

**Work Session of the Planning Commission
February 8, 2016 – Town Hall, Greensboro, Vermont
Re: Comprehensive Community Assessment
MINUTES**

In Attendance: Joe Wood (Chair), Phil Gray, Christine Armstrong, Lily McAteer, Dylan Laflam and David Miltenberger

Absent: Linda Romans

Also in Attendance: Kristen Leahy, Zoning Administrator (ZA) and MacNeil – member of the public.

Meeting opened at 7:00 pm.

A review was made of the minutes from the work session on January 11, 2016. Motion to accept minutes as amended was made by David Miltenberger and seconded by Christine Armstrong. All members were in favor.

Alison Low from the Northeastern Vermont Development Association was unable to attend due to illness. A draft copy of the community survey was forwarded to the commission for consideration (draft version located at the end of these minutes). She requested opinions/suggestions from the GPC. She will attend the March 14th meeting with housing and populations numbers.

Joe asked the Commission Members to present their comments/concerns about the draft version. These were as follows:

- Questions raised about the need for questions 3A and #4 (residence location) – Several members supported the necessity of these questions.
- Could the Community Character section be moved to the beginning of the survey?
- Why are 5 year increments utilized?
- The term “cluster development” in #10 should be further defined.
- The words “cost driver” in #12 should probably also be defined and should the question read “check all that apply or check only one?”
- Is Age adequately covered by questions 6 & 7?
- In #19, the suggestion was made (and endorsed by many members of the commission) to change “dislike” to “wish to change” and to make a similar change in #18, “love” to “never want to change.”
- Should #23 include wind towers?
- Language in #23 should probably be less technical and simpler.
- Should the phrase “comment” (throughout) be changed to “why or why not”?
- In #20 the choice – “Expanding housing opportunities in the villages” – perhaps should be changed to “Expanding housing opportunities in Greensboro Bend Village” and “Expanding housing opportunities in Greensboro Village.”
- In #17, “Value-added processing” is not a layperson term. Maybe examples?
- In #17, should there be a “None of the Above” option?
- In #17, could senior and assisted living facilities be added?
- In #21, should there be a request for the “top 3”?
- Does it need to be in this order? Or can sections be moved about?
- Finally, DM made the suggestion of adding a question about seasonal rentals – “Should rentals within the Shoreland Protection Area of Greensboro be limited to not less than one week?” (*Alison has been apprised of this question and she will research whether it is feasible from a zoning standpoint – Kristen*)

Discussion ensued as to how the PC will reach all members of the community (summer and winter). How will we encourage people to fill out the survey? A pizza party was suggested. Also suggested was a drawing with local products as an incentive. Could a paragraph be added to the beginning of the survey with “Why should you participate” answered. This paragraph would have information about the Town Plan and the zoning bylaws.

The next meeting is March 14, 2016 at 7pm.

Meeting adjourned at 8:25 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 and Lily McAteer**
- VI. Section 6 Utilities and Facilities **Dylan Laflam**
- VII. Section 7 Natural Resources **David Miltenberger, Linda Romans, and Christine Armstrong**
- 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 and Lily McAteer**
- XI. Section 11 Economic Development **Joe Wood and Kristen Leahy**
- XII. Section 12 Recreation **Kristen Leahy and David Miltenberger**
- XIII. Section 13 Flood Resiliency (Written in 2014/15) (Proof reading Essentially) **Phil Gray**
- XIV. Section 14 Regional Impact

DRAFT SURVEY

About you and your household*

1. What is your residency status in Greensboro?

Year-'round

Part-time (seasonal)

1a. If you are a PART-TIME resident, do you anticipate becoming a full-time Greensboro resident in the future?

Yes

No

Comment:

2. How many years have you resided in Greensboro (either full or part-time)?

3. Do you rent or own your Greensboro home?

Rent

Own

3a. If you currently rent your Greensboro residence, are you hoping to own a home in Greensboro in the future?

Yes

No

Comment:

4. Where is your Greensboro residence?

_____ In or near Greensboro Village

_____ In or near Greensboro Bend

_____ On or near Lake Caspian

_____ On or near Lake Eligo

_____ Other areas in town: _____

5. How many in your Greensboro household (including yourself)?

6. How many in your household are under 18?

7. How many in your household are over 60?

Residential Development

Over the past ten years, Greensboro has seen an average of 4 new homes per year, 1 of which is intended for vacation use.

