

The Bend Revitalization Initiative

The Bend Revitalization Initiative (BRI) Steering Committee has developed the following list of actions for future implementation consideration.

BRI Action List: 11-12-18

1. Outreach

- a. Send a newsletter to all Bend residents regarding BRI activities
- b. Evaluate the results of the Bend Survey
- c. Involve youth in the Bend (e.g. Lakeview School, Four Seasons)
- d. Develop a BRI website to show BRI and Bend events, plans
- e. Develop a “presentation” of Bend history to be shown at HCA Gallery in 2019

2. Building Repair

- a. Prepare a shortlist of “building repair” candidates
- b. Engage Habitat for Humanity and Rural Edge to evaluate shortlist buildings
- c. Select a target structure for repair.

3. Grant Research

- a. Work on a capacity-building grant as a precursor to a larger grant in 2019
- b. Review the Bend Potential Grant List
- c. Develop an economic/demographic description of the Bend. Use this description in grant applications.
- d. Contact the Local Initiatives Support Corporation’s Rural LISC group regarding affordable housing development
- e. Contact Champlain Land Trust, Downstreet Land Trust and Lamoille Housing Trust regarding housing grants
- f. Contact Tarrant Foundation and Lintilhac Foundation regarding grant availability

4. Affordable Housing Research

- a. Compile and evaluate Bend parcels that are candidates for housing development
- b. Contact the Local Initiatives Support Corporation’s Rural LISC group re affordable housing development
- c. Contact the Community Land Trust and Enterprise Community Partners/Rural and Native American Housing re affordable housing (purchase and rentals)

The Bend Revitalization Initiative

5. Lamoille Valley Rail Trail Planning
 - a. Research land adjacent to the trail for a café, parking, etc.
 - b. Study possible uses of existing rail station or railcar?
 - c. Apply for a grant?

6. Building Preservation Opportunity?
 - a. Is there a good candidate for historical preservation in the Bend?

7. Proposed Ordinances
 - a. Dilapidated house ordinance
 - b. Unregistered car ordinance

8. Parcel Development in the Bend
 - a. List all parcels that have development potential in the Bend
 - b. Evaluate the Lamoille Lumber parcel for development options

9. Main Street Beautification
 - a. Improve the Bend streetscape....apply for a grant
 - b. Construct a welcome sign at Bend entrance (Block Party winner)

10. Natural Resources Preservation/Recreation
 - a. Apply recommendations in PLACE Study of the Bend
 - b. Evaluate use of Lamoille River for recreation
 - c. Establish public access to the Lamoille River
 - d. Natural resource preservation/recreation opportunities?

LAND USE GOAL, POLICIES & ACTIONS

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.

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. Evaluate zoning or development standards that allow lot sizes that enable development of housing and small businesses in or immediately adjacent to Village Centers (see Housing Policies and Actions for more on this topic).
3. Support agri-tourism that promotes business success and preserves agricultural land.
4. Encourage farmers to work with the Northeast Organic Farming Association.
5. Support an attractive environment in Greensboro for the general well-being of the residents and visitors.

Actions

1. Establish a zoning ordinance that requires landscaping to reduce visibility 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 investors.
4. *Consider an ordinance that would regulate the outdoor storage of motor vehicles and structures in significant disrepair that present either a public health and safety risk or threat to our natural resources.*

Actions in italics were deemed a priority by the Planning Commission, and will be targeted for implementation first. Note that actions may be implemented by various groups, such as the Selectboard, Bend Revitalization Initiative, Planning Commission, Conservation Commission, Road Department, or others. **89 | CHAPTER 4**

TRANSPORTATION GOAL, POLICIES & ACTIONS

Goal

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

Policies

1. Strive to reduce speeds of motor vehicles in the vicinity of the Village Center and the Bend by employing traffic calming measures.
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 promote safe driving conditions while minimizing erosion and sediment input to Caspian Lake.

Actions

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 assist the Town with improving 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 local watersheds and lakes.
5. Continue to improve sidewalks in the Village and the Bend.
6. *Investigate traffic calming options suggested by Local Motion, including addressing the four corners intersection at the ballfield.*
7. *Evaluate options to increase the number of parking spaces in Greensboro Village while maintaining its rural character.*

RECREATIONAL AND CULTURAL RESOURCES GOAL, POLICIES & ACTIONS

Goal

Continue to support our existing recreation and cultural facilities and events while encouraging the development of expanded recreational and cultural opportunities for the community of Greensboro, and expand tourism.

