

Meeting of the Planning Commission
Town Hall, Greensboro, VT
Monday, September 12, 2016

Attendees: Joe Wood, Chair; David Miltenberger; Lily McAteer; Phil Gray; Christine Armstrong; and Dylan Laflam (arrived 7:08)

Absent: Linda Romans (retired)

Meeting called to order: 7:04 pm

Motion by Christine Armstrong to approve the minutes of August 29, 2016 with changes. 2nd by David Miltenberger.

Joe Wood discussed schedule of Town planning process.

David Miltenberger suggested asking the community: 'Do we want to improve Greensboro or develop Greensboro?' If develop then Recreation would need to be looked at; if we want to improve what is not working well then we can make little revision. He noted that he did not write formal revision just notes.

Joe Wood suggested writing each section to hear what is going on in Plan.

Phil Gray inquired how you would go along with development of a town without sewage disposal. He discussed expense of sewage and suggested talking to people in Glover and Barton.

Joe Wood noted John Schweizer was doing that.

Christine Armstrong discussed Natural Resources section noting it is unchanged. She thought details could be added and suggested tightening the language. She discussed senior housing and noted the number of seniors after 2030 declines. Seniors are housing in place not moving.

Lily McAteer discussed Transportation. She noted she would keep most but would add some things. She discussed walking paths, exploring improvements, expanding ski trails, revitalize bends with a walking/bike path between both bends, and explore/expand parking options. She discussed Housing noting the Public Forum talked about characteristics of different areas of Greensboro. Housing in Village and Lake would stay the same. She suggested dividing the Rural Lands district into 4 separate districts. Upper Greensboro

would stay at 10 acres; side areas could go down to 5 acres and along Bend Road and Route 16 could include low income housing. She suggested updating Zoning Bylaws.

Dylan Laflam noted the Plan felt like town history not a Town Plan. He thought Major Objectives needed a revamp and inquired what the Town goal was. The Town Plan referred to the Greensboro Capital Plan but the Town did not have one. He did very little to Land Use but noted the pages were off by one page number and need updating however it was well written. The Fire Department was no longer in town limits. He found items of redundancy and noted rural character needed to be changed. He discussed Utilities and Facilities with Phil Gray referring to the sewer system for the town.

Phil Gray noted it was an ongoing conversation but the dollars were an issue.

Dylan Laflam discussed Town sewer and suggested doing a feasibility study for North of Greensboro Bend Village. He noted in 2012 it was brought up multiple times and Sewage is part of the Goals. Greensboro Fire District #1 and #2 is not part of the municipality and suggested taking them over, both are private but not owned by the Town, and the users pay for water. There was no Facility Plan listed and he suggested adding one. He discussed the third floor of Town Hall and noted Town owned buildings are underutilized. He inquired if there was an Energy Committee in Town and noted Section 9 - Energy needed a dedicated committee.

Phil Gray discussed Education. He discussed the Draft Education Section and his suggestions. He noted Goals & Policies still made sense.

Phil Gray & Dylan Laflam discussed school buildings.

Joe Wood inquired about the long term plan of the school buildings; and Dylan Laflam suggested incorporating school buildings under Facilities section.

Joe Wood had discussed Economic Development and the discussions had at his house with a few business person of Greensboro. The group reviewed sewage, electric power, staffing issues, persons hired being from out of town not from Greensboro, housing, cheap rent, housing for summer employees, road weight limits, creative economy, community asset mapping, mapping all facilities communities have, recreation and trails, and quality of life in the community,

Commission discussed publishing all walking paths and posting signs.

Joe Wood suggested looking at schedules and getting a draft Town Plan put together for town meeting. He wanted something to show people at town meeting day. He inquired what the Commission wanted to do for next month. He suggested that they have a better

definition of each section, goals and policy and to focus on Town Meeting as a date to have something ready on Town Plan for persons in Town to read. He wanted the information listed on Town Agenda. He suggested putting Alison Low from NVDA off for an additional month and work on the access to data, regional planning and state requirements.

Next meeting scheduled for Monday, October 10th at 7 pm.

Meeting Adjourned 8:35 pm.

Respectfully submitted,
Audrey DeProspero
Zoning Administrator