

GREENSBORO FIRE DISTRICT #1
PO BOX 3
GREENSBORO, VERMONT 05841

Exhibit 1
9/16/2014
Admitted

Sabra Jones
Greensboro Arts Alliance & Residency
PO Box 304
Greensboro, VT

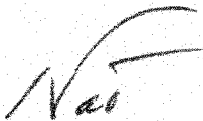
June 1, 2014

Dear Sabra,

I write on behalf of the Prudential Committee of the Greensboro Fire District #1, to whom you addressed your water request of May 12.

We have discussed your two requests: 1) permission to connect your proposed theatre building to our water line going out to the new fire station and 2) permission to rent water for this year-round operation which is estimated to use 3,945 gpd.

We have approved both requests with the obvious understanding that all expenses for this connection be borne by GAAR and that the connection be state approved. The yearly cost for using our water will be determined when you are up and running.



The Prudential Committee of the Greensboro Fire
District #1: John Mackin, Craig Dezell, Nat Smith

1667 SHADOW LAKE ROAD
GLOVER, VT 05839
P 802 525 9130
RES@MYFAIRPOINT.NET



RUGGLES ENGINEERING SERVICES INC.

July 24, 2014

The Greensboro Arts Alliance
Charles McAteer
P.O. Box 304
Greensboro, VT, 05841

Re: Flow Capacity for Potential Water System Connection

Dear Charles,

We have completed our evaluation of the hydraulic capacity to connect your proposed project to the Greensboro Fire District System. I offer the following.

A flow test was performed at the hydrant adjacent to the new fire station on 7/23/14. Residual pressure readings were also collected at the high point of the water system on Country Club Road. Based on these observations, measurements and hydraulic calculations I believe that the Fire District can provide 1000 gallons per minute (gpm) to your site while maintaining 20 psi in the water system. Your project will require approximately 750 feet of additional water main along the street to your site. I would anticipate that the fire district would require 8-inch water main. If you would like a fire hydrant at your site 8-inch water main will be required. Please use the following information for any preliminary building design. I have also provided data for a non-fire flow connection (4-inch pipe) if flows greater than 400 gpm is not required.

	Capacity (GPM)	Static Pressure (PSI)	Residual Pressure (PSI)*
Option 1			
8-inch Extension to Site (750'+/-)	1000	78	45
6-inch Street to Building (250'+/-)	1000	78	37
Option 2			
4-inch extension to site (no hydrants, 1000'+/-)	400	78	30

*20 PSI is the minimum required under all flow conditions.

Also please note that this review does not alleviate the need for domestic water allocation or final approval of the Fire District. Feel free to call me if you have any additional questions.

Sincerely,

Nathan P. Sicard, P.E.
Civil Engineer

To Whom it may concern
I Erwin Salls Jr. Fire Chief
of G. F. D. will sign off
on the Greensboro A.S. Alliance's
project with the understanding
that the Est. water volume is
what we have been told it
will be. if not we will come
to an agreement that works

Erwin E. Salls Jr.
~~Ed~~
✓ Fire Chief

Greensboro Zoning, Development Review Board
re: Greensboro Arts Alliance & Residency proposal



To whom it may concern:

I'm writing in support of the Greensboro Arts Alliance & Residency and their petition to begin construction on a permanent theater in Greensboro. As chair of Lyndon State College's Music and Performing Arts department I look forward to this important addition to our community. I know it will be a boon to the Vermont State College system as both Lyndon and Johnson are in close proximity to Greensboro, and I know the completion of a permanent theater will bring welcome commerce to the entire area.

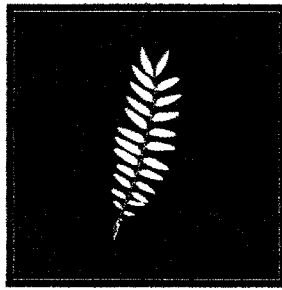
Let me tell you a little story. Many years ago a couple of tourists, students at the University of Kansas, "discovered" the beauty and isolation of a little town in southwestern Colorado. They were so taken with the community and its little theater space that they decided to begin a summer repertory theater which would connect the space in Creede to KU's growing theater program. In the beginning, the theater attracted actors and other stage professionals from KU along with their families and friends who visited Creede as a sort of summer get-away experience. But over the years, the Creede Repertory Theater (CRT) developed and began to attract large numbers of tourists to the area. Eventually a board of trustees formed, and an artistic director was hired. Within 10 years, CRT's reach extended well beyond KU as the artistic director began auditioning and hiring actors and interns from New York City, Chicago, and other theater hot-spots in the U.S. Within a relatively short period of time, Creede became a summer destination for people from across the country. Along with the theater, many businesses began to thrive and this middle-of-nowhere, dried-up silver-mining community became an arts oasis brimming with restaurants, B&B's, art galleries, craft shops, tourism businesses and more.

I know that Greensboro can experience that same economic boost through Greensboro Arts Alliance & Residency. With the energy, vision, and connections that Sabra Jones and her son, Charles McAteer, bring to this project I believe that anything is possible. Lyndon has already collaborated with GAAR through our theater instructor, Gianna Fregosi, and a costume exchange began. Lyndon's Provost, Dr. Kellie Bean, established an important connection as she participated in GAAR's writer's workshop series. We also sent a volunteer intern to GAAR who gained valuable experience and made important networking connections in the arts. I anticipate Lyndon's affiliation with GAAR will grow over the next few seasons and I truly look forward to Greensboro becoming an arts hub replete with all sorts of ancillary businesses and experiential opportunities for our students. I would not be a bit surprised if Lyndon's own theater program were to grow by leaps and bounds in the light of Sabra's infinite optimism and vision for GAAR.

I would encourage you to seriously consider the positive impact this project will have on the Greensboro community, and for that matter, on the State of Vermont. Yes, it will be an expensive and complex endeavor; but anything that brings permanent growth and long-lasting benefits is never easy. One person can make a difference in a community. One thought, one idea, one plan can launch a thousand others. I believe that with the right support, Greensboro Arts Alliance & Residency will be that springboard. As Sabra says, "the theater is not only unique in the Vermont, it is unique in the whole us."