Policies

1. Support the use and expansion of 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.
6. Support groups and facilities which provide cultural and artistic experiences and opportunities in Greensboro.
7. Support the expansion of artistic and cultural opportunities for all age groups in Greensboro.

Actions

1. *Compile and publish a pamphlet(s) to describe and map the recreation and cultural 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, and installation of an attractive "station."
4. Investigate the feasibility of hiring a part or full time recreation/cultural director or partner organization to coordinate, develop and expand the recreation/cultural activities in Greensboro to both serve the residents of Greensboro and encourage the expansion of tourism.

NATURAL RESOURCES GOAL, POLICIES & ACTIONS

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.

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, streams, and watersheds against degradation by pollution, runoff and erosion.
3. Investigate paths to improving wastewater systems.
4. Preserve Caspian Lake shoreline and ridgeline view sheds from any further development.
5. 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.
6. Develop a policy to protect Greensboro's groundwater by regulating the construction of new or expanded commercial, agricultural or industrial activities that extract and sell groundwater.

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. Preserve 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 on Caspian Lake.

C) Amend the Town Bylaws to create a 100 foot buffer along streams.

D) 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. These actions may require change to the Town Bylaws.

E) 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%.

3. *Conduct public outreach to a) educate shore land property owners in order to reverse the negative trend in shore land vegetation and aquatic habitat; b) to implement best management practices consistent with the Vermont LakeWise program; c) to control milfoil and other aquatic nuisances, and d) educate property owners adjacent to the lake to keep their septic systems properly maintained.*

4. Work with the State of Vermont to evaluate the best water level of Caspian Lake to be maintained in order to have the least amount of impact on aquatic habitat and to protect lakeshore habitat.

Photo Credit: Karin Newhouse Photography **93** | CHAPTER 4

FLOOD RESILIENCY GOAL, POLICIES & ACTIONS

Goal

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.

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 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. This may require a change in the Town Bylaws.
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. Update the Bylaws to require a 100 ft structure setback from all perennial streams (Tate Brook, Wright Brook, Porter Creek, Cemetery Brook, Stanley Creek) and ensure that development adjacent to the 100 ft buffer zone comply with the most stringent erosion protection standards.
7. 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.

ENERGY CONSERVATION GOAL, POLICIES & ACTIONS

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, or Bylaw change, 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 home and business owners regarding the benefits of energy conservation, energy efficiency, and renewable energy use.
9. Establish an Energy Committee in Greensboro.
10. *Promote high speed internet to support remote work as an alternative to commuting.*

EDUCATION GOAL, POLICIES & ACTIONS

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.

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.
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.

HOUSING GOAL, POLICIES & ACTIONS

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 initiatives that will require new homes to meet the recommendations of Efficiency Vermont.
2. Support policies that will encourage rehabilitation or development of homes for our workforce, including young families, which will promote local economic development.
3. Consider Bylaws that require installation of erosion controls where steep slopes (>30%) are graded to reduce erosion and protect our streams and lakes.
4. Although the Planning Commission does not currently support changing the 10-acre Rural Lands District zoning, the Planning Commission does support studying the concept of expanding the Greensboro Bend Village and Greensboro Village districts to accommodate more moderately priced housing.
5. Protect ridgelines from development impacts.

Actions

1. Estimate the housing demand in Greensboro at various levels of income as a first step in a housing market study.
2. Investigate the feasibility of Planned Residential Developments (PRD's) and accessory development units.
3. Encourage the use of renewable energy technologies for both residential and commercial development.
4. *Develop a Bylaw 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.*
5. *Consider the establishment of a new district adjacent to The Bend village district, where parcel sizes would be reduced to encourage more housing.*
6. *Survey homeowners in the Bend, and help interested owners renovate their homes via volunteers and grants.*
7. Form a team to develop moderately-priced homes in Greensboro.
8. Apply for a municipal planning grant to evaluate options to attract moderately priced housing to Greensboro.
9. *Investigate the potential to nominate a home or structure in the Bend for historical preservation, and seek preservation funds to renovate the structure.*

FACILITIES GOAL, POLICIES AND ACTIONS

Goal

Ensure that the facilities in Greensboro, including solid waste recycling, water services, telecommunications infrastructure, energy infrastructure, and public safety facilities are serving the community in an appropriate and environmentally sound manner.

