

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

**PLANNING COMMISSION MINUTES**

**DATE:** Monday, January 9, 2017

**MEETING CALLED TO ORDER:** 7:03 pm

**MEMBERS:** Joe Wood, Chair; Christine Armstrong; Laura Hansen (arrived 7:09); David Miltenberger; and Phil Gray

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

**AGENDA:**

**MINUTES:**

*Motion by Phil Gray to approve minutes of December 12, 2016.*

*2<sup>nd</sup> by David Miltenberger.*

**ACT 174 RESPONSE DISCUSSION**

David discussed his attendance at Act 174 meeting. NVDA did a good job explaining Act 174. There were at least 40 people in attendance, all with the same concerns. State people were there and answered questions however NVDA ran the meeting. State is to give Towns do consideration with regards to solar and wind. If you get substantial deference (no one knows what this is exactly), there was no specific definition however if State can show State interest outweighs Town Plan then they can override it. DPS would have final say although no one knows how this is going to work. The Town needs to identify how much energy is used in Greensboro (the calculation consists of thermal, transportation and electrical consumption). The goal is to get to 90% of all energy consumed from renewal resources by 2050. 55% of Greensboro electricity comes from Canadian electricity. We determine how much energy we use then we have to pledge to reduce it. After determination you have to map your town and you can designate areas in your town you want to protect such as wetlands, vernal pools and historical preservation but not scenic vistas. After areas have been identified, all other areas are fair game for wind and solar. You can suggest preferred areas for solar and wind such as roof tops and gravel pits. There is only 700 people in Greensboro for ten months and we may be able to disregard tourism which is considered the summer time residents as they are counted in their home town. Currently Bennington has the only Town Plan accepted in the state. This is totally voluntary and we can address in two years. He discussed getting pledges from businesses in area for planned sites. The state has indicated by 2050 Vermont will have 200 linear miles of wind towers. He discussed preserving ridge areas and inquired if they were inviting in development.

Laura shared her opinion: we want to be inviting development. She noted large energy has this all mapped out. They know where the best places are. She thought we'd have a little more control if we put up the areas. If we had a plan in place we may be grandfathered in as to what areas we choose.

David agreed and thought it was a good idea.

Joe inquired if residential renewal projects applied.

David noted it applies to the whole town and thought they could probably write it in the Town Plan.

Christine wondered if they had control over what they could say is okay.

David noted once they map out the protected areas of town then the rest of the town is fair game.

Christine read a section from Newark's Town Plan and suggested using their wording in Greensboro's Plan.

David didn't think the state would approve because Act 174 indicates you cannot say no to wind towers but can indicate preference areas. He did not think the wording used by Newark would be approved.

Laura did not think that Greensboro's hills would be suitable for wind mills and suggested to designate an area so they cannot say we did not designate an area and put where they want. This way we will be in compliance and if we can go with 700 for population then we do not need much to lower.

Phil wants to involve the summer community.

Board feels this needs a decision before summer folk return.

Laura discussed ball parking the numbers on the page to determine what it would take to commit such as having two large businesses in our area put solar panels and see where this would take us.

David noted he would be willing to work with Alison.

Joe inquired if he thought they needed an Energy Committee.

David did not think so, he thought he and Laura and Alison could do it.

Laura and David noted they needed an inventory or knowledge of what Greensboro's contribution would need to be.

Phil was uneasy with not including summer folk as it would be indicating a lower population than what was here in the summer months.

David noted summer folk were counted elsewhere, where they currently live as full time folk.

### **GREENSBORO NURSING HOME PENDING PLANS**

Joe noted the Greensboro Nursing Home has been marginal. The Head Nurse and the Director have left. They are readdressing their future possibly for six different levels of senior care such as assisted care, residential services, assisted living, all the way up to hospice. They are moving into assisted living, a lower level of care, where you have fewer employees and much more financially viable. This affects us

because it may overlap with our senior housing. Three to six months they will be changing their facility. NEK has more nursing home Medicaid base person than Chittenden County.

John wanted to know if it was a financial issue or a people issue.

Joe noted it was a financial issue first. We want to keep people at home more now. The industry is changing. Home care for elders is expanding and this overlaps in our senior housing.

### **ASSET MAPPING STATUS**

Joe noted Cheryl Morse's class at UVM is starting up and assignments have been given to her students. Christine discussed her research on Natural Resources. She has the Lamoille Basin on a CD-ROM version. There is plant and tree information which she can add to the current plan. She wondered if they had any money to hire someone to do this to improve what she is currently doing. She would like to see it be as good as Mad River, Newark's or Waitsfield's. She discussed mapping and overlays.

Laura noted she would be willing to sit with someone to help with mapping and overlays. She suggested they could have them printed at Kinko's or FedEx.

Joe noted he requested \$2,000 to be put in the Planning Commission's budget for next year which would help.

### **SEARCH FOR NEW PLANNING COMMISSION MEMBERS**

Joe noted there currently were two open positions on the Planning Commission as both Dylan Laflam and Lily McAteer have resigned. He has heard from possible candidates: Kent Hansen, Mary Landon and Tom Anastasio. Candidates would need to come to the Selectboard in February.

### **REASSIGNMENT OF SECTIONS**

Joe discussed reassignment of sections: Utilities, Land Use, Transportation and Energy, noting drafts would be needed immediately.

Commission discussed sections and decided: Utilities would be assigned to the new persons, Laura and Christine volunteered to work together on Land Use, Transportation would be done by Phil, and David volunteered for Energy.

### **CONCLUSION:**

Next meeting scheduled for Monday, February 13<sup>th</sup> at 7 pm.

Meeting Adjourned 8:15 pm.

Respectfully submitted,  
Audrey DeProspero, Zoning Administrator