

Land Use

Introduction

There are ____ parcels of taxable land in Greensboro.

Future development in Greensboro is limited by both natural resources and zoning regulations. Development is limited by mountainous terrain, steep slopes, wetlands, floodplains, and conserved land. Zoning regulations, through the various land use districts also puts limits on development, as shown below:

Greensboro Village District	Minimum lot size: ½ acre
Greensboro Bend Village District	Minimum lot size: ½ acre
Lakeshore District	Minimum lot size: 1 acre
Rural Lands District:	Minimum lot size: 10 acres
Resource District	Minimum lot size: 25 acres

In addition, Greensboro allows a Planned Unit Development (PUD) in the two Village Districts and in the Rural Lands District. A PUD clusters dwellings so that open space, forests and farms are preserved to the extent practicable. A PUD can be source of workplace, senior or affordable housing. PUDs cluster several dwellings and set aside about 50% of the land as open space or otherwise productive land.

These land use districts establish restrictions on the general type, location, scale, distribution, pattern and character of future land uses in Greensboro. The Town's land use regulations and zoning map are used to determine the specific land uses permitted and the densities and dimensional requirements established for a given property.

The land use districts and conserved lands, are shown in Figure 1.

Geography

Greensboro lies in the southern part of Orleans County, and borders Caledonia County on the east and south. Greensboro is adjacent to Glover to the north, Stannard to the east, Hardwick to the south, and Wolcott to the west. The area of Greensboro is 39.4 square miles, of which 37.8 square miles is land and 1.6 square miles is water (Caspian Lake and Eligo Lake). With regard to elevation, the lowest part of Greensboro is the shoreline of Eligo Lake (1100 ft) and the highest part is in the northeast (2200 ft)

Geology

Northeastern Vermont geology is characterized by the term "Vermont Piedmont", where the word piedmont means "at the foot of the mountains" or "foothills". This region is made up of rolling hills and valleys, and glaciated lakes "at the foot" of the Green Mountains. The most common rock types in this region are sedimentary and metamorphic. Igneous rocks, including granite, are also found in the Piedmont region and make up the most common mineral deposits.

Surficial geological mapping indicates that most of Greensboro is classified as unsorted till. Till is also called glacial till, which is unsorted sediment derived from erosion and entrainment of material by the moving ice of a glacier. Its content includes clay, sand, gravel, and boulders.

Soils

Soils in Greensboro are varied. Areas with gentle slopes that are under cultivation or are used as pastureland typically have soils that are well-drained sandy loam characterized by some fine sands along with clay and stony sands. The soil types include Cabot silt loam, Vershire-Lombard complex, and Peru fine sandy loam. Areas with steeper slopes that are forested typically have soils that are poorly drained and rocky or stony in character. Examples include Buckland loam and Turnbridge-Lyman complex.

Topography

The topography of Greensboro is varied, with the elevation ranging between 1000 ft on Lake Eligo to hills in the northern part of the town at 2200 ft. The terrain is marked by many hills, with streams flowing through some of the lowest areas between the hills.

The variability of the terrain is best seen on a map of slope, shown in Figure 2. Only about 10% of the Town's land has a slope of less than 5%, while 35% of the land has slopes of greater than 15%.

Land Use

Land use in Greensboro is varied. The major land uses (approximate) are listed below. Transitional is a mix of homes, pasture and forest, typically found on the edges of developed areas.

Transitional	20%
Evergreen Forest	14%
Deciduous Forest	18%
Mixed Forest	20%
Pasture	10%
Open Water	5%

Wetlands 4%

Commercial/industrial/residential 4%

Other 5%

Source: Vermont Fish & Wildlife, 2008

Greensboro Land Use First Draft 12-5-17

Land Use Goal

Maintain and enhance the town's rural and agricultural character, while encouraging future residential and commercial growth in and adjacent to the Village Districts.