8. Regarding the rate of residential development, how would you characterize the rate of commercial development?

	Just right	Not enough	Too much	Don't know/no opinion
In or near Greensboro Bend				
In or near Greensboro Village				
On or near Lake Caspian				
On or near Lake Eligo				

Other areas in town:				
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9. Where you like to see the following types of residential development directed in the future?

	Single and two-family homes	Rental Units, Single and two-family homes	Rental, Multi-Units of 3 or more	Condominiums	Clustered housing	Specialty housing (e.g. senior housing)	Don't know/no opinion
In or near Greensboro Bend							
In or near Greensboro Village							
On or near Lake Caspian							
On or near Lake Eligo							
Other areas in town:							

Other areas, types? COMMENT: _____

10. If you indicated an interest in CLUSTER DEVELOPMENT, what should it consist of – and where?

	Single and two-family homes only	Mixed Use (e.g. retail, community centers)	Condominiums	Income-or age-restricted	Don't know/no opinion
In or near Greensboro Bend					
In or near Greensboro					

Village					
On or near Lake Caspian					
On or near Lake Eligo					
Other areas in town:					

Other areas, types? COMMENT: _____

11. How affordable to you consider your Greensboro resident to be?

- Affordable
- Barely affordable
- Not affordable at all

12. What is the major cost driver of your housing in Greensboro?

- Taxes
- Mortgage/rent
- Maintenance or repair
- Utilities
- Heating
- Other: _____

13. How convenient is your Greensboro residence to where you work?

- Very (less than 10 miles)
- Somewhat (more than 10 miles, but less than 25)
- Not convenient (more than 25 miles)
- Not relevant for the following reasons (e.g. retired, work from home)? _____

14. How likely would you consider using the following to go to work or errands, IF it were regularly available?

	Highly likely	Somewhat likely	Not likely at all	Don't know/no opinion
Ride share				
Public transportation				
Bike paths				

Comment: _____

Commercial development/Economic

15. Do you currently operate a business in Greensboro – or have you in the past? (Including farming or logging)

- Yes

No

16. Is (or was) your business based out of your home?

Yes

No

17. What types of future commercial development should be ENCOURAGED in Greensboro?

	In or near Greensboro Bend	In or near Greensboro Village	On or near Lake Caspian	On or near Lake Eligo	Other areas in town:
Home-based "cottage" industries					
Personal services (e.g. banking, insurance)					
Restaurants, cafes					
Inns, Bed & Breakfasts					
Neighborhood retail (e.g. small scale)					
Retail, larger than 5,000 sf					
Auto repair, gas stations					
Recreation-based business					
Agritourism businesses (e.g farm café, farm stays)					
Value-added processing					
Small scale industrial (e.g. enclosed 10,000 sf)					
Medium industrial (e.g. unenclosed, 10,000+ sf)					
Other: specify					

Community Character

18. The top three things I LOVE about Greensboro (and never want to change) are:

19. The top three things I DISLIKE about Greensboro (and wish to change) are:

20. What are the top FIVE priorities for the Greensboro Planning Commission over the next five years?

- Expanding housing opportunities in the villages
- Making housing more affordable
- Improving public transportation
- Attracting new businesses to Greensboro
- Developing a network of recreation trails
- Attracting more families with children
- Creating more housing opportunities for seniors
- Improving town services
- Preserving the character of the Villages
- Protecting natural resources
- Maintaining the school

21. What aspects of Greensboro's natural resources should be a priority in the next five years?

- Keeping working lands open and viable
- Protecting water quality around our lakes
- Protecting water quality around our streams
- Make the town more flood resilience (e.g. prevent fluvial erosion, protect floodplains, wetlands)
- Prioritize environmentally sensitive lands for conservation
- Protect natural communities (rare plants and species)
- Protect important wildlife habitats and travel corridors

Protect important scenic viewsheds

22. The top THREE scenic viewsheds in Greensboro are:

23. Regarding energy which of the following statements do you agree with?

	STRONGLY AGREE	Somewhat Agree	STRONGLY DISAGREE	Don't Know/No Opinion
New development should be appropriately sited (e.g southern-facing exposure)				
New development should be concentrated in certain areas to minimize sprawl and reduce automobile use				
Residential scale renewables should be encouraged				
Small scale renewables should be sited on historic structures				

within carefully considered guidelines				
Ground mounted solar installations should be screened from public rights of way as much as feasible				
The town should develop policies and guidelines for key siting renewable in important viewsheds				
The town should develop policies and guidelines for siting solar in viable agricultural lands				
Other: (specify)				

Do you have any issues or concerns for the Greensboro Planning Commission?