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## GREENSBORO COMMUNITY SURVEY 2016

The Town of Greensboro was recently awarded a Municipal Planning Grant by the Vermont Agency of Commerce and Community Development to help the Planning Commission gain insights into the planning and land use issues important to all in town. Everyone in the household is encouraged to respond. **Please complete the survey no later than Monday, July 11th. WHERE ARE THESE LEFT – Town Clerk's Office, Library?**

**Questions? Please contact the Greensboro Planning Commission:**

|                                 |          |                              |
|---------------------------------|----------|------------------------------|
| Joe Wood (Chair)                | 533-2148 | joe@woodburymountainfarm.com |
| David Miltenberger (Vice Chair) | 533-2917 | djhkswis@gmail.com           |
| Phil Gray                       | 533-7704 | p.grayvt@gmail.com           |
| Linda Romans                    | 533-2571 | lromans@myfairpoint.net      |
| Dylan Laflam                    | 533-2168 | dlaflam@luhs18.org           |
| Lily McAteer                    | 595-0740 | mcateer@lily@gmail.com       |
| Christine Armstrong             | 363-8500 | cfa115@comcast.net           |

Please note that there is ample space throughout this survey for comments. All responses will be kept confidential unless you wish to identify yourself or if you wish to be contacted by the Greensboro Planning Commission.

**Thank you for participating!**

### **About You and Your Household**

**1. What is your residency status? (Check ONE)**

Full-time       Part-time (seasonal)

**2. If you are a PART-TIME resident, do you anticipate becoming a full-time Greensboro resident in the next ten years? (Check ONE)**

Yes       No

Comment: \_\_\_\_\_

**3. If you are a PART-TIME resident, do other people stay in your Greensboro home at other times throughout the year? (Check ONE)**

Yes       No

Explain: \_\_\_\_\_

**4. Do you rent or own your Greensboro home? (Check ONE)**

Rent       Own       Other \_\_\_\_\_

**5. Where is your Greensboro residence? (Check ONE)**

In or near Greensboro Village       On or near Lake Eligo

In or near Greensboro Bend       North Greensboro

On or near Caspian Lake       Other area in the Township of Greensboro \_\_\_\_\_

**6. How many people typically reside in your Greensboro household, including yourself?** \_\_\_\_\_

**7. How many people in your household, including yourself, are under the age of 18?** \_\_\_\_\_

**8. How many people in your household, including yourself, are over the age of 60?** \_\_\_\_\_

**9. If you rent a home in Greensboro, are you planning to own a home in Greensboro? (Check ONE)**

Yes       No

Comment: \_\_\_\_\_

## Residential Development

Over the past ten years, Greensboro has seen an average of four new homes per year, one of which is intended for vacation use.

### 10. How would you characterize the rate of residential development? (Check ONE for each row)

|   | Just right | Not enough | Too much | Don't know/no opinion |
|---|------------|------------|----------|-----------------------|
| In or near Greensboro Village                                     |            |            |          |                       |
| In or near Greensboro Bend  |            |            |          |                       |
| On or near Caspian Lake   |            |            |          |                       |
| On or near Lake Eligo   |            |            |          |                       |
| North Greensboro  |            |            |          |                       |
| Other areas in the Township of Greensboro (Please specify): _____ |            |            |          |                       |

### 11. What types of residential development should be ENCOURAGED in Greensboro? (Check all that apply for each row)

|  | In or near Greensboro Village | In or near Greensboro Bend | On or near Caspian Lake | On or near Lake Eligo | North Greensboro | Other areas in the Township of Greensboro (Please specify below): |
|--|-------------------------------|----------------------------|-------------------------|-----------------------|------------------|---|
| Single- and two-family homes                                 |                               |                            |                         |                       |                  |   |
| Single- and two-family rental units                          |                               |                            |                         |                       |                  |   |
| Multiunit rentals (3 or more)                                |                               |                            |                         |                       |                  |   |
| Condominiums   |                               |                            |                         |                       |                  |   |
| Clustered housing (grouping in order to preserve open space) |                               |                            |                         |                       |                  |   |
| Specialty housing (e.g. senior housing)                      |                               |                            |                         |                       |                  |   |
| None of these (No more residential development needed)       |                               |                            |                         |                       |                  |   |
| Don't know/no opinion  |                               |                            |                         |                       |                  |   |
| Other (please specify): _____                                |                               |                            |                         |                       |                  |   |