Sincerely,

Dr. Elizabeth Norris
Department Chair, MPA
Lyndon State College
1001 College Road
Lyndonville, VT 05851
elizabeth.norris@lyndonstate.edu
802-626-6255



September 14, 2014

Development Review Board
Greensboro, VT 05841

Dear Development Review Board,

As an abutter I/we support the purchase of 10.6 acres of land at Tolman's Corner from David Allen by the Greensboro Arts Alliance & Residency. A permanent theater will be built there which will be an asset to the community. When not being used for theater productions it will be available for concerts, meetings and other events.

Please act favorably on this permit request.

Sincerely yours,

Kevin Brochu

ARTISTIC DIRECTOR
SABRA JONES

**ASSOC. ARTISTIC
DIRECTOR**
CHARLES MCATEER

EXECUTIVE DIRECTOR
MARILYN S. MILLER

BOARD OF DIRECTORS
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CATHERINE DONNELLY, EX OFFICIO
CHARLES MCATEER, EX OFFICIO

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PETER ROUDEBUSH
MARION STEGNER
ANNE STEVENS
JOHN STONE II

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JOHN DERNAVICH
VALDINE HALL
SIR NICHOLAS HYTNER
SHIRLEY KNIGHT
CORDELLA MONSEY
MARK RYLAND

August 22, 2014

The Development Review Board
Greensboro, Vermont 05841

Dear Development Review Board,

As an abutter I/we support the purchase of 10.6 acres of land at Tolman's Corner from David Allen by the Greensboro Arts Alliance and Residency. A permanent theater will be built there which will be an asset to the community. When not being used for theater productions it will be available for concerts, meetings and other events.

Please act favorably on this permit request.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Nick Sowles", written in a cursive style.

NEXT 1, LLC
Nicholas Sowles

August 22, 2014

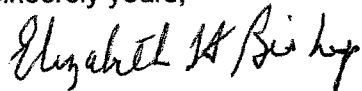
The Development Review Board
Greensboro, Vermont 05841

Dear Development Review Board,

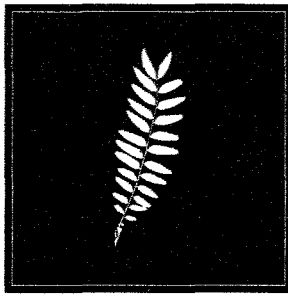
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Please act favorably on this permit request.

Sincerely yours,

A handwritten signature in cursive script that reads "Elizabeth A. Bishop".

Elizabeth Bishop



September 15, 2014

To Whom It May Concern:

We at Ballet Wolcott are excited to hear about the proposed theater in Greensboro. This is a wonderful opportunity for the community of Greensboro and surrounding towns. Our local arts organizations will have access to space for holding classes and workshops as well as performances. In this part of the world, the most appropriate and best space for a performance is not always possible to find or easy to access. A theater like this will bring the arts to the community while showcasing the talented artists living within them. Our youth will have more opportunities to learn from these artists as well as the artists who visit our area. We genuinely hope that you will approve this theater.

Sincerely,
Brandy Ofciarcik-Perez, Artistic Director of Ballet Wolcott
Helene Nilsen, Administrative Director of Ballet Wolcott

ARTISTIC DIRECTOR
SABRA JONES

**ASSOC. ARTISTIC
DIRECTOR**
CHARLES MCATEER

EXECUTIVE DIRECTOR
MARILYN S. MILLER

BOARD OF DIRECTORS
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BETSY DONLON
SARA DILLON
SONIA DUNBAR
ROBERTA FOSTER
SUSAN GOODBY
B.J. GRAY
JANE GUNTHER

ADVISORY BOARD CONT'D
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ANNE STEVENS
JOHN STONE III

ADVISORY BOARD
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VALDINE HALL
SIR NICHOLAS HYTNER
SHIRLEY KNIGHT
CORDELIA MONSEY
MARK RYLAND

Subject: Another support email

From: Sabra Jones (sabra@greensboroartsalliance.com)

To: greensborovtzing@yahoo.com;

Date: Tuesday, September 16, 2014 12:56 PM

Begin forwarded message:

From: Greensboro Arts Alliance & Residency <info@greensboroartsalliance.com>
 Subject: Fwd: Tomorrow at 7:00 PM, Fellowship Hall
 Date: September 16, 2014 8:43:29 AM EDT
 To: Sabra Jones <sabra@greensboroartsalliance.com>

Begin forwarded message:

From: Janice Leonard <janice@vmlink.net>
 Subject: Re: Tomorrow at 7:00 PM, Fellowship Hall
 Date: September 16, 2014 at 6:04:36 AM GMT-4
 To: Greensboro Arts Alliance & Residency <info@greensboroartsalliance.com>

WOW! Thank you for this building!
 Janice Leonard, East Hardwick

Sent from my iPad
 Janice Gogan Leonard

On Sep 15, 2014, at 9:31 PM, Greensboro Arts Alliance & Residency <info@greensboroartsalliance.com> wrote:

Email not displaying correctly? [View it in your browser.](#)



To Our Friends & Neighbors,

The Greensboro Arts Alliance & Residency is undertaking to build an exquisite Elizabethan theater in Greensboro. It will be called "The Mirror," after the following quote from *Hamlet*:

"...: Let your own discretion be your tutor. Suit the action to the word, the word to the action, with this special observance, that you o'erstep not the modesty of nature. For anything so o'erdone is from the purpose of playing, whose end both at the first and now, was and is, to hold as 'twere, the mirror up to nature." - *Hamlet*, III, ii

Rising out of the majestic fields around the current Hazendale Farmstand, the rustic yet elegant structure will reflect a variety of needs for the community as well as the Greensboro Arts Alliance & Residency (including desperately needed performance and rehearsal spaces, administrative offices, and costume/scene shops). The list of people this facility will help directly is large; we offer here just a few of our favorites. The Mirror will:

