

Work Session of the Planning Commission  
March 16, 2015 – Town Hall, Greensboro, Vermont  
Re: Village Center Designation/ Zoning Bylaw Update / Town Plan Update

In Attendance: Joe Wood, Dylan Laflam, Linda Romans, and Mark Snyder (Acting Chair)

Also in Attendance: Kristen Leahy, Zoning Administrator (ZA)

A review was made of the minutes from the work session on March 2, 2015. Motion to accept the Work Session Minutes was made by Dylan Laflam and seconded by Linda Romans. All members were in favor.

Kristen presented the response from Alison Low regarding whether the Greensboro Bend should be identified as a specific concern of the Flood Resiliency Chapter. *“That’s an interesting discussion. I would have to agree with you (to not include the specific identification). Flood resilience is a wholistic effort, and it takes into account lands that don’t appear on FEMA maps or statewide river corridor maps: e.g. upland areas that drain into low-lying areas, forested areas that may attenuate flood flows and wetlands that may store excess floodwaters. What you’re really saying is that floodwaters drain into Greensboro Bend, aren’t you? If that’s the case, I don’t see how you can ignore land use decisions in other parts of town that might help lessen the risk of flooding in the Bend over the long term (or conversely make it much worse).”*

The GPC then reviewed the newest version of the Flood Resiliency Chapter with Phil’s suggested changes. Dylan presented possible changes in the Flood Risks Section of the Chapter and the board utilized his language to refocus the chapter on the entire village of Greensboro (rather than focusing on the Lamoille River in Greensboro Bend). Dylan made a motion to accept the modified draft with the changes from the meeting to be incorporated by the ZA. Joe Wood seconded the motion. All members were in favor.

Changes can no longer be made to the document until the Public Hearing on April 6<sup>th</sup>.

The next meeting will be on Monday, April 6, 2015 – after the Public Hearing.

Meeting adjourned at 7:55

Submitted by Kristen Leahy, Zoning Administrator