

Work Session of the Planning Commission
October 12, 2015 – Town Hall, Greensboro, Vermont
Re: Town Plan Update

In Attendance: Linda Romans, Phil Gray (Chair), Joe Wood, and David Miltenberger

Absent: Dylan Laflam

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

A review was made of the minutes from the work session on September 28, 2015. A slight change was made – the word “rules” was changed to “bylaw changes” in the 6th paragraph. Motion to accept minutes as amended was made by David Miltenberger and seconded by Linda Romans. All members were in favor.

Kristen reported that there are currently two positions open on the GPC and one position available as the 2nd alternate for the Greensboro Development Review Board. As of October 12th, three applicants have submitted letters of interest. The vacancies on the GPC can be filled with non-resident applicants but the DRB vacancy must be filled by a Greensboro resident. The selectboard has been notified and will probably select new members at their October 28th meeting.

The GPC then began to review the Craftsbury Community Survey as a beginning point for the Greensboro community assessment. The applicable general questions were as follows:

1. What is your residency status?
2. What is your age?
3. How many years have you lived/vacationed in Greensboro?
4. How many people currently live in your household?
5. How many people in your household are over 60?
6. What is your employment status?
7. Do you hold multiple jobs?
8. Where do you work?

The economic questions about owning a business or a farm and what type of commercial development would you like to see encouraged would be joined with the question “If you favor commercial development, where would you like to see it permitted?” Each zoning district would be listed with a note that commercial/business is not currently allowed in the Shoreland Protection District or in the Resource District.

The Housing questions will follow the Craftsbury model.

1. Do you rent or own?
2. What type of housing do you live in?
3. What year was your home built?
4. If you are full-time resident, do you consider your housing costs to be ... affordable etc.?
5. What is the primary cost driver of your housing?
6. If you are a full-time resident, do you see yourself living in Greensboro in the next 10 years?
7. If you are a part-time resident, are you considering a permanent move to Greensboro in the next 10 years?
8. Would you ever consider providing an accessory apt for others to rent?
9. Would you consider homeshare?
10. Do you own rental properties?

There will be inclusion of two questions – Do you support expansion of affordable housing in Greensboro? If yes, do you support use of Greensboro Tax revenues to sustain that effort?

The Rental property owners section would probably mimic the Craftsbury model if it is utilized.

The Land Use and community section would utilize similar questions:

1. What do you like about living in Greensboro? Add recreation and culture/arts to the list
2. What do you dislike about living in Greensboro?
3. What do you think defines Greensboro's culture and makes it a special place? Add performing arts/culture and lakes to the list.
4. Do you farm?
5. What type of farming operation do you have?

The question regarding "residential development" needs to be expanded into a section, as does the "areas that the Greensboro Planning Commission should focus upon over the next five years."

Questions about environmental topics and Greensboro Conservation Commission will be removed. Questions about heating sources will be removed.

The question about weatherization will remain but the Energy component will be expanded into a more comprehensive section.

The expanded sections will be reviewed/discussed at the next GPC meeting. Alison Low will be helping to refine and polish the survey.

The GPC reviewed their current schedule and the motion was made to move to one meeting per month until more meetings become necessary. Joe Wood made the motion, David Miltenberger seconded. All members were in favor.

Discussion about committee formation and procedural issues has been tabled until Alison Low can assist the board.

The next meeting is scheduled for November 9th at 7pm.

Meeting adjourned at 8:20 pm.

Submitted by Kristen Leahy, Zoning Administrator

Who is Responsible for Each Section?

- I. Section 1 History (Proof reading – Okay as is) **Willie Smith**
- II. Section 2 Major Objectives **N/A**
- III. Section 3 Population (Written with NVDA)
- IV. Section 4 Land Use **Mark Snyder & Dylan Laflam (Greensboro Bend emphasis), Linda Romans**
- V. Section 5 Transportation **Kristen Leahy**
- VI. Section 6 Utilities and Facilities **Dylan Laflam**
- VII. Section 7 Natural Resources **David Miltenberger, Linda Romans**
- VIII. Section 8 Education **Phil Gray and Dylan Laflam**
- IX. Section 9 Energy **Mark Snyder and Dylan Laflam**
- X. Section 10 Housing (Written with NVDA) **Joe Wood**
- XI. Section 11 Economic Development **Joe Wood and Kristen Leahy**
- XII. Section 12 Recreation **Kristen Leahy**
- XIII. Section 13 Flood Resiliency (Written in 2014/15) (Proof reading Essentially) **Phil Gray**
- XIV. Section 14 Regional Impact