Land Use Policies

1. Preserve undeveloped land through conservation tools such as the Greensboro Land Trust, the Vermont Land Trust, the Vermont Housing and Conservation Board and other similar tools and programs.
2. Establish zoning or development standards that allow lot sizes that can attract workforce housing in or immediately adjacent to our Village Centers.
3. Support agri-tourism as an effective light industrial activity that promotes business success and preserves agricultural land.
4. Encourage farmers to work with the Northeast Organic Farming Association.

Land Use Actions

1. Establish a zoning ordinance that requires landscaping and adds certain restrictions for ground-mount solar projects that are installed in Greensboro.
2. Encourage farmers to join the Current Use Program.
3. Review the bylaw that allows PUDs and determine if it is up to date and appropriate to attract developers.

Text of Energy Conservation Chapter

Introduction

New regulations in Vermont have greatly impacted the contents of this chapter of the Greensboro Town Plan. Therefore, the chapter begins with a review of the regulatory environment and a discussion of an energy strategy for Greensboro. Then sections follow that address energy use, energy conservation, renewable energy resource analysis, and policies for energy conservation.

Regulatory Background

The 2016 Vermont Comprehensive Energy Plan specifies the following energy goals for Vermont:

- Reduce total energy consumption per capita by 15% by 2025, and by more than one third by 2050.
- Meet 25% of the remaining energy need from renewable sources by 2025, 40% by 2035, and 90% by 2050.
- Meet the 25 by 25 goal for renewable energy (25% in-state energy supply for all energy uses by 2025)

These goals, through statute as indicated below, are passed on to Regional Planning Associations and municipalities.

In addition, 24 V.S.A Chapter 177, Article 4302 (Municipal and Regional Planning and Development) states that a regional plan and a town plan must address the following:

- Policies and actions on the conservation of energy
- Policies regarding the siting and development of renewable energy resources
- Policies that address the patterns and densities of land use that will result due to energy conservation

With regard to the siting and development of commercial energy generation facilities, specifically solar and wind projects, these projects are under the jurisdiction of 30 V.S.A Chapter 5, Article 248a. These energy projects are exempted from local permitting. Project developers must obtain a Certificate of Public Good (CPG) from the public Service Board. Therefore, the local municipality (i.e. Greensboro) will not have control over the location of these facilities. The only involvement available to a municipality is through public hearings in the CPG process.

In 2016, the Energy Development Improvement Act (a.k.a. Act 174) was passed to address this situation. If a municipality meets the standards of Act 174, it will receive a “determination of

energy compliance” or “substantial deference” to land conservation measures adopted by the municipality. These land conservation measures are included in the Town Plan.

In addition, Act 174 specifies the specific actions that must be included in the Energy Chapter of town plans and undertaken by municipalities to comply with the Act and qualify for “substantial deference”:

- An analysis of electric, thermal, and transportation energy use
- A policy statement regarding the implementation of energy efficiency measures
- A policy statement on how energy conservation will impact the patterns and densities of land development
- Identification of potential areas for the siting and development of renewable energy resources as well as areas that are unsuitable for siting of renewable energy facilities

Furthermore, to qualify for “substantial deference”, Act 174 specifies that a municipality also must comply with all of the requirements for a Regional Plan as described in 24 V.S.A. Chapter 177, Subchapter 3, Article 4348a. These requirements include the key elements in a town plan, such as Flood Resilience, Housing, Land Use, Utilities and Facilities, Energy, Transportation, Economic Development, Natural Resources, Educational Facilities, and Historic Structures.

Lastly, Act 174 requires a municipal plan to comply with state energy policy goals, including:

- Greenhouse gas reduction goals under 10 V.S.A Article 587(a): 50% reduction from 1990 levels by 2028 and 75% reduction by 2050.
- The 25 by 25 goal for renewable energy under 10 V.S.A Article 580: 25% in-state renewable supply for all energy uses by 2025.
- Meet building efficiency goals under 10 V.S.A Article 581.

These goals are projected to be met by implementing the energy use goals in the Comprehensive Energy Plan.

In summary, there have been a number of changes to the requirements of the Energy Element of a town plan since the last Greensboro Town Plan was prepared that require an in-depth analysis of renewable energy resource development and energy efficiency methods with the goal of reducing energy use and greenhouse gas emissions.

