



## Greensboro Planning Commission

### 2018 Town Meeting Handout

As you know, the Planning Commission is preparing the next Town Plan that will address how our town will evolve over the next eight years. Our schedule shows that the new Town Plan should be completed by early 2019.

As we proceed, it is important that town residents participate in the preparation process. One opportunity is the Town Meeting. There will be other opportunities later this year.

This handout is comprised of two sections. The first section is our vision for Greensboro. The second section contains the Goal, Policies and Actions statements for various disciplines addressed in the Town Plan. The vision was a guide for preparation of these statements.

Please review the Goal, Policies and Actions statements. They contain a number of significant actions the Planning Commission feels will be important in future years to maintain a sustainable community. These statements are in draft form, and subject to change, so do not hesitate to provide any comments you have.

Please note that the Goal, Policies and Actions statements are essentially in list form with little explanation. The text supporting these statement is under preparation, and they will be made available later this year.

Comments can be submitted to any of the Planning Commission members. We look forward to your comments!

Dan Predpall, Chair    802-533-9092    [dpredpall@greensborovt.org](mailto:dpredpall@greensborovt.org)

David Miltenberger    802-533-2917    [djhkswis@gmail.com](mailto:djhkswis@gmail.com)

Ellen Celnick    802-533-9097    [ecelnick@earthlink.net](mailto:ecelnick@earthlink.net)

Christine Armstrong    802-363-8500    [cfa@comcast.net](mailto:cfa@comcast.net)

P.S. We have vacancies on the Commission. Please consider contributing your time and effort to making Greensboro the community you want it be!



## Greensboro's Vision

Greensboro residents aspire to see a future for the community where:

- The Town's rural character is viewed as a significant benefit that should be preserved.
  - As a community, there is a strong sense that conservation of our natural resources, including Caspian Lake, should be a high priority.
  - Greensboro continues to attract and enjoy vibrant and unique small businesses that sustain tourism, support our economy, and are gathering places for local residents.
  - Greensboro is attractive for both retired families as well as new families raising young children.
  - Greensboro, a small New England town, is the home of many cultural opportunities typical of larger towns.
  - The community offers a multitude of recreational activities for young and old.
  - The community strongly supports education, with the important benefits it provides to the community.
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## Cultural Resources Goal, Policies & Actions Final 1-25-18

### Goals

Support the cultural activities (including visual and performing arts facilities and artists), which benefit Greensboro residents and visitors, and strongly contributes to and celebrates community character.

### Policies

1. Support the groups and facilities which provide cultural and artistic experiences and opportunities in Greensboro.
2. Support the expansion of artistic and cultural opportunities for all ages in Greensboro.
3. Ensure the availability of suitable venues for holding cultural events.
4. Preserve Greensboro's cultural resources, including its historic sites and the Historical Society.
5. Ensure there is sufficient town support to continue cultural events such as the Funky Fourth and other public events that encourage community involvement.

### Actions

1. Create a map that shows all cultural and historic sites in Greensboro.
2. Hire a recreation/cultural director to coordinate, develop and expand the recreational/cultural activities in Greensboro to both serve the residents of Greensboro and encourage the expansion of tourism.

## Economic Development Goal, Policies & Actions Final 1-25-18

### Economic Development Goal

A sustainable Greensboro, where prosperity contributes to and drives quality of life must support existing local businesses and attract new small businesses that are compatible with and preserves our rural character.

### Economic Development Policies

1. Work with the Heart of Vermont Chamber of Commerce and the Northern Vermont Development Association (NVDA) to attract business to Greensboro and support our existing businesses.
2. Work with Fairpoint Communications and its successor to improve internet connectivity in Greensboro.
3. Identify barriers that stifle economic growth and incentives that would promote growth in Greensboro.
4. Encourage local residents to buy from local businesses.
5. Maintain and improve the Town's infrastructure, including road, town buildings, sidewalks, and recreation facilities to attract visitors and new businesses.

### Economic Development Actions

1. Create a small business support team with materials in the Greensboro Library that offers help to job seekers and individuals interested in starting new home-based or small businesses in Greensboro.
2. Explore interest in and feasibility of installing a community-based wastewater system (e.g. package treatment plant) in Greensboro Village that would support the local businesses, possibly including Willey's, Miller's Thumb, Greensboro Garage, and the Greensboro Nursing Home.
3. Support events that contribute to the success of local businesses, such as the Farmer's Market.

## Chapter 4: Education Goal, Policies & Actions Final 1-25-18

### GOAL

Provide education facilities and programs that allow Greensboro children and residents of all ages, to become, or continue to be, productive and responsible citizens.

