



**APPROVED MEETING MINUTES - June 2, 2026**  
**TOWN OF GREENSBORO PLANNING COMMISSION**  
**Greensboro Free Library and via Zoom**

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

**OTHERS PRESENT:** Bill Chisdey, Chris Steel

1. CALL TO ORDER: (5:10 PM)
2. REVIEW AND APPROVAL: Deferred approval of May's two meeting minutes.
3. PUBLIC COMMENTS, IF ANY: None.
4. SHORELAND PROTECTION AND MISCELLANEOUS BYLAW AMENDMENTS: Janet finishing up final edits of newly approved bylaws to deliver to SB. Notes she will update applications to align with new bylaws now.
5. TOWN PLAN & PROPOSED ZONING CHANGES:  
Land Use: Discussion of the proposed Wildlife Corridor & Watershed Conservation Overlay District which serves to protect the pinchpoint of the vital wildlife corridor, which lies in Greensboro, as well as the Caspian watershed. Jens Hilke, VT F&W, is preparing maps for us which we will likely include in the updated Town Plan. Chris wonders what this will bring us that is different from what Act 181 will impose.  
Housing: Discussion of proposed housing development zoning changes: pros and cons of smaller parcel sizes; land costs pale in relation to the current cost of construction materials and labor so amending the lot size in some districts from 10 acre to 5 acres may not be useful. The goal is quality and affordable entry level home opportunities – a guiding principle. Most people move to Greensboro because of its rural, undeveloped character. Some members feel that housing growth should be focused in the village and extended village districts to avoid suburbanization of the community.
6. NO OTHER BUSINESS
7. ADJOURNMENT: Adjourned by consensus at 7:00 PM.

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

C. Armstrong, Clerk