### 12. IF YOU INDICATED AN INTEREST IN CLUSTER DEVELOPMENT in Question 11, (e.g. grouping properties on a development site in order to use the extra land as open space, recreation, or agriculture), what should the clustered development consist of -- and where?

(Check all that apply for each row)

|   | In or near Greensboro Village | In or near Greensboro Bend | On or near Caspian Lake | On or near Lake Eligo | North Greensboro | Other areas in the Township of Greensboro (Please specify below): |
|---|-------------------------------|----------------------------|-------------------------|-----------------------|------------------|---|
| Single- and two-family homes only               |                               |                            |                         |                       |                  |   |
| Mixed-use (e.g. retail, community centers)      |                               |                            |                         |                       |                  |   |
| Multiunit rentals (3 or more)                   |                               |                            |                         |                       |                  |   |
| Condominiums                                    |                               |                            |                         |                       |                  |   |
| Income or age-restricted                        |                               |                            |                         |                       |                  |   |
| None of these (No clustered development needed) |                               |                            |                         |                       |                  |   |
| Don't know/no opinion                           |                               |                            |                         |                       |                  |   |
| Other (please specify): _____                   |                               |                            |                         |                       |                  |   |

**13. How affordable do you consider your Greensboro residence to be? (Check ONE)**

- Affordable                       Barely affordable                       Not affordable at all

Comment: \_\_\_\_\_

**14. What contributes MOST to your housing costs in Greensboro? (Select the Top THREE)**

- Taxes                       Mortgage/Rent                       Maintenance or repairs                       Utilities/Hearing

Other: \_\_\_\_\_

**15. How far is your Greensboro residence from your place of work? (Check ONE)**

- Fewer than 10 miles                       More than 10 miles, but fewer than 25                       More than 25 miles  
 More than 25 miles                       Not relevant for the following reason (e.g. retired, work from home, etc.) \_\_\_\_\_

**16. How likely would you consider using the following to go to work or errands, IF it were regularly available? (Check ONE for each row)**

|                       | Highly likely | Somewhat likely | Not likely at all | Don't know/no opinion |
|-----------------------|---------------|-----------------|-------------------|-----------------------|
| Ride share            |               |                 |                   |                       |
| Public transportation |               |                 |                   |                       |
| Bike paths            |               |                 |                   |                       |

Comment: \_\_\_\_\_

**Commercial/Economic Development**

**17. Do you currently operate a business in Greensboro – or have you in the past (including farming and logging)? (Check ONE)**

- Yes                       No

Comment: \_\_\_\_\_

**18. Is (or was) your business based out of your home? (Check ONE)**

- Yes                       No

Comment: \_\_\_\_\_

**19. How would you characterize the rate of commercial/non-residential development? (Check ONE for each row)**

|   | Just right | Not enough | Too much | Don't know/no opinion |
|---|------------|------------|----------|-----------------------|
| In or near Greensboro Village                                     |            |            |          |                       |
| In or near Greensboro Bend  |            |            |          |                       |
| On or near Caspian Lake   |            |            |          |                       |
| On or near Lake Eligo   |            |            |          |                       |
| North Greensboro  |            |            |          |                       |
| Other areas in the Township of Greensboro (Please specify): _____ |            |            |          |                       |