An important change is the concept of “substantial deference”. As described above, until Act 174 was promulgated, municipalities had no control over the siting and development of major energy resources in their towns. This was the sole responsibility of the Public Service Board. Act 174 provides an additional way for a municipality to exert some control over the siting of energy facilities. With the 2016 Vermont Comprehensive Energy Plan and Act 174 requiring more stringent energy conservation goals, municipalities may face the siting of large, commercial solar and wind projects proposed by developers. Act 174 allows a municipality to qualify for

“substantial deference” and, thereby, have more tools to control siting of renewable energy projects.

Greensboro Energy Strategy

How should Greensboro approach an energy strategy? Possible benefits of developing and implementing an energy strategy are:

- Cost savings from installing energy efficiency facilities in existing buildings and requiring energy efficiency technology in new buildings
- That cost savings will be available to increase investments in the community
- A cleaner environment due to greater use of renewable technologies
- Local influence over renewable energy facility siting and development
- A stronger feeling of community where residents collaborate on reducing energy consumption and greenhouse gas emissions

What are the challenges to implementing an energy plan? For a small community like Greensboro, the primary challenge is manpower. Ideally, an energy committee is needed to help implement the actions required to comply with the regulatory requirements mentioned above. Greensboro has not had an energy committee for a number of years.

As of this writing in 2018, the Planning Commission feels that an energy plan that complies with the state energy goals and Act 174 will benefit Greensboro, particularly with regard to the influence our community can have over the potential siting and development of renewable energy facilities. This approach requires Greensboro to comply with the regulatory environment described earlier.

Energy Use

The first part of the energy plan is describes the current conditions with regard to energy use. This becomes a baseline from which goals are set. An energy profile is presented that address energy use for transportation, heating, and electricity.

We begin with some background on state and regional energy use data. Vermont’s total energy use is the lowest in the country, and Vermont is among the lowest in energy use per capita. However, the state ranks as one of the highest in energy expenditures per capita. This provides impetus to employ more renewable resources and implement more energy efficiency methods.

While nearly all of Vermont’s in-state electric generation is renewable (hydroelectric, solar, wind, biomass, co-generation), it comprises only about 25% of total energy use in the state.

In the Northeast Kingdom, the NVDA data shows that about 40% of energy consumption is related to transportation, and nearly 50% in residential and commercial heating. Residential heating is still at about 50% fuel oil use, followed by about 20% for wood and 20% for propane.

The highest cost fuel in the Northeast Kingdom is electricity (\$43/mmBTU), followed by, followed by propane (\$34/mmBTU), and fuel oil or wood at about \$20/mmBTU.

Efficiency Vermont has been helping businesses and residences install energy efficiency measures in the Northeast Kingdom. They are conducting roughly 6000 projects per year here.

With regard to transportation use in the Northeast Kingdom, more than 50% of greenhouse emissions come from transportation.

Moving on to Greensboro, the NVDA has provided data on energy use for our community. The assumptions regarding this data can be found at <http://www.nvda.net/OrleansEnergyEstimates.php>

Transportation

Total vehicles: 618	Avg. annual vehicle miles travelled (VMTs) per vehicle: 14,000	Total annual VMTs: 8,652,000
Fossil Fuel: 357,878 gal. 43,396 MMBTUs	Ethanol: 33,395 gallons 2,998 MMBTUs	Total: 36,394 MMBTUs \$884,864

Non-residential Heating

Estimated number of commercial buildings: 27

Average annual heating load per building: 784 MMBTUs

Estimated total heat energy consumption: 21,163 MM BTUs

Residential Heating

Total energy use for occupied households: 41,358 MMBTUs

Total cost for energy: \$519,484

Total energy use for heating – seasonal households: 3,301 MMBTUs

Occupied Residential Heating by Fuel Source

<u>Fuel</u>	<u>HHs</u>	<u>Annual Use</u>	<u>% Use</u>	<u>% of Use/Owner</u>	<u>% of Use/Renter</u>	<u>% of Cost</u>
LP/Gas	54	56,638 gal	16.8	17.1	14.6	27.7
Fuel Oil	6	101,932 gal	46.9	43.4	70.7	43.8
Electricity	151	158,974 Kwh	1.9	1.4	4.9	4.6
Wood	109	532 cords	33.9	37.4	9.8	23.2
Coal	2	10 tons	0.6	0.7	0.0	0.7