Policies

1. Ensure that the specific uses in the Town Bylaws are up to date.
2. Ensure that the energy and telecommunications infrastructure is properly serving the community.

Actions

1. Evaluate the specific uses listed in Article 4 of the Town Bylaw and update as necessary.
2. Change the setback requirements for signage (Minimum Setback) to 25 feet throughout Greensboro.
3. Evaluate the need for 3-phase power in Greensboro.

Photo Credit: C.F. Armstrong

Summary of Identified Resources
Community Visit Programs 2017-2018

Support Economic Development

1. Develop a town revolving loan fund
2. See Bethel Revitalization Initiative – Rebecca Stone, Rebecca@communityworksopllc.com, <http://bethelrevitalizationinitiative.org>
3. Municipal Planning Grant, ACCD, faith.ingulsrud@vermont.gov
4. Vermont Natural Resources Council, smart growth grants, Kate McCarthy, kmccarthy@vnrc.org
5. Vermont Department of Building & General Services, Judy Bruneau
6. Northern Borders Regional Commission grants through ACCD, Katie.corrigan@vermont.gov, 272-1420
7. Northern Community Investment Corporation (NCIC), f.segale@vermont.gov
8. Financing and technical assistance to small businesses, Mike Welch, mwelch@ncic.org, 748-5101, ext. 2025

Improve Village Traffic and Pedestrian Safety

1. Doug Morton, NVDA, dmorton@nvda.net, 748-1221
2. VTrans Bike & Pedestrian Grants, Joe Sigale, joe.sigale@vermont.gov
3. Local Motion, Jason Driesche, jason@localmotion.org
4. Better Connection Grant Program, VTrans, Richard Amore, Richard.amore@vermont.gov, 828-5229
5. Bethel: www.teambetterblock.com
6. Transportation Alternatives Program (TAP), scott.robertson@vermont.gov, 828-5799
7. Traffic calming, VTrans, Jon Kaplan, jon.kaplan@vermont.gov

Improve Internet Conductivity

1. Clay Purvis, Director, telecommunications and Connectivity, clay.purvis@vermont.gov, 371-9655

Expand Events, Improve Community Communications/Engagement

1. Mike Strait, Island Pond, mike@heartandhomecountry.com
2. Karen Nevin, Director of Revitalizing Waterbury, 793-6029, Karen@revitalizingwaterbury.org

Expand Affordable Housing

1. Vermont Housing Conservation Board
2. Rural Edge
3. Agency of Human Services, Director of Housing, Angus Chaney, angus.chaney@vermont.gov, 241-0440
4. Housing Vermont, Nancy Owens, Executive Director, 863-8424, nancy@hvt.org
5. Vermont Department of Housing & Community Development, Gary Holloway, gary.holloway@vermont.gov, 828-3220

Wastewater Treatment

1. Vermont Rural Water, Shaun Fields, sfielder@vtruralwater.org, 660-4988
2. USDA, misty.sinsigalli@vt.usda.gov, 424-3156
3. Rural Community Assistance Partnership (RCAP), Mark Johnston, mjohnston@rcapsolutions.org, 505-1037

Build Recreation Capacity

1. Vermont Department of Forests, Parks & Recreation, grants, Jessica.savage@vermont.gov
2. Vermont Housing Conservation Board, recreation grants, Karen Freeman, 828-5067, Karen.freeman@vhcb.org
3. Swanton Outdoor recreation Task Force, Ron Kilburn, swanza@swantonvermont.org,
4. RASTA, Zac Freeman, zac@jsfreeman.com, 272-6214
5. Tim Tierney, was Trails Lead, East Burke, tim.tierney@vermont.gov, 505-5496
6. Vermont Recreation & Parks Association, Betsy Terry, 878-2077
7. USDA grants for recreation, Ben Doyle, 828-6042, Benjamin.doyle@vt.usda.gov
8. Vermont Outdoor Recreation Economic Collaborative (VOREC), grants, designs, Jessica.savage@vermont.gov
9. Stowe: www.sustainabletrailworks.com
10. Vermont Recreation Trails Program, Sherry Smecker Winnie, sherry.winnie@vermont.gov, 760-8450
11. <http://fpr.vermont.gov/recreation/grants/rtp>