- Enable the children of Lakeview Union and other area schools (such as the Hazen Union Drama Club) to see professional plays as well as present recitals and theatrical performances in world class facilities
- Give deserving organizations such as Peter Gould's *The Funnery* a permanent home
- Open powerful new collaborations with inspiring and important organizations such as Heartbeat Lifesharing
- Empower the Greensboro Free Library to expand its programming and educational outreach and offer even more cultural and historical materials to children and adults alike
- Offer individuals and organizations of any financial background—including worthy arts education institutions such as Jeudevine Music School and Ballet Wolcott—to have extremely affordable professional practice spaces for music,

- theater, or dance
- Provide utilizable spaces for Town Committees and Events
 - Allow visionary local artists (such as Rob Mermin) to develop their own work
 - Commission artisans of all fields to decorate the building, including handmade seats, sconces, stonework, and more. We are pleased to announce that Vermont artist Adelaide Tyrol has agreed to paint the inside of the building, if approved, with original artworks reflecting the life and beauty of the Northeast Kingdom
 - And much, much more

As Food climbs out of the Earth which nourishes it, so does Art spring from the Nature which births it. The Mirror will be, at its heart, no different. It will be a reflection of Greensboro. With edible plantings, agricultural landscaping, masterful craftsmanship and inspiring artistry, we will reflect Greensboro's physical beauty; with respectful, quiet, and environmentally friendly operations, we will reflect Greensboro's character; and with inclusive, generous, and open usage, we will reflect her people.

Please join us tomorrow at 7:00 PM at Fellowship Hall in support of our Development Review Board Hearing. Please feel free to speak, if you wish, as to why GAAR, the Mirror, or art is meaningful to you. We'd appreciate your support.

Many thanks,

GAAR

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The Greensboro Arts Alliance email mailing list includes members and friends of the Greensboro, VT community.
Please feel free to manage your subscription preferences below.

Our mailing address is:
Greensboro Arts Alliance & Residency
Box 304
Greensboro, VT 05841

Add us to your address book

[unsubscribe from this list](#) [update subscription preferences](#)

Sabra Jones
sabra@greensboroartsalliance.com
greensboroartsalliance.com
802 533 7487 VT
646 688 4365 NY
Box 304
Greensboro, Vermont 05841

***William B. Niemi & Martha Niemi
P.O.Box 126
4691 Center Road
Greensboro, VT 05841***

August 28, 2014

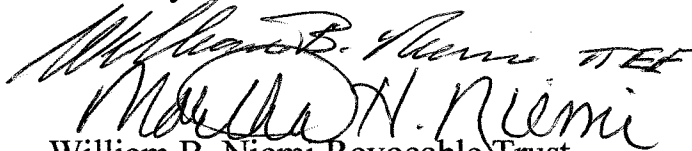
Development Review Board
Town of Greensboro
PO Box 119
Greensboro, VT 05841

Dear Development Review Board

As an abutter to the property that the Greensboro Art Alliance and Residency wants to purchase from David Allen and developed per application # 2014-027 we **CAN NOT** support this project.

I request that I be allowed to speak at the up coming Development Review Board Meeting on Sept 16, 2014 to express our concerns.

Sincerely

Handwritten signatures of William B. Niemi and Martha H. Niemi. The signature of William B. Niemi is written in cursive and includes the initials 'WBF' at the end. The signature of Martha H. Niemi is also in cursive.

William B. Niemi Revocable Trust
William B. Niemi & Martha H. Niemi Trustees

William B. Niemi & Martha Niemi
P.O.Box 126
4691 Center Road
Greensboro, VT 05841

August 28, 2014

Development Review Board
Town of Greensboro
PO Box 119
Greensboro, VT 05841

Dear Development Review Board

As I requested a opportunity to speak at the Sept 16, 2014 Board meeting in my letter of August 28, I have been forewarned by Kristen Leahy that I would probably only have 3 minutes to address the board on our concerns as abutting property owners to the property that Greensboro Art Alliance and Residency wants to purchase from David Allen and developed per application # 2014-027.

Since we have a number of concerns and the reasons why we have them are more then the 3 minutes will allow.

I am in hopes the Board can address these concerns as follows:

The building proposed is a two (2) story 152 feet long by 90 feet wide structure, is enormous for this location.

This is 13,680 square feet which is two and one half times larger (2 ½) than our new Greensboro Fire House. This proposed complex is to be two stories which adds another 13,680 sq ft. This brings the total square footage to 27,360 square ft. under one roof.

To comprehend how much space this is on a ten acre lot...it is 5 times the sq. footage of the new Fire House.

It is also the same as if we crowded in 15 single family homes of 1800 square ft apiece into the 10 acre area.

This complex would not be in keeping with anything else in Greensboro or the surrounding area. In my estimation, it would be imposible to protect the

character of the area, which I feel is one of the main purposes of our Zoning Bylaws.

The pure size of this building opens up a number other concerns.

1) Does the town have to provide fire protection at the tax payer's expense? If the fire department needs a ladder truck to fight a fire in the middle of the complex's roof, do the tax payers have to pay for it?

To take this a little further if the new fire house is too small to house the new truck do the tax payers have to bear the expense of an addition to the firehouse?

Or... can this expense be put on the shoulders of the Greensboro Art Alliance and Residency as a condition of them receiving requested zoning.

2) Water: GAAR said they would pay for the 8 inch water line extension from Breezy Ave to their proposed complex. The 8 inch line would have to be run to provide fire protection and may have to have a pumping station to build volume and pressure. They (GAAR) have not addressed the cost of a pumping station if required. Is this cost to be born by the rate payers of the water district?

Or... can this expense be put on the shoulders of the Greensboro Art Alliance and Residency as a condition of them receiving requested zoning.

At the time of this writing no one had contacted the Greensboro Fire Department.