Electricity Use:

	2014	2015	2016	Total
Commercial & Industrial	1,881,402	1,762,722	730,910	4,375,034
Residential	2,313,659	2,295,687	1,253,888	5,863,234
Total	4,195,061	4,058,409	1,984,798	10,238,268

Existing Renewable Energy Use

Energy Type	Capacity in Megawatts (MW)	Capacity/Megawatt-hours (MwHr)
Solar	0.1	83.8
Wind	0.12	57.7
Biomass	0.15	788

The data comes from the Renewable Energy Atlas, which can be accessed on the Vermont Community Energy Dashboard. If actual production data is not available, outputs are estimated using the following methodology:

$$\text{MWh of energy} = (\text{number of MW}) * (8,760 \text{ hours per year}) * (\text{capacity factor})$$

The capacity factor for solar is 0.14, wind is 0.20 for small residential and 0.35 for commercial, and hydro is 0.4.

Energy Conservation

Fulfilling the goals of the 2016 Comprehensive Energy Plan requires two overarching actions: reducing energy use and replacing fossil fuel sources. Reducing energy use is attained by reducing energy demand through energy conservation. Methods to accomplish this include weatherization, efficiency, and reducing energy waste. New renewable energy sources such as solar, wind and hydro must replace fossil fuel use. Electrification of transportation (electric vehicles) and heating (heat pumps, use of wood pellets) is a key goal.

This section presents energy conservation and expanded renewable energy targets for Greensboro.

Residential and Commercial Thermal Efficiency Targets

	2025	2035	2050
Estimated number of households	341	362	384
% of households to be weatherized	19%	31%	32%
# of households to be weatherized	65	114	121
Estimated number of commercial buildings	29	30	32
% of commercial buildings to be weatherized	5%	9%	15%
# of commercial buildings to be weatherized	2	3	5

These projections estimate a 6% increase in number of housing units/commercial establishments over each period. Weatherization projects are assumed to achieve an average of 25% reduction in MMBTUs for residential units and 20% for commercial establishments, although some weatherization projects can achieve deeper savings. *Increasing* the average savings will *decrease* the weatherization targets.

Electricity Efficiency Targets

	2025	2035	2050
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Estimated number of residential customers	512	543	575
% of residential customers to upgrade electrical equip.	24%	35%	48%
# of residential customers to upgrade electrical equip.	121	190	278

Since there are generally more utility customers than households, this figure multiples projected number of households by 1.5. It can be assumed that the share of commercial businesses with upgraded equipment is comparable.

Thermal Fuel Switching Targets for Residential and Commercial

	2025	2035	2050
New efficient wood heat systems in residences	167	137	99
% of households with wood heat systems	49%	38%	26%
New wood heat systems in commercial buildings	5	6	8
% of commercial buildings with wood heat systems	16%	19%	25%
New heat pumps in residences	50	104	132
% of households with heat pumps	15%	29%	35%
Estimated commercial buildings with heat pumps	2	3	5
% of commercial buildings with heat pumps	6%	11%	15%

Fuel Switching Targets for Transportation

	2025	2035	2050
Projected # of light-duty vehicles in area	698	785	883
# of vehicles powered by electricity	71	225	785
% of vehicles powered by electricity	10%	29%	55%
# of vehicles using bio-fuel blends	69%	42%	7%

The projected number of vehicles in the area is estimated to be roughly commensurate with projections of population and households. Estimates assume a gradual increase in EV fuel economy from 3 kwhr per mile to 4 kwhr per mile by 2050.

