Proposal to Include Land East of Lake Eligo in The Resource District
December 2020

Description of Resource District. The Resource District encompasses lands with unique and important Greensboro natural resources. In order to lessen development pressures on these lands and to preserve the natural features and habitats as stated in the Town Plan, twenty-five acres minimum residential density will be required.

Purpose. The Resource District has been established to protect the unique and important resources found in this area including Long Pond, and to lessen development pressures on these lands. (Mud Pond and Horse Pond are also included here.) *Propose adding Eligo Resource District to current bylaw 2.6 Resource District.

Eligo is a glacial pond, 174 acres in size, draining both to the North (Black River) and to the South (Lamoille River). The area to the East is a steeply sloped, contiguous wooded area with minimal development. This area is currently in the Rural Lands District where a ten acre minimum residential density is required.

The current Town Plan supports adding increased protection for Lake Eligo as referenced below.

Page 7 - A Vision for Greensboro: “As a community, there is a strong sense that conservation of our natural resources, including Caspian Lake, should be a high priority.”

Page 23 - Greensboro Forest and Conserved Land Map states, “the most prominent cliffs in town are located on the Eastern side of Eligo, Patmos Peak and Baker Hill.”

Page 39 - “Forests limit erosion and the ability of water to transport sediment that can cause water quality problems. Best practice must be applied in upland areas. Development, which involves clearing and increases runoff, should be discouraged in areas of steep slopes>20%.”

Page 35 - “Rapid changes in topography over short distance i.e. (slope steepness) can create conditions during heavy rain events where damaging erosion can occur. The steep areas are cause for concern about soil erosion.”

Page 45 - Regional Compatibility:
Land Development - protect against fragmentation of land
Forest Lands - sustainable forests
Natural Resources - protect the quality of the regions water

Page 46 - Towns around Greensboro have similar problems such as safeguarding water quality and natural resources.
Page 74 - Community Survey (2): “More development should be discouraged around Caspian Lake and Eligo Lake.”

Page 92 - 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.”

Placing the Eligo eastern watershed in the Resource District will offer increased protection to this vulnerable area from the negative effects of erosion and water runoff caused by development.

Proposed Boundary Description for Eligo Resource District

Being all of the same land which lies within the following bounds:
Beginning at the junction of Whetstone Brook Road and Craftsbury town line;

thence traveling southerly on Whetstone Brook Road onto town Hwy 23 (Bailey Hazen Road);

thence continue traveling southerly on Hwy 23 to intersection with Northshore Road, Lakeshore Road and Lakeview Road (Campbells Corner);

thence traveling westerly onto Town Hwy 47 (Lakeview Road) to intersection with Overlook Road;

thence traveling in a straight line westerly to the South outlet of Lake Eligo and connecting to Eligo Lake Shoreland Protection District;

thence traveling north along the Eastern shoreline of Lake Eligo to the Craftsbury Town line;

thence traveling northeast along the Craftsbury town line to the point of beginning.

Please see attached map.

Submitted for Greensboro Planning Commission Review
Linda Romans GPC member