What functions are going to take place at the proposed complex and surrounding outside area? This is important because at a past meeting, at the end of May with the principals of the Greensboro Art Alliance and Residency, when I asked this question of Sabra Jones she told Martha and me that they would be continuing the summer theatre productions along with some other artisans events and the town could hold their town meetings there as well as other civic affairs.

This 30 second reply to a very important question leaves one to ponder what REALLY is planned to take place in this complex.

Since this initial meeting with Sabra Jones, Charles McAteer, and Jim Sowles, I have gathered a list of their planned activities which have been stated in various news releases and their application for conditional use.

(1) Theatre productions : five shows per week, Thurs through Sunday. Is this all summer longwhat is the expected activity level to be affecting traffic and noise?

(2) Concerts: This could be a whole array from Classical Music to Rock Concerts. If all the concerts are to be held inside, it would minimize the impact on the area.

(3) Warehousing and staging area facilities for supplies and props for "ROAD SHOWS"

(4) Restaurant with a seating capacity for 50 people with a kitchen staff of ten.

(5) Lodging?? Is their going to be lodging facilities (is this THE RESIDENCY part of the Arts Alliance) to house the people they import from out of the area who need a place to live while participating in the productions.

I would be very concerned having a Motel in our future home's side yard.

If anyone has owned or been involved in the financials of just maintaining a facility of this size that has to be heated during the winter to keep the fire protection system from freezing , electricity, and insurance... knows that you are well into the five figures. No matter how large the endowments and grants are, they eventually run out.

The Stowe Performing Arts Center at Spruce Peak has lost money every year since it has opened, and Stowe is a year around wealthy community in comparison to Greensboro.

I feel that the town has the right to ask for a comprehensive business plan along with letters of credit to make sure this project is completed and an on-going credit line to cover loses for the first ten years.

If the Greensboro Art Alliance and Residency fails, the town and all tax payers will be hurt. What do you do with a 27,000 sq. foot building in Greensboro?

I hope that the Development Review Board can weigh all the pros and cons of this application of the Greensboro Arts Alliance and Residency and ultimately guide and protect the town of Greensboro into the future.

Respectfully

William B. Niemi Revocable Trust
William B. Niemi & Martha H. Niemi Trustees

***William B. Niemi & Martha Niemi
P.O.Box 126
4691 Center Road
Greensboro, VT 05841***

Sept. 15, 2014

Development Review Board
Town of Greensboro
PO Box 119
Greensboro, VT 05841

Ref: Greensboro Art Alliance and Residency application # 2014-027.

Dear Development Review Board

After the site visit Saturday 13, 2014 and evaluating their site plan and verbal dissertation, I still feel that the building size and design is out of character for the area and Greensboro's rural setting.

No matter what the final outcome is after the Development Review Board makes their decision, the Act 250 review is completed and the state Fire Marshall and town Fire Dept weighs in, there are several conditions that I want and feel would help minimize the impact on the area and the neighbors.

1. No lodging to take place at this location now and in the future.
2. All concerts to be held inside to minimize the impact on the area noise levels and lighting.
3. Any other public gatherings to require a permit from the Select Board.
4. All tree lines should be kept in tact.
 - A. The tree line boarding the Center Road
 - B. The tree line boarding Hardwick St.
 - C. The tree line that runs along the southwest end of the Property Center Rd to Hardwick St.
5. Sight and noise buffers
I would also ask for a cedar hedge along our property line just to the

Northeast side of the existing tree line, approximately 30 feet into the field. This would keep the hedge away from the existing trees and allow more light so the hedge can thrive.

This hedge has to be high and dense enough to minimize the noise impact and visual impact after the leaves fall. The hedge should run from the Center Rd. corner of their property to 50-75 ft. past my lot to the Southeast.

6. Lighting. All outside lighting should only be used when events are taking place. No overnight continuous lighting.
7. Parking: If the parking is in front of the proposed building along Hardwick St, the building would act as a buffer when 100+ cars leave all at once. Plus the building would minimize the glare of lighting from the parking lot.
8. The building should be kept in the lower part of the field as the sight plan was presented. This minimizes the lighting and noise factor for the abutting neighboring residents.
9. No Hydro Fracturing of wells should be permitted if GEO THERM heating and cooling is used.
If wood pellet heating is to be used the bulk pellets storage should be housed in manner that is consistent with the final building design. If the final design turns out to be a round barn theatre a silo is a good design to fit in, but not for current proposed building.
10. If the Greensboro Art Alliance and Residency is tax exempt from town and state property taxes as they claim in their original letter that came with their application-WHAT IS GOING TO BE THE IMPACT ON THE TOWNS TAXPAYING RESIDENTS?
Do all the Greensboro tax payers have to pay the Arts Alliance Portion of the fire, police & rescue budgets or can the town come up with Impact fees to protect the Greensboro tax payers.

I wish all board members the wisdom that is required to guide and protecting our town into the future.

Thank you

William B. Niemi

Jeudevine Music School
114 West Church St.
PO Box 289
Hardwick, VT 05843

Greensboro Arts Alliance

PO Box 304

Greensboro, VT 05841

September 12, 2014

Hello:

I am interested in seeing if there are any ways that my Hardwick-based music school might be able to interface with your organization. I am interested in finding a fiscal agent for tax-deductible contributions, and also finding out if there might be some potential for summer music workshops in Greensboro. I specialize in Caribbean music.

Thanks very much,

Emily Lanxner

September 12, 2014

Dear Year-round and Summer Residents of Greensboro,

As the first Board member of the Greensboro Arts Alliance and Residency , I have had the great pleasure of watching the organization grow and develop over the past nine years. I am writing to highlight what I believe to be some of the personal benefits to the year-round and summer residents of Greensboro of having a permanent home for the Greensboro Arts Alliance and Residency in the town.

Since 1945, I have been coming to Greensboro every summer and, since 1991, my husband and I have owned a year-round house. As a young person, I, along with Jim Sowles (Chair of the GAAR Board) and many others, acted in some of the Shakespeare plays directed by Miss Jean Simpson in Craftsbury. It was for me, and for many others, I'm sure, the beginning of a life-long love of theater. It also helped me to develop self-confidence, the ability to work with others, and to meet many people from neighboring towns whom I otherwise would not have met.