Renewable Energy Resource Analysis

Meeting the 2016 Comprehensive Energy Plan goals will require more electricity to move from a fossil fuel economy to a renewable energy economy. Each region of the state has a set of generation targets. Wind is not one of the generation technologies in the Northeast Kingdom.

The siting and development of new renewable energy projects must balance environmental quality and natural resource protection with energy production.

Renewable Energy Production Potential

The NVDA computed the renewable energy production potential for Greensboro.

Energy Type	Capacity Megawatts (MW)	Capacity Megawatt-hours (MWhr)
Residential rooftop solar	0.34	421
Small commercial rooftop solar	0.05	66
Ground-mounted solar	15.95	19,561
Wind	0.41	727
Hydro	0.007	24.53
Total Generation Potential	16.76	20,800

This analysis uses maps are produced by NVDA and evaluated only prime areas (no known constraints). Rooftop solar is calculated at 10% of structures (including seasonal residences) and assumes 4kw capacity for residential, 20kW for small commercial, and 200 kW for large commercial. NVDA is not planning for additional utility scale wind, so wind is calculated assuming an average output of 9.5 kW (residential), based on average capacity of existing installations in the region.

This estimate assumes no locally designated restraints, which may reduce generation capacity. Statewide preferred locations include rooftops (and other structures), parking lots, previously developed sites, brownfields, gravel pits, quarries, and Superfund sites. *Locally* preferred locations that are not included in the statewide categories must be not be impractical for developing a technology with regard to the presence of the renewable resource and access to transmission/distribution infrastructure.

One question that must be assessed is whether there is sufficient land available to meet the 16 MW ground-mounted solar development goal. NVDA suggests a 60 acre per megawatt allowance, which is very conservative, and shows that there is ample land in Greensboro to meet the solar production goal.

Siting Potential

The regulations mentioned earlier require that a mapping analysis be conducted to identify potential sites for renewable energy development. The NCDA prepared a set of maps (solar, wind, and biomass) for Greensboro, shown in Figures 1-3.

These maps are an indicator of potential sites, and are not a definitive tool. Two types of siting criteria were used: preference criteria and avoidance criteria.

Preference Criteria:

- Gentle slopes (typically less than 5 percent)
- Close to existing transmission (higher voltages) or distribution (lower voltages) electric lines
- Availability of access for the tie-line from the project to the grid
- Lack of shading features, such as tall trees or large structures
- South facing slope
- Suitable soils for installing 5-10 ft piles for foundations

Avoidance Criteria:

- Vernal pools
- Wetlands
- Floodplains
- River corridors
- Sensitive habitat
- Conserved lands (possible constraint)
- Elevations over 2000 ft

These criteria will be used by Greensboro to evaluate the quality of proposed renewable energy project sites.

Minimizing Project Impacts

Projects that are proposed must adhere to the following requirements:

- No impacts to sensitive or protected natural resources.
- Landscaping the project boundary that impinges on other private land or streets. A landscaping plan shall be included with the site plan
- Maximum height of solar field is 15 ft.
- Physical access shall be restricted using fencing, which must be shown on the site plan.
- The solar field shall be located at least 50 ft from any lot line under separate ownership
- Access shall be provided for emergency vehicles, including a perimeter road

To Do:

Calculate area under 5% slope

Calculate red areas on solar map

Confirm criteria used to create solar map

Chapter	Section	Person	Draft Complete	Figures Complete	Internal Review	External Review	Stored on Server	Word Process	Final Edit
1	Greensboro Community Background	Christine							
	History	Christine							
	Community Profile	Christine							
	Vision	Christine	X	N/A					
2	Greensboro's Environment								
	Population	Ellen							
	Land Use	Dan	X						
	Transportation	Dan	X	N/A					
	Recreation	David							
	Natural Resources	Christine							
	Cultural Resources	David							
	Flood Resiliency	Dan	X						
	Regional Compatibility	Dan	X	N/A					
3	Community Resources								
	Facilities and Utilities	Ellen							
	Energy & Renewables	David/Dan	X						
	Education	Christine							
	Housing	Ellen							
	Economic Development	Dan							
4	Goals, Policies, Actions								
	Economic Development	Dan	X	N/A					
	Land Use	Dan	X	N/A					
	Transportation	Dan	X	N/A	Romans				
	Recreation	David	X	N/A					
	Natural Resources	Christine	X	N/A					
	Energy	David/Dan	X	N/A	Low				
	Education	Christine	X	N/A	School				
	Housing	Ellen	X	N/A	Low				
	Cultural Resources	David	X	N/A					
Flood Resiliency	Dan	X	N/A	Low					

