

**Work Session of the Planning Commission**  
**January 11, 2016 – Town Hall, Greensboro, Vermont**  
**Re: Comprehensive Community Assessment**

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

Absent: Dylan Laflam and Linda Romans

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

Meeting opened at 7:02 pm.

A review was made of the minutes from the work session on November 9, 2015. Motion to accept minutes was made by David Miltenberger and seconded by Christine Armstrong. All members were in favor. Present GPC members stated that they preferred electronic versions of the minutes. A hard copy will be provided for Phil Gray (per his request) and the absent members (Dylan and Linda) will be polled as to their preference.

Alison Low from the Northeastern Vermont Development Association was introduced. She discussed the use of two major outreach strategies – a community-wide survey and focus groups. NVDA will help draft the survey and scripts for the focus groups. They will compile the data and create a composite picture of Greensboro after utilizing the two strategic methods.

Joe asked the Commission Members to present their ideas for the surveys and the update of the town plan. These were as follows:

- What three things do you value most? (Christine)
- Opinion on the level of commercial development/housing starts in the town? (Christine)
- Update and possibly add to the Town's History in the Town Plan (Christine)
- Questions from Joe Wood – Why choose to live full time/part time in Greensboro? What current barriers prevent people from choosing to live in Greensboro? Temporary and permanent resident population trends? Housing trends?
- What keeps people in Greensboro? (Lily)
- Adequate affordable housing - residents' ability to afford and maintain property. Public transportation issues? Carpooling? (Lily)
- Ecological sensitive areas? (David)
- Should rentals be limited on Caspian Lake? How enforce? (David)
- Is there support for walking and biking trails/access? (David)
- Economic issues – what does the local business community need? (Joe)
- What areas of the town should have economic development?
- What areas of the town should have wind farms or solar farms?
- Identify what scenic views / view sheds should be protected.

Alison will gather statistical information about Greensboro for the next meeting. Any draft version of the survey will be reviewed. Alison estimated that it will take another 2 meetings to finalize the survey.

Discussion ensued as to how the PC will reach all members of the community (summer and winter). Entire commission endorsed full transparency. Members should consider methods of outreach. Kristen will send out a draft list to which other ideas can be affixed.

Alison and Kristen will meet before the next meeting to review NVDA's information on development in Greensboro.

The next meeting is February 8, 2016 at 7pm.

Meeting adjourned at 8:08 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