The same is true of the Greensboro Arts Alliance and Residency. I enjoy being part of an organization in Greensboro that brings together many year-round and summer residents in a happy and cooperative way as effectively as GAAR does. It unites children, adults, and even dogs (!); Greensboro residents and residents from other towns; amateur and professional actors and actresses, musicians, dancers, costume and lighting designers, stagehands and stage managers from Greensboro, Hardwick, Woodbury, Sharon, other towns in Vermont, and even New York City.

I attended the beginning of eighteen of the twenty performances--and often the entire performance of "Carousel" and "The Miracle Worker"-- this summer and saw the joy and excitement on the faces of the actors and actresses as well as the pride on the faces of the parents, friends, and relatives watching them. Even the ticket takers, beautifully organized by Marsha Gadoury, helped eradicate real, or perceived, barriers between "year-rounders" and "summer people," as the duo often consisted of one person from each group.

Any organization such as GAAR that creates loving bonds between people in the Greensboro community can only be a benefit to everyone!

Sincerely,

Marian Brown Lorenz
Chair, GAAR Advisory Board

P.O. Box 15, Greensboro, VT 05841

11 September 2014

To Sabra Jones and the rest of
Greensboro Arts Alliance and Residency:

I can see no reason why the proposed theatre to be built on David Allen's land should not be built. This area is desperately in need of a functioning theatre and this building and GAAR will fill that bill.

As a working playwright myself (JUDEVINE and A SONG FOR MY FATHER, to name just two examples) I was fortunate enough to have my newest play, DIFFERENT PLANET, produced as a reading in the GAAR tent this past summer. Such opportunities are essential to the creation of new work for the theatre and an actual theatre is essential to the ongoing existence of theatre in this area.

I think the letters from both Dr. James Sowles and from Andrew C. Brown argue well against the various stated objections to the construction of the theatre.

It is also obvious that GAAR intends that the theatre be of use for the wider community from Summer Music From Greensboro, to The Funnery to Ballet Wolcott.

Sincerely,
David Budbill

[SMfG LETTERHEAD]

September 11, 2014

Greensboro Arts Alliance and Residency
Attn: Ms. Sabra Jones
P.O. Box 304
Greensboro, VT 05841

Re: GAAR's Proposal for The Mirror Theater

Dear Sabra,

Summer Music from Greensboro (SMfG), which has presented music concerts for the greater Greensboro, VT community each summer during the past 35 years, is pleased to submit this letter in support of GAAR's pending application for its construction and operation of a year-round performing arts complex in Greensboro. SMfG is an enthusiastic proponent of both GAAR itself and GAAR's pending application and believes that *The Mirror Theater* will be a significant cultural asset and vital contributor to the greater Greensboro community. Please be assured that GAAR and you have SMfG's full support!

Very truly yours,

Stephen L. Ferber,
Co-Chair

Richard N. Lovett,
Co-Chair

Day L. Patterson,
Co-Chair

"Get Thee to the Funnery"
Shakespeare Camps
Theatre training to grow capable bodies, active minds, powerful voices, and open hearts.

TO WHOM IT MAY CONCERN:

This is a letter of enthusiastic encouragement and support for the theater performance and education project that Sabra Jones is undertaking in Greensboro on the site of the Hazendale Farm Stand. I hope that the local community and, indeed, the whole state of Vermont, will give approval to this energetic idea.

I have worked in the greater Greensboro/Craftsbury area since 1998, running the youth Shakespeare enrichment program which I founded. We have served hundreds of young people, and thousands of delighted audience members, some of whom live here, some of whom summer here, and many of whom come for the Home Day weekend and Shakespeare performances. We continue a tradition that is one of the oldest and most revered in the Caspian region: Miss Jean Simpson's Shakespeare for young people, which she founded and robustly directed from the 1920's into the '60's. I believe that the theater that Sabra wants to build—a permanent home for the GAAR—fits as neatly into this tradition as it will fit into our countryside, and I can't wait to be a part of the exciting activities which will take place in the building.

My Funnery camp has been able to survive for seventeen summers because of the generosity of Sterling College, who have provided a space for most of our classes to take place. But, as our campers grow, and as they themselves encourage others to take part, we find that we need more room. We had fifty campers this summer, and not enough space to put them. We look forward eagerly to finding a permanent home for our troupe in the Mirror Theatre, but, more than that, we look forward to experiencing how the Theatre, with all its job opportunities, cultural offerings, and especially its youth services, will impact our region. The Theatre should become a vital part of our future prosperity, with spill-over into other economic activities. It will provide events and ongoing classes for young and old, and it will cement strong contacts between Greensboro and the world beyond.

I am a teacher, college professor, theatre director, and youth leadership mentor. It pleases me more than I can say to recommend this project for approval, and to note, also, how courageous and original an approach to development this project surely is. I grew up, till I was twenty, in some of the richest farming country in southeastern Pennsylvania, and I have noted how much of it has now been developed for shopping, urban sprawl, automobile-centered access, and franchise businesses that take money and uniqueness away from the local region. I applaud every development that seeks a different direction, with benefits of every kind for the neighborhood. The Mirror Theatre is a great idea!

Peter Gould PhD, director

62 West Street Brattleboro Vermont 05301 email: gould@sover.net
gettheetotheunnery.com shakespearefreelibrary



GREENSBORO FREE LIBRARY

53 Wilson Street
Greensboro, VT 05841

September 4, 2014

Sabra Jones
Greensboro Arts Alliance
PO Box 304
Greensboro, VT 05841

Dear Sabra;

Thanks for meeting with me last week. I know the goals of both the Arts Alliance and the Greensboro Free Library will work well together.