### EDUCATION POLICIES

1. Maintain a quality school system for both current and future residents.
2. Keep Lakeview Union Elementary School open as long as economically feasible and in the best interest of the community.
3. Develop school budgets that balance the need for a quality educational experience and an affordable cost to Greensboro taxpayers.
4. Encourage long-distance learning opportunities through improved digital platforms in order to support a wide array of enrichment and learning opportunities for all ages.

### ACTIONS

1. Strengthen the role that the Lakeview School building plays in the community, including providing access to school facilities for community events and activities, including learning opportunities for all ages.
2. Encourage local businesses to team with Lakeview, Hazen, and GMTCC so as to: enrich the K-12 educational experience; demonstrate relevance of the curriculum; and promote an interest in jobs available locally.
3. Offer opportunities for community engagement in the planning for possible changes in the Greensboro School Districts.
4. Support infrastructure improvements in internet connectivity speeds.

## Energy Conservation Goal, Policies, & Actions Final 1-25-18

### Goal

Encourage energy conservation and the use of renewable energy while protecting against the visual and environmental impacts from these technologies.

### Policies

1. Promote the use of weatherization and energy efficiency for both homes and businesses in Greensboro.
2. Encourage the use of renewable energy systems in residential, commercial, and municipal applications.
3. Promote the reduction of transportation energy demand and the use of renewable energy sources for transport.
4. Encourage energy conservation through preservation of the rural character of the town and its two village centers.
5. Maximize the potential locations for the development of renewable energy sources that will enable the town to meet its renewable energy targets.
6. Support the formation of a Greensboro Energy Committee to address energy conservation and renewable energy development goals.

### Actions

1. Provide information on the latest energy codes and energy efficiency techniques to those who require permits from the Zoning Administrator.
2. Adopt bylaws that require all Act 250 projects (residential and commercial) to follow the latest energy codes along with a plan of how energy conservation measures will be implemented.
3. Encourage the Town to implement appropriate energy efficiency projects in municipal buildings.
4. Create a renewable energy ordinance that states specific restrictions for development, including setbacks, landscaping, and protection of ridgelines, and lakeshore viewsheds.
5. Facilitate carpooling by creating and maintaining a park and ride location in the town.
6. Promote the continued expansion of walking and biking paths in the town.
7. Establish a collection of energy conservation and renewable energy information in the Greensboro Library.
8. Embark on an outreach program to educate homeowners and business owners regarding the benefits of energy conservation, energy efficiency, and renewable energy use.
9. Support the establishment of an Energy Committee in Greensboro.
10. Promote high speed internet to support home businesses as an alternative to commuting.

## Chapter 4: Flood Resiliency Goal, Policies & Actions Final 1-25-18

### Flood Resilience Goals

Ensure that the Town and its facilities are prepared to meet the demands of a major flood event, and limit adverse impacts to Greensboro residents, properties, and Town infrastructure.

### Flood Resilience Policies

1. Ensure that all potential flooding-related risks in the Town are recognized and evaluated.
2. Ensure that the Town's transportation infrastructure information is reasonably up to date.
3. Protect Greensboro's natural flood protection assets, including floodplains, river corridors, land adjacent to streams, wetlands, upland forested areas, and the Caspian dam.
4. Limit use in Flood Hazard Areas and River Corridor Protection Areas to recreation and agriculture.
5. Ensure that the Town can receive the maximum level of assistance in the event of a federally declared disaster.

### Actions

1. Work with NVDA to import updated data on condition of roads and culverts into the VTCULVERTS.
2. Conduct public outreach to educate residents about flood impacts and actions that residents can take to minimize these impacts.
3. Review and revise Greensboro flood hazard bylaws as needed to ensure continued enrollment in the National Flood Insurance Program.
4. Participate in regional road foreman trainings and Transportation Advisory Committee meetings to stay abreast of flood resilience measures for the Town's roads and bridges;
5. Develop and adopt changes to the Bylaws that will protect erosion-prone and floodwater storage areas (i.e. River Corridor Protection Areas) from additional development and encroachment.
6. Require a 50 ft structure setback from all perennial streams (Tate Brook, Wright Brook, Porter Creek, Cemetery Brook, Stanley Creek) and ensure that development from 50 ft to 100 ft comply with the most stringent erosion protection standards.
7. Educate landowners about the benefits of enrolling in the Current Use Program.
8. Work with Hardwick Electric to engage a professional dam safety engineer to evaluate the Caspian lake dam condition, recommend repairs needed, and provide a cost estimate for the indicated repairs and tree removal at the Caspian Lake dam.

