

**Town of Greensboro ♦ Planning Commission  
PO Box 119 ♦ Greensboro ♦ VT ♦ 05841**

**PLANNING COMMISSION MINUTES**

**DATE:** Monday, November 14, 2016

**MEETING CALLED TO ORDER:** 7:00 pm

**MEMBERS:** Joe Wood, Chair; Christine Armstrong; Laura Hansen, Lily McAteer; David Miltenberger; Phil Gray; and Dylan Laflam (ABSENT)

**OTHER ATTENDEES:** John Schweizer, community member

**AGENDA:**

**MINUTES:**

*Motion by Phil Gray to approve minutes of October 10, 2016 with changes.  
2<sup>nd</sup> by Lily McAteer.*

**WELCOME LAURA HANSEN TO PC**

The Commission welcomed new member Laura Hansen to the Planning Commission. She has filled the vacant seat left by Linda Romans.

Joe asked Laura to discuss her assignment.

Laura spoke to Cheryl Morse of UVM and noted Cheryl's class is extremely excited to start working on their project. The class consists of some first year students, some students from rural Vermont and some students with undecided majors. The students will be defining goals, break out into groups and will do the research. They will do an anonymous survey on people who work in Greensboro and people who work in town but don't live there. The project for the students will begin in mid-January and finish at end of April. Laura will give zoning maps to the students to review and they will visit Greensboro to run an analysis. Laura noted that she and Cheryl had a great conversation.

Christine and John discussed affordable housing cost.

Christine suggested changing the wording to Work Force Housing.

Commission agreed for Laura to go back to Cheryl and inform her that the Commission was in favor of them working on this project.

Phil inquired about cost for having the students do this project.

Joe noted it was a favor.

John discussed his previous experience and cost incurred by using the school.

## **REVIEW DRAFT OF MAJOR GOALS & POLICIES**

Lily discussed defining rural character.

Christine noted she put that information in her suggestions.

Lily agreed with Christine's information that was emailed.

Christine discussed promoting livability.

Laura discussed transient community, federally subsidized school lunches, having people spend money in town, and encouraging people to live in Greensboro.

Lily suggested combining Goals #1 and #2.

Christine & John thought they should be separated.

Phil thought they should be combined.

John changed his mind and agreed with Phil.

Christine noted she was meeting with people from the Agency of Natural Resources. She thought that the words 'inappropriate development' was a subjective word and suggested changing it to a more positive word.

David thought 'develop zoning standards' needed to be under Goals.

Christine noted #1 and #2 were Goals.

Board agreed.

David thought Goal #3 should have specific designated areas listed and Goal #4 wording 'such as' needed to be removed and suggested making a distinction.

Christine discussed her suggestions regarding broad band/high speed internet connectivity.

John agreed however Phil thought they needed to address the sewage issue.

Phil and John discussed sewage location (both villages).

Phil discussed the increase in education cost (special education).

David discussed hiring a recreation director, improving on what Greensboro currently has, and compiling a survey and design for recreation. He reviewed his submission of Recreation Goal suggestions.

Christine re-read corrected list of Goals and noted she would write them up and send them to Commission members.

### **DISCUSS POTENTIAL HOUSING, EDUCATION & RECREATION GOALS & POLICIES**

Christine discussed exploring idea of charter school and noted they already explored this idea and rejected it. She was in attendance at a meeting regarding this issue. She also noted that #3 under Education was the schools' job not the Planning Commission's job however she liked #5 on the list.

John and Christine discussed schools being the center of community activities.

Joe asked Commission to look at Education section.

David thought the Highland Center of Arts should be noted there.

Phil noted it was a draft and wanted suggestions via email.

Lily discussed after school programming.

### **ASSIGNMENTS FOR DECEMBER MEETING**

Joe discussed December assignments.

Christine noted Natural Resources would be research project because she was collecting information.

Lily will draft information on Housing.

Laura will work with Cheryl Morse of UVM.

Joe discussed having a packet prepared for Town Meeting regarding where we are going and giving to Valdine to have for the Warrant for Town Meeting.

### **CONCLUSION:**

Next meeting scheduled for Monday, December 12<sup>th</sup> at 7 pm.

Meeting Adjourned 8:13 pm.

Respectfully submitted,  
Audrey DeProspero, Zoning Administrator