Joe Wood Email Received Late December, 2017

Dan

I've been meaning to mention to you that there's an area of community interest that maybe the Planning Commission should consider and isn't to date. The area of interest is 'Town Government'. Right now we have an elected Town Clerk, elected Town Treasurer and 5 elected Select Board members with a cadre of hired full time and part time employees running the town governing process and providing town wide services. Town services are being provided either by town employees, e.g. the road crew or zoning administrator, or contracted out, e.g. tree trimming, policing, etc. In addition, we have a number of appointed positions providing mediation and planning services, e.g. Planning Commission, DRB, etc. And finally, as an aside, we have a couple of one-off elected positions providing specific services, e.g. Justices of the Peace, Collector of Delinquent Taxes or non-existent services, e.g. Town Constable's.

My concern is that the running of town business has evolved over the years, due to advanced, growth, a changing population and a number of other factors. And as a consequence, I think we need to relook at how our town governing process performs in today's world. Do we need a hired operations manager, i.e. Town Administrator or Town Manager? Do we need to review and reevaluate the roles of the Town Clerk, Town Treasurer and Select Board regarding authority, responsibility and expected performance? Based on watching Bridget's, Valdine's, Kim's, Susan's and previous Select Board chair's experiences and performance, I think we do.

Today, the Town Clerk performs some of the operations management functions and the Select Board performs other operations management functions with no clear or defined definition. Most of the specific defined responsibilities are a consequence of personality, skill, interest and heritage. Town Employees are in general hired by the Select Board, but in some aspects report to or work with the Town Clerk.

It seems to me that it's proper that the Town Plan include the notion of how the town functions operationally along with a vision for the town.

Of course, whatever changes are considered, we need to take into account the Vermont Constitution, legislative acts and the current community's desires.

The Vermont Statutes Online

Title 24 : Municipal And County Government

Chapter 117 : Municipal And Regional Planning And Development

Subchapter 002 : Municipal Planning Commissions

(Cite as: 24 V.S.A. § 4325)

§ 4325. Powers and duties of planning commissions

Any planning commission created under this chapter may:

- (1) Prepare a plan and amendments thereof for consideration by the legislative body and to review any amendments thereof initiated by others as set forth in subchapter 5 of this chapter;
- (2) Prepare and present to the legislative body proposed bylaws and make recommendations to the legislative body on proposed amendments to such bylaws as set forth in subchapter 6 of this chapter;
- (3) Administer bylaws adopted under this chapter, except to the extent that those functions are performed by a development review board;
- (4) Undertake capacity studies and make recommendations on matters of land development, urban renewal, transportation, economic and social development, urban beautification and design improvements, historic and scenic preservation, the conservation of energy and the development of renewable energy resources and wetland protection. Data gathered by the planning commission that is relevant to the geographic information system established under 3 V.S.A. § 20 shall be compatible with, useful to, and shared with that system;
- (5) Prepare and present to the legislative body recommended building, plumbing, fire, electrical, housing, and related codes and enforcement procedures, and construction specifications for streets and related public improvements;
- (6) Prepare and present a recommended capital budget and program for a period of five years, as set forth in section 4440 of this title, for action by the legislative body, as set forth under section 4443 of this title;
- (7) Hold public meetings;
- (8) Require from other departments and agencies of the municipality such available information as relates to the work of the planning commission;
- (9) In the performance of its functions, enter upon land to make examinations and surveys;
- (10) Participate in a regional planning program;
- (11) Retain staff and consultant assistance in carrying out its duties and powers;
- (12) Undertake comprehensive planning, including related preliminary planning and engineering studies;
- (13) Perform such other acts or functions as it may deem necessary or appropriate to fulfill the duties and obligations imposed by, and the intent and purposes of, this chapter. (Added 1967, No. 334 (Adj. Sess.), § 1, eff. March 23, 1968; amended 1979, No. 174 (Adj. Sess.), § 4; 1985, No. 188 (Adj. Sess.), § 7; 1987, No. 200 (Adj. Sess.), § 18, eff. July 1, 1989; 1993, No. 232 (Adj. Sess.), § 45, eff. March 15, 1995; 2003, No. 115 (Adj. Sess.), § 85.)

