



**APPROVED MEETING MINUTES - March 31, 2026  
TOWN OF GREENSBORO PLANNING COMMISSION  
Greensboro Town Hall Meeting Room and via Zoom**

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

**OTHERS PRESENT:** Bob Youngman

**1. Call to Order: (5:03 PM)**

**2. Review of the March 2026 Meeting Minutes and Public Hearing Minutes:** Discussed one minor language change. Alexis made a motion to approve both meetings' minutes. Minutes were approved by all. Kent requested that someone take up the idea of deed restrictions for workforce housing for full time residents in new housing development.

**3. Public Comments:** None.

**4. Proposed Flood and River Corridor Bylaw Amendments:** Alexis made a motion to approve the Bylaws as written and send them to the Select Board. Seconded by Janet. Approved by all.

**5. Miscellaneous Bylaw Amendments:** Discussion about a few minor changes. Christine made a motion to approve Bylaw with minor language edits as discussed. Seconded by Alexis. Approved by all.

**6. SPD Bylaw Amendments:** Discussion of a few minor language edits. Christine made a motion to approve proposed SPD bylaw amendments.. Seconded by Sheila. Approved by all. Christine made a motion to alter the date of the Public Hearing. Seconded by Janet. Discussion. Public Hearing for both bylaws will be April 28, 2026.

**7. Glover Housing Opportunity:** Discussed exploration of the idea of utilizing this asset for housing: the steps to open up the conversation; take some temperatures with community outreach; then to hire a professional to move it forward it (utilizing a municipal planning grant for which the town would need to reserve some match funds). Kent imagines this would be a GPC project after the SB gives the approval to move forward. Bob notes that there are professionals whose focus is solely on this first step of the development process and that Headwaters may evolve to include that role. Kent stated he would recruit widely.

**8. Overlay Maps:** Discussed Resource Overlay Maps for Greensboro's Habitat Corridor and for the Caspian Watershed. Discussed how Conservation PUD's could fit with the Natural Resource Overlays. Needed: Map of the town with the Overlays of the Wildlife Corridors, Caspian Watershed, lands under easements and in Current Use in order to gain clarity on available sites for zoning changes where more density would be appropriate, especially Conservation PUD's. Kent will contact VT Fish & Wildlife to see if they can make a recommendation about the mapping. Bob urges including Conservation Commission members at strategic meetings to brainstorm. Kent regretted lack of progress with housing since the last Plan and wants to put forward a Plan that does more than explore housing possibilities but actually offers concrete measurable goals. Were housing goals of the last plan too broad? Sheila noted the Plan will include goals other than housing and will reflect Survey and Community Conversation feedback.

**9. Town Plan:** GPC members will put individual sections into the Plan folder by April 10 for Commission member review before the April 16 working meeting.

**10. Executive Session:** Deferred. **11. Adjourned:** by consensus at 6:38 PM.

The next regular GPC Meeting is scheduled for May 5, 2026.

C. Armstrong, Clerk