

**Greensboro Association Ad Hoc Committee**  
Overall Survey Comments Regarding Content:

**1) Non-commercial large developments:**

The questionnaire fails to solicit views concerning large non-profit, non-commercial, charitable or public developments. We believe it is worth asking about these.

While large public developments (i.e. the Fire House; a hospital; a town hall etc.) will have considerations of need and public utility which will likely site them in a suitable location agreeable to the voters of the town, a large charitable gift (e.g. the new theatre) can have its own singular momentum, both the momentum of the person writing the check and the force of public support for a good cause. These forces can reduce the effectiveness of town planning. The long term integrity of the town depends on having a bit of an opportunity always to look the gift horse in the mouth, and at least have some policy embodied in the town plan to guide donors as to where their gift might go, and under what conditions. If the development is a charity, and will not pay full local property tax, the taxpayers are arguably more entitled to feel that there was some control over the development's design, siting and size as compensation for bearing that part of the gift which comes as community costs carried by them in their own tax bills.

By contrast, the questionnaire has quite a lot of interest in commercial and economic development. Section 17 asks what types of commercial development should be encouraged.

This might be expanded to include things that might be discouraged, if people have such concerns. And perhaps there ought to be a question to gauge local enthusiasm levels for development, commercial or not, which "puts Greensboro on the map" as a kind of impact statement, given the slow but discernible effects on the town, over time, of commerce/activity and businesses/activities which attract attention, visitors, traffic. These are not things necessarily to be opposed, but there is no harm, and some benefit, in considering and foreseeing their significance and what it will take to accommodate or mitigate them.

In monetary terms, the taxpayers have the burden of a charity's exemption from taxes. In economic terms, the town may benefit from job creation and tourist trade. In cultural terms, there are a significant number of property owners who like the town the way it is.

Big projects ought to be examined for their costs, and their benefits and assessed against the matrix of Greensboro. Big projects ought to have the benefit of a few people looking at the design and making recommendations to the DRB as to whether it could be improved or not.

So far, the town has been lucky with the brewery, the cheese operation, the circus and, let's hope, with the new theatre. To accept the need of change will be happier for

everyone if we can see it happen under reasonable local control and not just left up to luck.

The questionnaire needs to seek taxpayer views of *non-commercial large developments* as well as commercial ones, and should ask would taxpayers feel inclined to assess and consider the future impact on the town, and measures in mitigation, associated with such large developments.

## **2) Securities/Vulnerabilities/Barriers**

The questionnaire could also inquire as to the variety of barriers facing its residents beyond financial ability to purchase a home and transportation. We believe that this survey has the opportunity to inquire about the sense of security or lack thereof with regards to food, heat, personal safety, social support, and educational opportunities.

## **3) Public Assets**

The questionnaire would be a great opportunity to inquire about people's usage or awareness of publicly funded organizations/events/community resources such as the Library, Historical Society, Public Beach, Barr Hill, Fireworks etc. to better understand the investment in these assets and how better to educate the residents on them.

## **4) Map**

It seems like it would be helpful to include a map of the areas being discussed for development/conservation, etc. Merely saying that the "Greensboro Village" or "Near the Lake" would be good locations for development is rather non-specific.

## **5) Question Clarity**

Many of the survey questions are unclear in their purpose and consequently could result in a wide range of answers that are not comparable. See specific notes on survey for individualized question comments.