Chapter 4: Natural Resources

Natural Resources Goal

Stewardship with integrity over all of Greensboro's natural resources, including open fields, forests, animal and plant habitats, streams, lakes, and scenic landscape in a manner that protects and enhances the town's ecological health and biological diversity for the benefit of current and future residents.

Natural Resources Policies

1. Establish conservation priorities that will preserve agricultural land, evergreen and deciduous forests, important wildlife habitat, water resources, river corridors, wetlands, stream and lake shorelines and scenic view sheds.
2. Protect the water quality of the Town's lakes and streams against degradation by pollution, runoff and erosion.
3. Support the continuation and expansion of the State of Vermont Current Use Program, administered by the Division of Property Valuation and Review, Department of Taxes, to tax farm and forest properties at their productive value rather than their development potential. Encourage the participation of Greensboro property owners in that program.
4. Conduct public outreach to educate shoreland property owners in order to reverse the negative trend in shoreland vegetation and aquatic habitat; to implement best management practices consistent with the Vermont LakeWise program; to control milfoil and other aquatic nuisances.

Tasks:

1. Inventory and map the natural resources in Greensboro, including contiguous forest habitats, to create a map of "Areas of High Public Value" that will provide a guide for future land conservation efforts.
2. Amend the Town bylaws to preserve Caspian Lake shoreline and ridgeline view sheds from any further development.
3. Improve lake water quality.
 - A. Request that the Greensboro Land Trust/Conservation Commission update the Caspian Lake Feeder Stream Study conducted in 2013 and suggest specific actions and Bylaw changes to improve lake water quality. Apply for a grant from VDEC.
 - B. Request that the Conservation Commission evaluate further actions needed and Bylaws amendments required to protect lake water quality from all potentially harmful actions, including marginal septic systems and agricultural runoff, on Caspian Lake.
 - C. Amend the Town Bylaws to require professional evaluation of WW system in advance of any change of ownership or permit application process for lakefront property.

- D. Amend the Town Bylaws to require a local permit for rental of any lakefront home which will be conditional on standards for professional inspection and maintenance of WW systems and property occupancy limits.
 - E. Amend the Town Bylaws to prohibit manure spreading at any time of the year within the boundary of the lake road around Caspian Lake.
 - F. Amend the Town Bylaws to create a 100 foot buffer along streams.
 - G. Work with the Greensboro Road Department and others, including farmers, landowners and Greensboro Association members, to identify further actions that will control storm water runoff (utilize the 2017 Greensboro Storm water Study) into Caspian Lake.
 - H. Amend the Town Bylaws to minimize runoff impacts from development on steep slopes. Require extraordinary storm water controls for development of slopes of 15-25% and prohibit development on slopes greater than 25%.
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- 4. Amend the Town Bylaws to prohibit the construction of new or expanded commercial, agricultural or industrial activities that extract and sell groundwater.
 - 5. Conduct public outreach to educate shore land property owners in order to reverse the negative trend in shore land vegetation and aquatic habitat; to implement best management practices consistent with the Vermont LakeWise program; to control milfoil and other aquatic nuisances.
 - 6. Work with the State of Vermont to evaluate the best water level to be maintained in order to have the least amount of impact on aquatic habitat and to protect lakeshore habitat.