

Joint Informational Meeting of the Select Board and the Planning Commission
August 25, 2014 – Collier Room, Town Hall, Greensboro, Vermont
Re: Village Center Designation

Presenters: Alison Low, NVDA and Irene Nagle, NVDA

Participants: Kristen Leahy, ZA; Susan Wood, Select Board; Joe Wood; Marsh Gadoury, Select Board; Janet Long; Dylan Laflam, GPC; Peter Romans, Select Board; Robert Hurst; Linda Romans, GPC; Phil Gray, GPC; Bethany Water (?); Willie Smith, GPC; Naomi Ranz-Schleifer; Mark Snyder, GPC; Linda Ely; and Rick Ely.

Alison delivered the majority of the presentation. She described the Village Center Designation as an incentive – based program designed to preserve smart growth principles. The program is utilized to encourage re-investment in appropriate areas, such as public infrastructure.

The program gives priority consideration for state grants and tax credits. Typically, with the tax credits utilized, the program raises grand list values.

To apply for the Village Center designation, Greensboro must have a current town plan and appropriate development patterns.

Village Center designation is good for 5 years after acceptance into the program.

Village Center needs to be a core of traditional settlement, along main and intersecting streets, a mix of uses, and pedestrian oriented.

The Board from the State of Vermont includes representatives from various government departments. They meet every month on the 4th Monday and applications are due by the 1st Monday of the month. The Board either approves or denies the Village Center Application.

Extensive discussion was held about the Tax Credits which become available after the Village Center Designation is approved. Non-profits are eligible, but no churches or municipalities. Tax credits are awarded annually, the process is competitive. Last year, \$2.4 million was awarded 37 projects. The building must be income-producing and built before 1983.

Linda Ely asked if there were any negative aspects to the designation. Alison stated that there are none – no penalties, etc.

How can Greensboro apply for the Village Center Designation? Richard Amore from the State must meet with the Planning Commission. Documentation needs to be prepared. A public meeting will need to be held. And the Town Plan will need to be amended. If the Town Plan is amended for the Village Center aspect, it will also need to have the additional amendment of the new Flood Resiliency chapter included.

Ortho maps of the Greensboro Village and Greensboro Bend were examined. Possible areas of Village Centers were delineated. Alison will take the maps back to her office and digitize them to pdf and forward them to the participants of the presentation.

The Planning Commission will meet on September 8, 2014 (Monday) at 7pm to discuss the next steps.

Submitted by

Kristen Leahy, Zoning Administrator