:** none

**13. Adjourn:** Kent made a motion to adjourn. Approved by all. Adjourned @ 6:45 PM

Next Regular PC Meeting scheduled for 2/3/2026.

C. Armstrong, Clerk