It is the mission of the library to provide resources and programs for lifelong learning, enrichment and access to the world of information. The goal of the Arts Alliance is to provide cultural and economic opportunities to the towns of the Northeast Kingdom and its surrounding areas, primarily through theatrical production and artistic collaboration.

The goals of these two organizations fit together nicely. The library can offer background information on plays and writers for the programs you present. Greensboro has a long history of well-known writers and the library maintains an extensive selection of their works. We would be happy to work with you encouraging people as they want to learn more about writing and what has been written by Greensboro authors.

When artists come to share their talents, we would like to provide them and the people who come to see them with the information and background materials they need.

Viewing the many artistic performances that will be offered by the Arts Alliance, will raise the curiosity of audiences. The library can help them learn more about what they learn in the musical theater day camp and classes and see in the productions offered.

Our children's program could work with the Arts Alliance and the schools to learn more about the cultural opportunities available outside of the Northeast Kingdom. Greensboro is among Vermont's poorest towns. Median household income is \$40,917 with 14.8% of individuals below the poverty line and 58% of elementary school children receiving free or reduced cost lunch. With your world class cultural facility where artists can perform and our commitment to lifelong learning and access to the world of information, the two organizations can provide a richer and more informed world for children and adults of the area.

I hope the library can work closely with you to benefit both organizations as you expand your offerings and work to make Greensboro a center for the arts.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mary".

Mary Metcalf

Librarian

Greensboro Free Library

53 Wilson Street

Greensboro, VT 05841

802-533-2531

greensborofree@gmail.com



Lakeview Union School
Greensboro & Stannard, VT

189 Lauredon Avenue
Greensboro, VT 05841
Principal: Eric J. Erwin

Telephone: (802) 533-7066
Fax: (802) 533- 2962
E-mail: lakeviewunionschool43@hotmail.com
Website: <http://lakeview.ossu.org>

September 9, 2014

To Whom it may concern:

Thank you for the opportunity to share my thoughts about addition of a new Elizabethan-style theater for our community. I hope this letter provides the information and feedback you are interested in.

I accepted the position of principal of Lakeview School in July, 2013. I continue to be impressed with the strong community spirit demonstrated by Greensboro residents. The support of our school, and the students who attend, continues to be a wonderful feature of this community. As you may know, students attending Lakeview Elementary come from a wide variety of backgrounds, and vary in their exposure to theater and the arts. Our school addresses this disparity by providing art and music classes to all students, a choral program for grades 5-6, and a universal instrumental program for all students in fifth and six grade. We have many students who demonstrate a strong talent and interest in the performing arts, but limited opportunities to explore them. Community programs such as GAAR have stepped in to fill this gap, and provide students from Lakeview and their families new and exciting ways of participating in the performing arts and expanding their skills.

Despite these wonderful efforts, GAAR and other groups have primarily been able to provide opportunities in the summer months, and this makes it difficult for classroom teachers to explore ways of integrating the performing arts into the yearly curriculum. Research consistently shows that theater and music performance opportunities enhance student engagement, increase student learning in writing and reading, and decrease drop-out rates among at-risk populations of students.

The addition of a permanent structure dedicated to theater, funded in large part by the generosity of Andrew C. Brown, would allow Lakeview Union School to develop on-going partnerships with GAAR, participate in theater productions all year long, and increase the students' exposure to theater productions in a more cost effective manner. Currently, we have to hire buses at significant expense to attend theater productions in Burlington.

I can envision many additional opportunities in this partnership- e.g., having 6th graders write a play for general performance, incorporating formal acting lessons into our physical education curriculum, using theater to help younger students increase their understanding of literature pieces, etc. I strongly support this project.

Please do not hesitate to contact me if you have any further questions, or would like more information.

Sincerely,

Eric J. Erwin, Ph.D.
Principal, Lakeview Union School

Subject: Fwd: FW: Sign size variance request by GAAR---NO!--please forward to DRB

From: janet travers (jtravers.vt@gmail.com)

To: greensborovtzoning@yahoo.com;

Date: Sunday, August 24, 2014 3:56 PM

Don't know if you received this, but you should have it, too. Have already forwarded to the Board.
Jan

----- Forwarded message -----

From: janet travers <jtravers.vt@gmail.com>
Date: Sun, Aug 24, 2014 at 3:55 PM
Subject: Fwd: FW: Sign size variance request by GAAR---NO!--please forward to DRB
To: Jane Woodruff <patronus58@gmail.com>, Janet Travers <jtravers.vt@gmail.com>, Linda Romans <lromans@myfairpoint.net>, Nat Smith <nbsmith35@gmail.com>, Sean Thomson <sean@thomboy.com>, Wayne Young <wayneyoung@gmail.com>

----- Forwarded message -----

From: janet travers <jtravers.vt@gmail.com>
Date: Sun, Aug 24, 2014 at 3:54 PM
Subject: Re: FW: Sign size variance request by GAAR---NO!--please forward to DRB
To: Susan Wood <swood@greensborovt.org>

I can, and did, forward this to the DRB.
Jan

On Sun, Aug 24, 2014 at 3:34 PM, Susan Wood <swood@greensborovt.org> wrote:
Hi Jan,

I'm forwarding the following email to you in your capacity as clerk of the DRB. Can you send this to the DRB (or let me know that you can't and I'll figure out a different way to get it to the DRB)?

Thank you,
Susan

-----Original Message-----

From: CHRISTINE ARMSTRONG [mailto:CFA115@COMCAST.NET]
Sent: Sunday, August 24, 2014 9:57 AM
To: swood@greensborovt.org
Subject: Sign size variance request by GAAR---NO!--please forward to DRB

Hi Susan,

I know you told me that you were the one who gave permission to GAAR to have a sign/billboard up on the High School building this year. I believe you indicated to me that you agreed that it was too big. (Furthermore, they had not one but TWO billboard type signs there.) We also discussed the malignant spread of signs on the Town Green and that you were going to create language and policy in Greensboro's rules and regs. so that these unsightly items will no longer be allowed there. This is wonderful news.

