



APPROVED MEETING MINUTES - FEBRUARY 3, 2026
TOWN OF GREENSBORO PLANNING COMMISSION
Greensboro Town Hall Public Meeting Room and via Zoom

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

OTHERS PRESENT: Bob Youngman

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

1. Call to Order: (5:06)

2. Review of the January 2026 Meeting Minutes: Kent made a motion to approve the minutes for the January 2026 meeting. Minutes as written were approved by all.

3. Public Comments: None.

4. New Town Plan: Discussion about scheduling. Anticipate mid August 2026 Public Hearing for the new Town Plan; anticipate presentation to the Select Board directly afterwards. We will schedule a few extra work meetings between now and the July meeting to review and approve new written sections. Alexis noted the need to collate relevant images in a separate folder.

5. Proposed Flood and River Corridor Bylaw Public Hearing: Discussion. Who is the Greensboro Flood Administrator? This assignment is required for FEMA. Kent will inquire.

6. Proposed Shoreland Protection & Miscellaneous Bylaw Public Hearing: Anticipate mid May for a Hearing date.

7. Zoning Application Review: The GPC requested the list of all the 2025 Permit Applications from the ZA. Of the total number of approximately 33 applications, one third were in the SPD so it makes sense to update those application forms first to align with the proposed bylaw.

8. Glover Housing Opportunity: Discussion.

9. Other Business, if any: Discussion about possible changes in the Zoning Districts - Are there any strategic changes that we can agree to, based on the SE Group report and community feedback, that we can include as goals in the new Town Plan?

10. Adjourn: Kent made a motion to adjourn. Approved by all. Adjourned @ 6:15 PM.

The next Regular GPC Meeting is scheduled for 3/5/26. [*Note date change due to Town Meeting]

C. Armstrong, Clerk