20. What types of commercial/non-residential development should be ENCOURAGED in Greensboro?

(Check all that apply for each row)

|   | In or near Greensboro Village | In or near Greensboro Bend | On or near Caspian Lake | On or near Lake Eligo | North Greensboro | Other areas in the Township of Greensboro (Please specify below): |
|---|-------------------------------|----------------------------|-------------------------|-----------------------|------------------|---|
| Home-based "cottage" industries                                       |                               |                            |                         |                       |                  |   |
| Personal services (e.g. hair salon)                                   |                               |                            |                         |                       |                  |   |
| Professional services (e.g. banking, insurance)                       |                               |                            |                         |                       |                  |   |
| Restaurants, cafes  |                               |                            |                         |                       |                  |   |
| Inns, bed & breakfasts  |                               |                            |                         |                       |                  |   |
| Assisted living facilities  |                               |                            |                         |                       |                  |   |
| Neighborhood retail (smaller than 5,000 sf)                           |                               |                            |                         |                       |                  |   |
| Retail (larger than 5,000 sf)   |                               |                            |                         |                       |                  |   |
| Auto repair, gas stations   |                               |                            |                         |                       |                  |   |
| Recreation-based business   |                               |                            |                         |                       |                  |   |
| Agribusiness/Agritourism (e.g. farm stands, farm cafes, farm stays)   |                               |                            |                         |                       |                  |   |
| Value-added processing (e.g. microbrewing, cheesemaking, etc)         |                               |                            |                         |                       |                  |   |
| Small-scale industrial (enclosed 10,000 sf)                           |                               |                            |                         |                       |                  |   |
| Medium-scale industrial (unenclosed, 10,000+ sf)                      |                               |                            |                         |                       |                  |   |
| None of these -- no more commercial/nonresidential development needed |                               |                            |                         |                       |                  |   |
| Don't know/No opinion   |                               |                            |                         |                       |                  |   |
| Other (please specify):   |                               |                            |                         |                       |                  |   |

**Defining and Protecting Greensboro's Community Character**

21. The three things I NEVER WANT TO CHANGE about Greensboro are:

1. \_\_\_\_\_
  2. \_\_\_\_\_
  3. \_\_\_\_\_
- Comment: \_\_\_\_\_

22. The three things I WANT TO CHANGE about Greensboro are:

1. \_\_\_\_\_
  2. \_\_\_\_\_
  3. \_\_\_\_\_
- Comment: \_\_\_\_\_

**23. What do you think are the top FIVE priorities for the Greensboro Planning Commission?  
(Select FIVE)**

- Expanding housing opportunities in Greensboro Village
  - Expanding housing opportunities in Greensboro Bend
  - Making housing more affordable
  - Improving public transportation
  - Attracting new businesses to Greensboro
  - Developing a network of recreation trails
  - Attracting more families with children
  - Creating more housing opportunities for seniors
  - Improving town services
  - Preserving the character of Greensboro Village
  - Preserving the character of Greensboro Bend
  - Maintaining the school
  - Protecting Greensboro's natural resources
  - Protecting the rural character of Greensboro
- Other (please specify): \_\_\_\_\_

**24. What defines Greensboro's rural character? On a scale of 1 to 5 rate each of the following aspects, with 1 being the LEAST defining and 5 being the MOST defining. (Check ONE for each row)**

|   | 1 – LEAST<br>DEFINING | 2 | 3 | 4 | 5 – MOST<br>DEFINING |
|---|-----------------------|---|---|---|----------------------|
| Dark skies  |                       |   |   |   |                      |
| Dirt roads  |                       |   |   |   |                      |
| Limited noise   |                       |   |   |   |                      |
| Restaurants, cafes  |                       |   |   |   |                      |
| Access to passive recreation (e.g. non-motorized recreation e.g. hunting, hiking, x-country skiing) |                       |   |   |   |                      |
| Limited traffic   |                       |   |   |   |                      |
| Freedom to do with my land as I see fit   |                       |   |   |   |                      |
| Sense of community  |                       |   |   |   |                      |
| Abundance of wildlife   |                       |   |   |   |                      |
| Working farms   |                       |   |   |   |                      |
| Scenic Vistas   |                       |   |   |   |                      |
| Peace and Tranquility   |                       |   |   |   |                      |
| Small-scale industrial (enclosed 10,000 sf)   |                       |   |   |   |                      |
| Other (please specify):   |                       |   |   |   |                      |

