



APPROVED PUBLIC HEARING MEETING MINUTES - April 28, 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, Bob Youngman

OTHERS PRESENT: B. Gray, R. Ely, M. Rogers, S. Arnold, R. Lovett, B. Stanciu, MacNeil, L. Armstrong, J. Lucas, N. Mann, E. Jonathan, M. Lambert, W. Marlier

1. Call to Order: (6:38 PM)

Kent welcomed people and noted that these proposed amendments are in line with community goals and are in compliance with the Shoreland Protection Act (SPA) which requires specific criteria related to both cleared and impervious uses adjacent to the lakes. The proposed changes make the bylaws clearer for others to work with. Kent then turned the meeting over to Janet Patterson who summarized the proposed Shoreland Protection Amendments. She noted a majority of development along shorelines predates Greensboro's zoning which began in 1972. This means many small lakefront lots, many non-conforming structures, and many lakeshore lots with native vegetation removed. Much existing development does not conform to today's standards. New development and redevelopment must conform to the provisions in Article 8 of the Town's bylaw. The goals of the amendments to Article 8 are to improve clarity, reduce gray area and provide more detailed guidance on regulations; to bring the bylaw into closer compliance with the state's SPA and to correct errors and inconsistencies. The major changes include: reorganization of Article 8 by geographic area; adding an expanded section 8.5 on management of vegetative cover, focusing on what landowners can do instead of that which one can't do. The amendments have stronger guidance on the critical role of mitigation to offset some of the adverse effects of development near the lake. Boathouses were noted to be grossly larger than what the SPA allows so their size was reduced to 200 sf (though still larger than the state's 100 sf) and the setback from the lake was clarified at 25 feet. Non-conforming structures were examined and requirements were modified to allow some flexibility to expand. Area of Encroachment is a new term which measures impervious surface and cleared area and will be used in property development standards.

Miscellaneous Bylaw amendments were updated to reflect statute changes since 2013, including digital survey filing, accessory on-farm businesses, the alignment of regulations for all Greensboro lakes greater than 10 acres in size. Definition for Habitable Floor Area was revised; the definition of and standards for Mixed-Use Development were added; limitations to the size of covered porches in the shoreland protection district was added.; drawing requirements and a compliance inspection requirement for applications involving structures were added. Provisions for Boundary Line Adjustments and sign distances from roadways were modified.

The GPC plans to review and revise the zoning applications to ensure the applications will provide the DRB and the ZA with the information needed to determine compliance.

There were two public comments: S. Arnold expressed support and gratitude for the work; Eric Jonathan, who relayed he was neither a resident nor property owner, discussed his personal political concerns.

2. Adjournment: Adjourned by consensus at 7:08 PM.

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

C. Armstrong, Clerk