## Housing Goal, Policies Actions Final 1-25-18

### Goal

The long-term sustainability of Greensboro depends upon the availability of adequate housing for all residents, including seniors and the workforce, that are energy efficient and compatible with the character of the community.

### Policies

1. Support the town's small-scale lodging facilities to provide short-term accommodations for tourists.
2. Support initiatives that will require new homes to meet the recommendations of Efficiency Vermont.
3. Support policies that will encourage development of homes for our workforce, including young families, which will promote local economic development.

### Actions

1. Adopt bylaws that require installation of erosion controls where steep slopes (>30%) are graded to reduce erosion and protect our streams and lakes.
2. Adopt bylaw changes that restrict new residential construction within 10 ft of mapped ridgelines.
3. Estimate the housing demand in Greensboro at various levels of income.
4. Investigate the feasibility of Planned Residential Developments (PRD's) and accessory development units as a means to provide workforce housing.
5. Update the bylaws to support workforce housing in Greensboro's designated Village Centers.
6. Encourage the use of renewable energy technologies for both residential and commercial development.
7. Change the bylaws to allow a density bonus in and immediately adjacent to the Greensboro Village and Greensboro Bend village districts if the proposed development addresses workforce, or affordable housing.

## Land Use Goal, Policies & Actions Final 1-25-18

### Land Use Goal

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

### 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 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.

## 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.

### Actions:

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 stormwater runoff (utilize the 2017 Greensboro Stormwater Study) into Caspian Lake.

H. Amend the Town Bylaws to minimize runoff impacts from development on steep slopes. Require extraordinary stormwater controls for development of slopes of 15-25% and prohibit development on slopes greater than 25%.

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.

## Chapter 4: Recreation Goal, Policies, Actions Final 1-25-18

### Recreation Goal

The availability of a wide range of recreational opportunities in Greensboro instills a strong sense of community, provides economic benefits, and supports tourism.

### Recreation Policies

1. Support the use and expansion of four season recreation opportunities and facilities in Greensboro
2. Encourage the maintenance and expansion of the winter recreation trails.
3. Encourage the Mountain View Country Club to provide access to the tennis and golf facilities at a reasonable rate.
4. Continue to support the summer swimming program at the Caspian Lake public beach and encourage and support the Town of Hardwick to protect and improve the public beach area.
5. Encourage and support increasing the recreation opportunities for senior citizens including cultural, intellectual and physical activities.

### Recreation Tasks

1. Compile and publish a pamphlet(s) to describe and map the recreation facilities and opportunities in Greensboro.
2. Build a bicycle route around Caspian Lake, including a bicycle lane on Craftsbury Road so that bicyclists can bike around all of Caspian Lake in safety
3. Encourage and support the extension of the Lamoille Valley Rail Trail through Greensboro Bend. Support an attractive Trailhead facility in Greenboro Bend, with appropriate signage and parking.
4. Hire a part or full time recreation/cultural director to coordinate, develop and expand the recreation/cultural activities in Greensboro to both serve the residents of Greensboro and encourage the expansion of tourism.

## Chapter 4: Transportation Goal, Policies & Actions Final 1-25-18

### Transportation Goal

Maintain Town roads in good condition while minimizing erosion impacts and improving opportunities for walking and bicycling.

### Transportation Policies

1. Strive to reduce speeds of motor vehicles in the vicinity of the Village Center and the Bend by employing traffic calming technology as well as recommendations by Local Motion.
2. When major maintenance or paving is conducted on road segments, efforts will be made, where feasible, to include a four foot wide walking path adjacent to the road.
3. Support/encourage energy efficient transportation.
4. Maintain the roads and culverts in Greensboro to minimize erosion and sediment input to Caspian Lake.

### Transportation Tasks

1. Investigate the feasibility of upgrading the ballfield parking lot with gravel/staymat and advocating its use as a park and ride location.
2. Request grant writing help from NVDA to compete for a VTrans/ACCD Better Connections Grant to improve the Greensboro Village's walking path system, in stages, from the ballfield, down Breezy Avenue, onto Craftsbury Road to Highland Lodge.
3. The Town will continue to apply for road repair and maintenance grants to defray costs to the town.
4. The Town will utilize the VTCULVERTS database to continue to improve road infrastructure with the goal of reducing fluvial erosion impacts on Caspian Lake.
5. Continue to improve sidewalks in the Village and the Bend.
6. Purchase Radar Speed Signs to calm traffic in or adjacent to the Greensboro Village and/or Greensboro Bend.
7. Investigate additional traffic calming option suggested by Local Motion.