



**APPROVED MEETING MINUTES - March 5, 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: Bob Youngman

1. Call to Order: (5:04 PM)

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

3. Public Comments: None.

4. Flood Bylaw Public Hearing: Preparations are complete. Discussed and agreed that offering a printed summary for the attendees was a good idea.

5. New Town Plan: Discussion. Work session meeting dates & time was set up as follows: 3 PM @ April 16, 2026 & May 14, 2026; Anticipate Town Plan GPC approval @ July GPC meeting. Public Hearing: in August w/ meal.

6. Proposed Zoning Changes: Plan to develop consensus for the Town Plan. Discussion about designated growth areas, modifying minimum lot sizes in certain sections of Greensboro to create transition and to direct growth. Discussed carving out the Caspian watershed from directed growth areas. Questions include: How to defend against out-of-character trophy homes and whether deed restrictions for work force housing makes sense for full time residents? Kent will draft his reasoning for various zoning changes, including moving from a 10 acre minimum lot size in the Rural Lands to a 5 acre minimum, for the Commission's consideration. Discussed the concept of a family subdivision. Further discussion at the April meeting.

7. SPD/Misc. Bylaw Amendments Public Hearing: SPD and Misc Bylaw Amendments Public Hearing is scheduled for 6:30 PM May 19, 2026. This includes Accessory Farm Businesses. The GPC will vote on SPD & Miscellaneous changes at our next regular meeting. .

The SPD Permit Applications are to be updated circa the May meeting.

8. Housing Subcommittee: Jan noted difficulty with volunteer and public participation. Therefore, the Sub-committee is being D/C'd. Jan will continue to work directly with the GPC on housing matters.

9. Glover Housing Opportunity: Discussion about sending Kent's proposal to SB. The GPC endorsed this plan.

10. New ZA job description: Kent invited GPC members to review the proposed description and come to the next meeting with comments and advisories.

11. Executive Session re. personnel: Kent made a motion to go into executive session for discussion. Approved. Returned from session with no action taken.

12. Other Business: None.

13. Adjourn: Kent made a motion to adjourn. Approved by all. Adjourned at 6:56 PM.

The next regular GPC Meeting is scheduled for April 7, 2026.

C. Armstrong, Clerk