

Development Review Board and Planning Commission  
August 11, 2025

*An informative meeting between the Development Review Board and the Planning Commission regarding the zoning bylaw and other concerns.*

**Warnings** were posted on July 23, 2025, at the Greensboro Town Hall, the Greensboro Post Office, the Greensboro Bend Post Office, and Willey's and Smith's Stores. The warning was published in the Hardwick Gazette on July 23, 2025.

**Development Review Board members present:** Jane Woodruff; Wayne Young; Nat Smith; Mike Metcalf; Tim Brennan; Lise Armstrong; Rob Brigham (alternate); Galen Fisher (alternate); Brett Stanciu (ex officio).

**Development Review Board members absent:** BJ Gray.

**Planning Commission members present:** Kent Hansen; Janet Patterson; Alexis Mattos-Vabre; Sheila Dillon; Christine Armstrong; Brett Stanciu (ex officio).

**Others present:** David Allen.

**The hearing was conducted in person at the Greensboro Free Library and via Zoom.**

### **Summary of Discussion:**

Mr. Hansen, chair of the Planning Commission, began the meeting at 6:05 p.m. He noted everyone present cares about the community. Sound bylaws foster controlled growth in line with town's values and state statutes. He noted this work will become more complicated as the state is working on increasing housing and targeted goals on a town-by-town basis. The Planning Commission will continue to work with NVDA. He suggested the Planning Commission and Development Review Board meet more frequently to improve communication.

Ms. Woodruff, chair of the Development Review Board, said care is necessary. The Planning Commission is the town's policy arm which follows the town plan. The Development Review Board are jurists in the sense that the Board interprets the work of the Planning Commission by applying this to individual applications. The dichotomy must be kept, but open communication about weaknesses or confusion in the bylaw is important.

Some discussion revolved around the state's increased scrutiny of wetlands and housing and the need to provide information to applicants. Ms. Patterson noted the town could send jurisdiction of the Shoreland Protection District back to the state.

Ms. Stanciu, zoning administrator, said applications for projects such as additional bedrooms and decks have decreased. Many applications are complex Shoreland Protection District projects. She added she has had conversations regarding ADUs and PUDs for increased housing stock, but financial considerations have prohibited the majority of these from reaching the application stage.

Some discussion revolved around the flood bylaw. Mr. Hansen noted the revised flood plain maps that will replace 1985 data might be released by the end of the year. Ms. Patterson inquired if anyone uses the Vermont Natural Resources Atlas. The atlas has much information, including

slope calculations, boundaries, wetlands, river corridors. She inquired regarding the method for transmitting information regarding subdivisions and boundary line adjustments to update the database. Ms. Stanciu offered to follow-up. Mr. Brennan requested greater specificity regarding multi-unit housing. This conditional use is allowed in many districts. A definition of “low density” would be helpful. Mr. Hansen said the Planning Commission acknowledges the PUD bylaw needs revision. Other communities have directed and mathematical PUD bylaws. The commission is waiting for the SE Group (the town’s hired planning consultants) to make their assessment first. Mr. Brennan added questions such as *How much density does the town want?* are Greensboro specific concerns. These will be addressed at the housing forum on August 23, 12-4 p.m., Greensboro United Church of Christ. Mr. Young expressed support for more incentives for affordable housing. Some discussion revolved around tax incentives and ADUs. Mr. Allen questioned the need for 10-acre zoning in the Rural Lands. Some discussion revolved around decreasing boathouses to 250sf, adding an additional bedroom on a cottage in the Shoreland Protection District, and sign sizes and setbacks. Ms. Woodruff said the DRB cannot override the bylaw to conform to the town plan. Further discussion items included mobile home parks, house colors in the SPD, tree cutting, and putting all zoning applications online. Ms. Woodruff agreed that biannual meetings between the Planning Commission and the Development Review Board would be helpful to improve communication, even if the Board and Commission do not always agree.

By consensus, the meeting adjourned at 7:30 p.m.

Signed:

\_\_\_\_\_, chair  
Jane Woodruff

\_\_\_\_\_, clerk  
Brett Ann Stanciu

date \_\_\_\_\_

date \_\_\_\_\_