25. What aspects of Greensboro's natural resources should be a planning priority? Please rank each one on a scale of 1 to 5, with 1 being the lowest priority and 5 being the highest. (Check ONE for each row.)

|   | 1 –<br>LOWEST<br>PRIORITY | 2 | 3 | 4 | 5 –<br>HIGHEST<br>PRIORITY |
|---|---------------------------|---|---|---|----------------------------|
| Keeping working lands open and viable   |                           |   |   |   |                            |
| Protecting water quality in and around our lakes  |                           |   |   |   |                            |
| Protecting water quality in and around our streams  |                           |   |   |   |                            |
| Making the town more flood resilient (e.g. preventing fluvial erosion, protecting floodplains and wetlands) |                           |   |   |   |                            |
| Identifying environmentally sensitive lands for conservation  |                           |   |   |   |                            |
| Protecting natural communities (rare plants and species)  |                           |   |   |   |                            |
| Protecting important wildlife and travel corridors  |                           |   |   |   |                            |
| Other (please specify):<br>_____  |                           |   |   |   |                            |

26. The top THREE scenic spots in Greensboro are:

1. \_\_\_\_\_
  2. \_\_\_\_\_
  3. \_\_\_\_\_
- Comment: \_\_\_\_\_

27. Regarding energy, which of the following statements do you agree with? (Check ONE for each row.)

|   | STRONGLY<br>AGREE | Somewhat<br>Agree | Somewhat<br>Disagree | STRONGLY<br>DISAGREE | No<br>know/No<br>Opinion |
|---|-------------------|-------------------|----------------------|----------------------|--------------------------|
| New residential development should be appropriately sited (e.g. southern-facing exposure).                |                   |                   |                      |                      |                          |
| New development should be concentrated in certain areas to minimize sprawl and reduce automobile use.     |                   |                   |                      |                      |                          |
| Residential-scale renewables should be encouraged.  |                   |                   |                      |                      |                          |
| There should be carefully considered guidelines for siting small-scale renewables on historic structures. |                   |                   |                      |                      |                          |
| Other (please specify):<br>_____  |                   |                   |                      |                      |                          |

28. Recent legislation and court decisions make it possible for towns to provide specific guidance on certain types of renewable energy installations. Are there certain specifications for ground-mounted solar installations that you would like the Greensboro Planning Commission to consider? (Check ALL that apply.)

|                                      | Projects that cover less than one acre | Projects that cover 1 to 4 acres (about 100 kW) | Projects that cover 4 to 7 acres (about 500 kW) | Projects that cover more than 7 acres |
|--------------------------------------|--|---|---|---------------------------------------|
| Siting in agricultural soils         |  |   |   |                                       |
| Limitations on clear cutting         |  |   |   |                                       |
| Screening from public rights of ways |  |   |   |                                       |
| Visibility in scenic viewsheds       |  |   |   |                                       |
| Proximity to residential uses        |  |   |   |                                       |
| Other (please specify):<br>_____     |  |   |   |                                       |

29. Are there certain specifications for wind towers that you would like the Greensboro Planning Commission to consider? (Check ALL that apply.)

|                                      | Projects that cover 1 to 4 acres (about 100 kW) | Projects that cover more than 7 acres |
|--------------------------------------|---|---------------------------------------|
| Proximity to residential uses        |   |                                       |
| Noise                                |   |                                       |
| Screening from public rights of ways |   |                                       |
| Visibility in key scenic viewsheds   |   |                                       |
| Other (please specify):<br>_____     |   |                                       |

**General Comments**

30. Do you have any comments replacing issues or concerns for the Greensboro Planning Commission? If so, please enter them here. If appropriate, please let us know how we may contact you. THANK YOU!