In terms of the application by GAAR for a variance on sign size at their new and permanent location, please don't let them. There is no reason to move away from the current regulations in this regard. Their needs do not supersede the current regulations and it's not really necessary. It's a 'want', not a 'need'.

Personally, while I adore theater and am looking forward to this lovely building and activity in it, I have never been a fan of the huge white tent on the green. It's been ugly and disruptive and really, showed a preferential treatment for some over others in our community. This location for the theater is really a good one--far better than that which Circus Smirkus ended up with. Furthermore, year round activity is far better than the seasonal deluge that Circus Smirkus bring with it (on top of the summer tourist deluge.). (Can you tell I'm not a fan of Circus Smirkus's procedure and location???)

Anyway, thank you for forwarding this opinion on to the DRB. It would be nice if there were a website for the collective boards in town so our voices could be spoken to the groups instead of burdening you with this request!

Many thanks!

Sincerely,

Christine Armstrong

GREENSBORO ARTS ALLIANCE & RESIDENCY

"ART IS A HARMONY PARALLEL WITH NATURE." PAUL CÉZANNE

GAAR is "Inspiring, Inventive, Talented, Spectacular, Moving, Magnificent, Superb, Knock-Out Punch, Extraordinary, Remarkable"
The Hardwick Gazette

September 11, 2014

Thank you, Andrew and GAAR!

Anne

GREENSBORO ARTS ALLIANCE & RESIDENCY

"ART IS A HARMONY PARALLEL WITH NATURE." PAUL CÉZANNE

GAAR is "Inspiring, Inventive, Talented, Spectacular, Moving, Magnificent, Superb, Knock-Out Punch, Extraordinary, Remarkable"
The Hardwick Gazette

September 12, 2014

Dear Andrew and GAAR,

Thank you so much for your wonderful support of this building.
These kind of efforts end up touching many lives.

Thanks again,

Chris King

GREENSBORO ARTS ALLIANCE & RESIDENCY

"ART IS A HARMONY PARALLEL WITH NATURE." PAUL CÉZANNE

GAAR is "Inspiring, Inventive, Talented, Spectacular, Moving, Magnificent, Superb, Knock-Out Punch, Extraordinary, Remarkable"
The Hardwick Gazette

September 11, 2014

Sabra & Charlie,

Thank you for that lovely evening at your comfortable home with so many dear, old regulars and all those young, new friends of the new theatre.

Your presence in Greensboro has added a hugely important touch of class to the community and our lives here and we are always grateful for your gracious perseverance and all your incredibly beautiful efforts.

Love,
Ed (Donlon)

GREENSBORO ARTS ALLIANCE & RESIDENCY

"ART IS A HARMONY PARALLEL WITH NATURE." PAUL CÉZANNE

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The Hardwick Gazette

To Greensboro Arts Alliance,

I'm so touched by this letter from Andrew Brown. Such overwhelming generosity leaves one just speechless...

I'm deeply grateful for this complete affirmation of the needed theater project and building and GAAR's dedication to it.

This is just amazing.

All best,

Betsy Donlon

GREENSBORO ARTS ALLIANCE & RESIDENCY

"ART IS A HARMONY PARALLEL WITH NATURE." PAUL CÉZANNE

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The Hardwick Gazette

September 11, 2014

To: Greensboro Arts Alliance & Residency <info@greensboroartsalliance.com>

Congrats Sabra,

I am so happy for you. Your hard work has paid off. Bravo for this building!

Jacque Langley

GREENSBORO ARTS ALLIANCE & RESIDENCY

"ART IS A HARMONY PARALLEL WITH NATURE." PAUL CÉZANNE

GAAR is "Inspiring, Inventive, Talented, Spectacular, Moving, Magnificent, Superb, Knock-Out Punch, Extraordinary, Remarkable"
The Hardwick Gazette

September 11, 2014

To: Greensboro Arts Alliance & Residency <info@greensboroartsalliance.com>

Thanks so much to Mr. Brown for his amazing generosity & his willingness to correct the misconceptions.

I so look forward to this incredible resource in our town. Hooray!

Sincerely, Lynette Courtney

From: Ronald Rand mronaldrand@gmail.com
Subject: Re: Tomorrow's meeting
Date: September 16, 2014 at 8:46 AM
To: Greensboro Arts Alliance & Residency info@greensboroartsalliance.com

Dear Sabra, Charlie, Jim and all supporters of GAAR,

I am so thrilled and delighted to hear of all the forward progress towards making The Mirror spring to life in such a magnificent way.

It will truly be a blessing beyond words for everyone in Greensboro, for Vermont, this country, and the entire world.

When we face a world of so much struggle, strife and dis-ease, to see the opportunity come forth in such a paradise as Greensboro where so much beautiful life abounds, and so many extraordinary souls live helping one another, how courageous you are to give your energies to build a flowering place for art, inspiration and growth on this planet.

