

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

PLANNING COMMISSION MINUTES

DATE: Monday, December 12, 2016

MEETING CALLED TO ORDER: 7:00 pm

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

OTHER ATTENDEES: Jennifer Ranz, resident

MINUTES:

*Motion by Lily McAteer to approve minutes of November 14, 2016 as written.
2nd by David Miltenberger.*

Joe welcomed resident, Jennifer Ranz. He skipped Asset Plan Update as Laura was not present.

NVDA Support Update - Alison Low

Alison discussed the upcoming training on Thursday, December 15th at NVDA's St. Johnsbury office from 5-7 pm regarding the implementation of Act 174. She discussed Act 174, enabling legislation, allowing towns to develop a plan, towns adopting plan are given an affirmative determination of energy compliance and will be given substantial deference with Public Service Board in Section 248 process, the need to receive energy compliance, ways to go about compliance such as drafting an energy plan and addressing issues on your own or working with the Regional Planning Commission, analyzing consumption, base line data, coming up with renewable goals, using the community energy dashboard, and adopting standards parallel to the Town Plan with the intention to do later.

Joe and Alison discussed what Greensboro could do.

Alison discussed developing data now, residential thermal patterns, NVDA inviting three communities in the NEK to do their energy plans which would give the community an enhanced process in the Section 248 process. She gave the Commission a handout: Energy Planning Standards for Municipal Plans and noted this was part of the Shumlin Administration. She inquired if the Town had an Energy Committee.

Joe thought the Town did, however he was unsure as to when they last met.

Alison discussed the advantage to looking at data, thermal sector base line data, BTU tracking, transportation and energy consumption, and the 2014 data which was already on the Community Energy Dashboard noting the data was still valid.

Joe inquired when the decision needed to be made.

Alison suggested the Commission look at Energy Planning Standards. She gave Commission another handout: Act 174 Frequently Asked Questions and noted the Town of Holland wanted to go for substantial deference due to wind tower coming into their town.

David noted he would be willing to put in the time on this plan. He did not want wind towers in Greensboro but would accept solar.

Commission noted someone would be in attendance on Thursday and would get back to Alison.

INITIAL DRAFT HOUSING SECTION - LILY MCATEER

Lily noted she received feedback from Alison which was helpful for the Housing Section. She reviewed issues brought forth and the feedback. She discussed working on workforce housing and trying to find a way to encourage it. She liked Alison's workforce housing definition and the comments she received regarding recirculation money where you live.

Christine discussed grant Joe asked her to review, applying for grants and having better connections through the grant process. She spoke of rail trail, transportation and connectivity. She discussed placement of housing and keeping the topography.

Alison discussed looking at how the Town Plan relates to the State Plan, what adjacent areas are doing and how they relate. If Commission is concerned about workforce housing she has 2014 data which may help to find out who the folks are.

Christine wanted more information on affordability. She thought the Goals should be more specific around housing and how they want to construct housing units. She noted she would send her language suggestions to Lily via email.

David discussed defending where they want to change Zoning from ten acres and one acre and why.

Phil thought #3 was the most important under 'B. Housing Policies' and suggested for Lily to move Housing Policy #3 to #1. Lily agreed.

Alison inquired about what their yield would be such as bringing it down to one acre and how many build-able lots would you get.

David discussed Cluster Housing. Christine suggested calling it Hamlet Housing not Cluster Housing.

Lily inquired who buys the land and how it is facilitated.

Alison noted she was working with the Town of Sutton which was going to density base. One unit per ten acres preserves meaningful open space and density based approach and conservation design. She noted she could show them the plans.

Phil asked Alison if she knew the nonprofit in Newport which had interest in affordable housing.

Alison thought it was originally Sleeper Place then Gilman Housing and now Rural Edge.

INITIAL DRAFT RECREATION SECTION - DAVID MILTENBERGER

David noted he revised the Recreation Section from last month and added GAAR (Greensboro Arts and Alliance Residency) and Greensboro Ladies Walking Society. The underlined items in the third paragraph were items that he was not sure if they still took place at the specific listed locations.

Commission gave comments and made suggestions.

Phil asked resident, Jennifer Ranz, to comment on #4 'Encourage the Mountain View Country Club to provide access to the tennis and golf facilities at a reasonable rate' under Recreation Policies.

Jennifer suggested to make them more affordable and accessible to people.

David suggested having a community access card that cost less than a membership fee.

Christine suggested word change to #5 - 'work in connection with Hardwick' not 'support'.

Commission discussed #2, 'Work to increase recreation opportunities'.

David discussed compiling recreation access, mapping in details what opportunities are because he thought it was currently only local knowledge and not available otherwise.

DRAFT EDUCATION SECTION - CHRISTINE ARMSTRONG & PHIL GRAY

David inquired what the purpose of having 'Data Summary' listed on the Education Section.

Christine noted it was context of what they spend.

REVIEW PROCESS TO COMPLETE TOWN PLAN - JOE WOOD

Joe noted next month the Commission would go over the other draft sections such as Economic Development, Utilities, Land Use and Energy and then he will ask for all drafts in January. He will give a general write up from the Planning Commission to Valdine for the Town Warrant. He discussed reviewing in March or April after Town Meeting and having a rough draft of the Town Plan. Giving a hand out of major goals at Town meeting and then sometime after May having a draft of the Town Plan.

Alison noted their current Grant expires at the end of May 2017.

Phil suggested focusing on the revision of the Bylaws.

Alison noted the Town was required by law to summarize all changes.

CONCLUSION:

Next meeting scheduled for Monday, January 9th at 7 pm.

Meeting Adjourned 8:10 pm.

Respectfully submitted,
Audrey DeProspero, Zoning Administrator