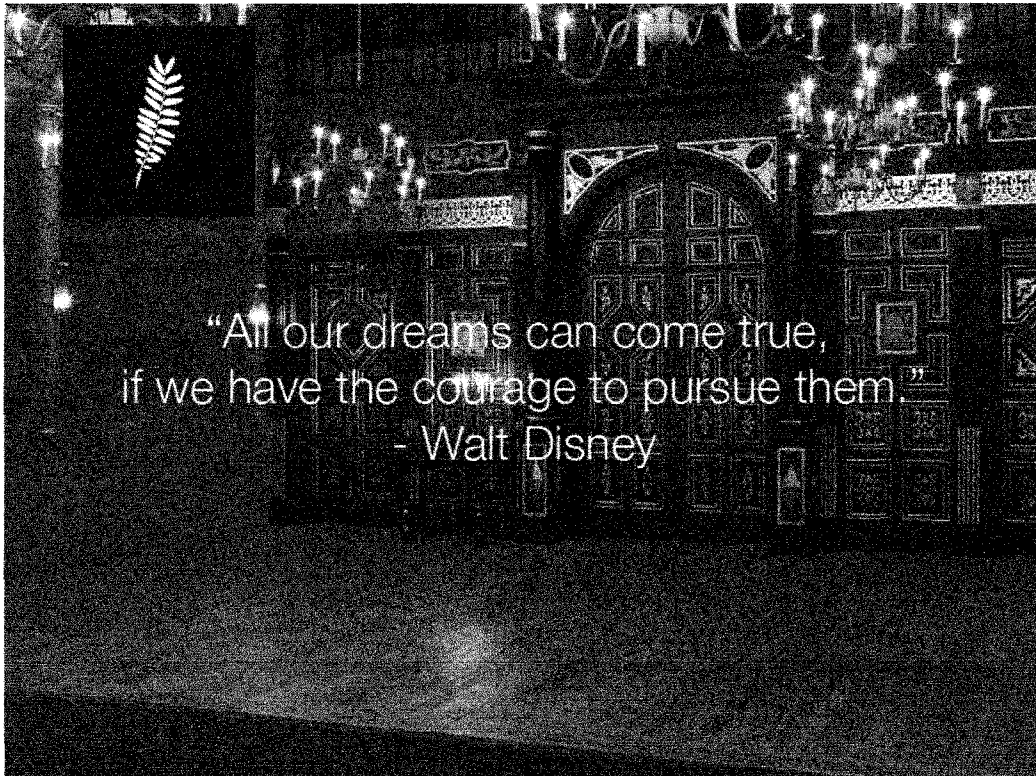
All my heart and support is with you as you go forward in making this dream a reality.

with deep admiration, love and peace,

Ronald Rand
International Goodwill Cultural Ambassador/ Performing Artist
Founder/Publisher - The Soul of the American Actor

On Sep 15, 2014 9:31 PM, "Greensboro Arts Alliance & Residency" <info@greensboroartsalliance.com> wrote:


Email not displaying correctly? [View it in your browser.](#)



To Our Friends & Neighbors,

The Greensboro Arts Alliance & Residency is undertaking to build an exquisite Elizabethan theater in Greensboro. It will be called "The Mirror," after the following quote from *Hamlet*:

"...: Let your own discretion be your tutor. Suit the action to the word, the word to the action, with this special observance, that you o'erstep not the modesty of nature. For anything so o'erdone is from the purpose of playing, whose end both at the first and now, was and is, to hold as 'twere, the mirror up to nature." - *Hamlet*, III, ii

From: Bronwyn Dunne bronwyndunne@mac.com 
Subject: Re: Tomorrow at 7:00 PM, Fellowship Hall
Date: September 15, 2014 at 10:09 PM
To: Greensboro Arts Alliance & Residency info@greensboroartsalliance.com

Dear Sabra,

I wish I could be there. Please know that I totally support your concept for a theater and art center. It would be a wonderful thing for the Greensboro community.

All best,

Bronwyn

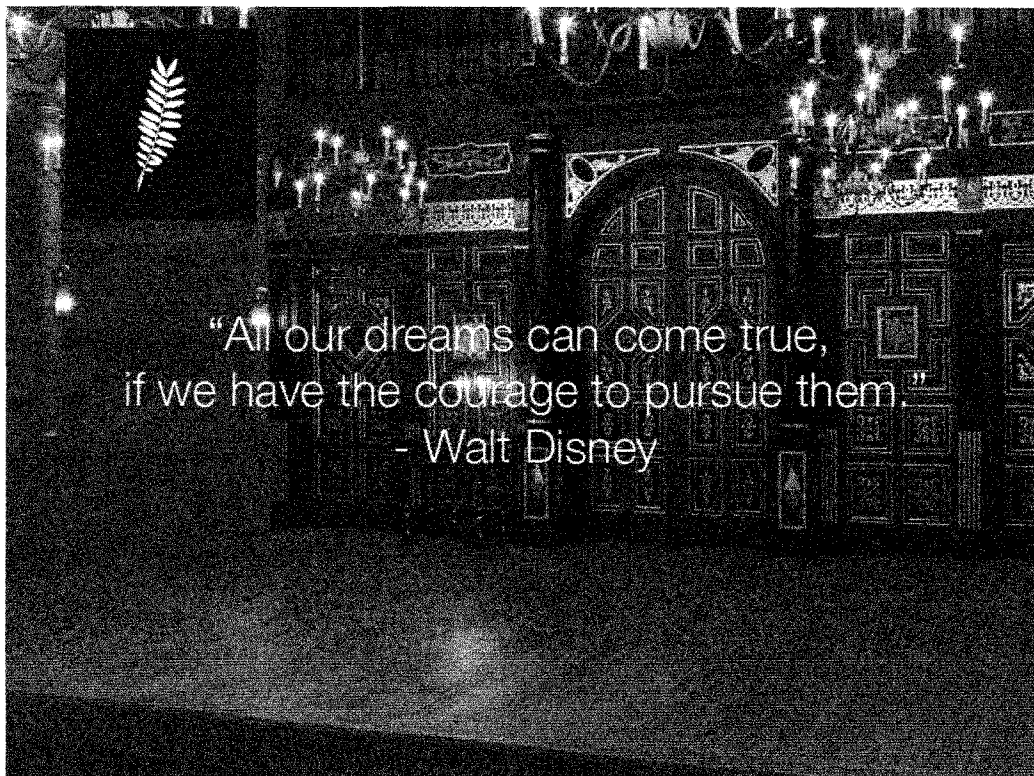
Bronwyn Dunne
50 Park Road
So. Burlington, VT
05403-5608
h. 802 860-5022
cell: 802 355-7584

Visit my blog, [in The Kitchen With Bronwyn](#)



On Sep 15, 2014, at 9:30 PM, Greensboro Arts Alliance & Residency <info@greensboroartsalliance.com> wrote:

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To Our Friends & Neighbors,

The Greensboro Arts Alliance & Residency is undertaking to build an exquisite Elizabethan theater in Greensboro. It will be called "The Mirror," after the following quote from *Hamlet*: