

Greater Greensboro Community Visit

Report and Action Plan ~ November 2019



Produced by the Vermont Council on Rural Development
in partnership with the Vermont Community Foundation

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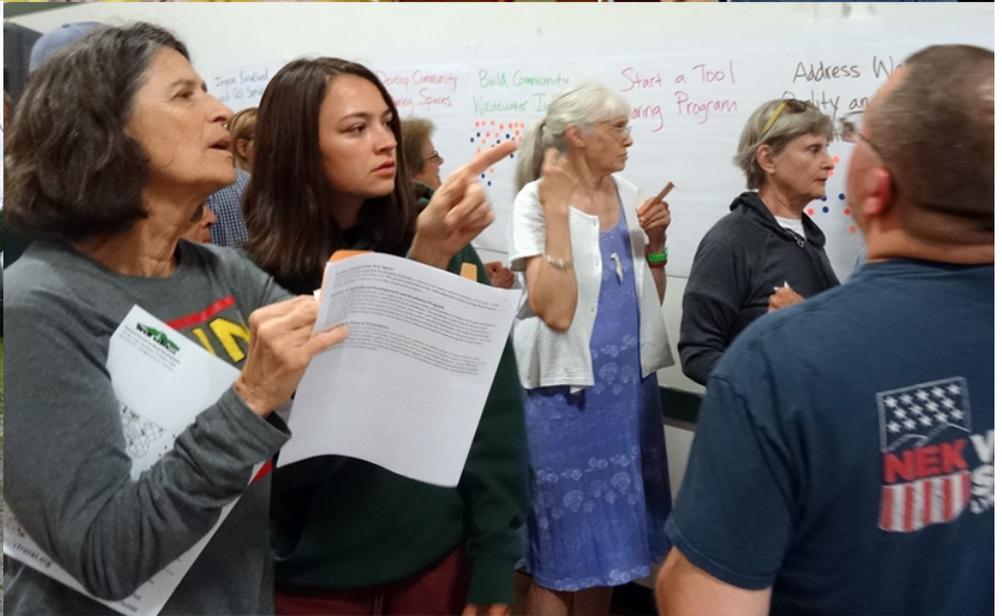
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Vermont Council on Rural Development
PO Box 1384, Montpelier, VT 05601-1384
802-223-6091 | info@vtrural.org | www.vtrural.org

Jon Copans, *Climate Economy Model Communities Program Director*
Paul Costello, *Executive Director*
Margaret Gibson McCoy, *Operations and Communications*
Jenna Koloski, *Community and Policy Manager*

Front and back cover photos courtesy of Kyle Gray



I. Introduction

There is no community in the world like Greensboro. Greensboro is a place that captures people’s hearts – where families have settled for generations and where visitors fall in love with the town and return year after year. Greensboro is a quiet rural community with a long tradition of local gatherings and celebrations and a remarkable economic base of businesses that are well-known and celebrated locally, across the State, and even globally. From the historic buildings and general stores that characterize the Village and the Bend, to the lakes, the forested landscape, the rolling back roads, and recreation trails, Greensboro is a place of beauty, tranquility, tenacity, and community connection and pride.

Greensboro leadership and residents invited a Community Visit process to build on the special qualities that exist in Greensboro to attract new residents and families, ensure residents today from *all* parts of the community and of *all* ages have what they need to thrive, and to determine and advance a strong economic future for the Town. The community named this process “Greater Greensboro” to reflect that desire to build closer connection, bring in residents from all walks of life, and recognize the community strength already in place today as they set their path towards the future.

It is not easy to choose priorities, and there are many good ideas for action listed in the ‘opportunities’ section of this report that can inform the ongoing work of the Task Forces, but in the end, Greensboro selected four priorities for action that will protect critical assets and help to build the future vitality of the community and the economy. These initiatives lay out a challenging body of work for the year(s) ahead, but Greensboro is a town with strong human capacity and a tradition and culture of volunteerism and optimism. With over 175 local people from all parts of the community participating in the process and 60 volunteers now engaged in active Task Forces to advance priorities, it is clear that there is great energy in Greensboro for forward momentum and progress.

We look forward to working with the Greater Greensboro Task Forces as they get to work on the priority projects identified in the process:

- **Build Community Wastewater Infrastructure**
- **Improve Community Walkability and Bike-ability**
- **Address Water Quality and Lake Protection**
- **Improve Broadband and Cell Service**

The Task Forces advancing these issues are already hard at work—please support their efforts, or join them by reaching out to their chairs (listed in the work plan section of this report).

The Vermont Council on Rural Development helps Vermont citizens build prosperous and resilient communities through democratic engagement, marshalling resources, and collective action. VCRD is prepared to support the efforts of Greensboro as it moves forward and to provide follow up help to the Greensboro Task Forces as called upon. VCRD will also serve as an advocate for Greensboro projects with appropriate agencies and organizations in Vermont. Call on us, and on Visiting Team members, when we can be of help. VCRD provides leadership to facilitate the Community Visit process in partnership with the **Vermont Community Foundation** which is devoted to the progress of Vermont communities; VCF supports and helps guide visits, and provides significant resources to community projects throughout Vermont.

There are many people to thank for making this Community Visit effort possible.

We would like to thank the Greensboro Selectboard who initially invited this process. We also deeply appreciate the work and leadership of the Steering Committee who helped guide the process from the beginning including; Trish Alley, Becky Arnold, Devin Burgess, Chris Codair, Dave Ducharme, Kim Greaves, Nancy Hill, Robbie Hurst, Erika Karp, Andy Kehler, Joann Lacasse, Jenn MacLean, Bobbie Nisbet, Dan Predpal, Peter Romans, Victoria VonHessert, Anna Weisenfeld, Larelei Wheeler, and Sister Gail Worcelo. Thank you also to all of the community leaders, groups, and organizations who worked together to spread the word about the event and made sure everyone in town was invited and encouraged to participate!

We are very thankful for the use of the Greensboro United Church of Christ, the Greensboro Free Library, and Lakeview Union School for the use of their space for Greater Greensboro meetings and for local volunteers who lined up a delicious community potluck and live music at the kickoff event.

Michael Moser and the UVM Center for Rural Studies are terrific allies in our efforts and we appreciate their help building a briefing profile for the VCRD Community Visit Team.

Thanks must also go to USDA Rural Development, Vermont Agency of Commerce and Community Development and the Vermont Community Foundation who contributed funding to make this process possible.

VCRD calls state, federal and non-profit leaders to participate in Community Visit processes. We are proud of the partners we get to work with—and especially the Greater Greensboro Visiting Team—they are the best of Vermont's public servants. Team members are listed in the back of this report with contact information—call on them for help!

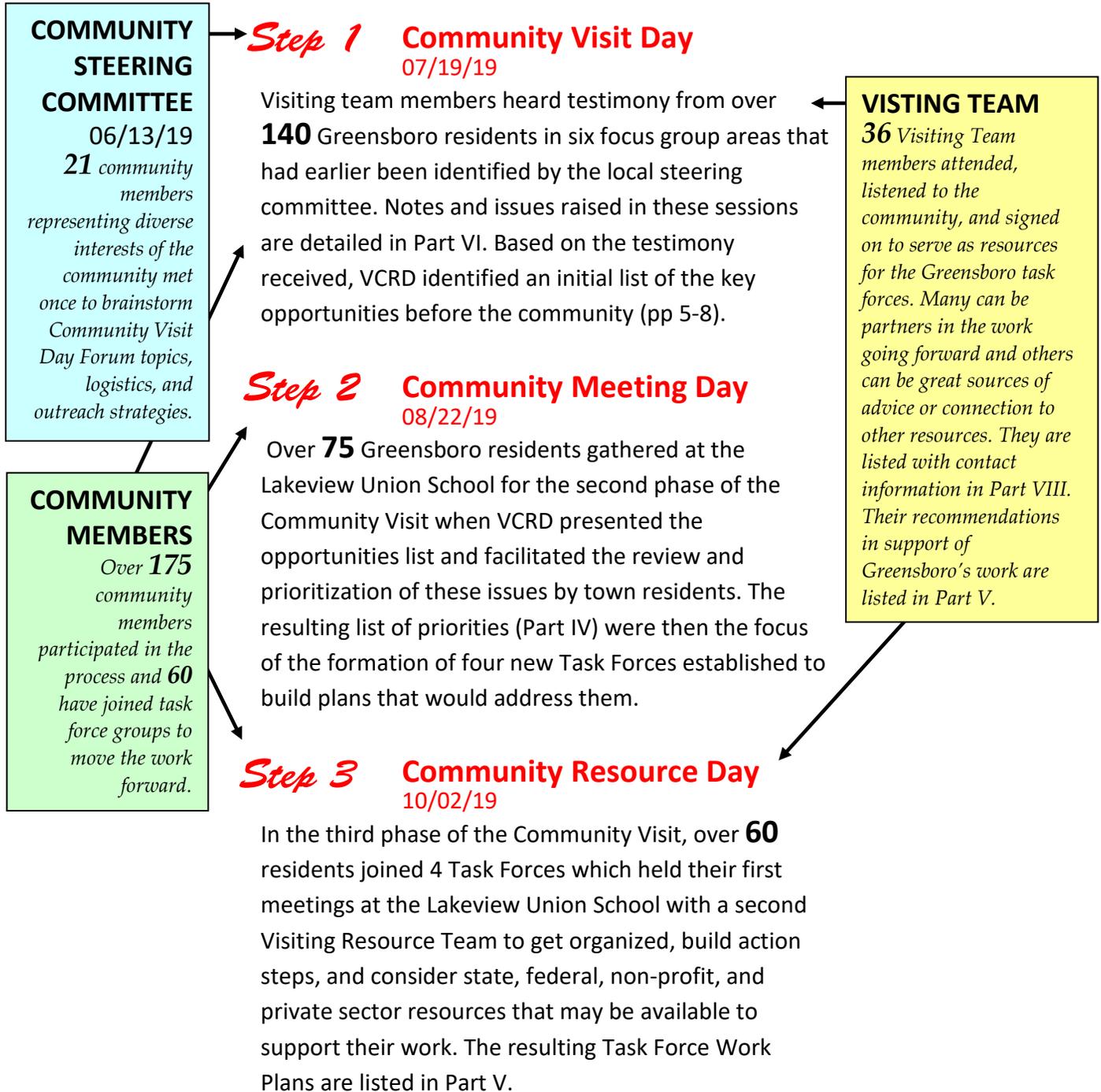
Getting things done is all about leadership, and all of Greensboro should be grateful to those who've stepped up to serve as chairs of the task forces: Naomi Ranz-Schleiffer, Community Walkability and Bike-ability; John Stone, Broadband and Cell; Joann Hanowski and June Bascom, Lake Protection and Water Quality, and Peter Romans who will get the wastewater infrastructure task force started.

VCRD especially wants to thank Victoria Von Hessert for stepping up to lead this process as the Community Visit Chair. Victoria cares deeply about the future of Greensboro – the strength of the community, the future of the school, the quality of life, and the economic vitality. Victoria has a knack for community convening and for finding the balance point that helps to bring people together and help them move forward. It was a pleasure to work with Victoria and we are confident that she will be a collaborative leader that will help the task forces to come together, trouble shoot, connect to the resources they need, and succeed.

At VCRD, we are so proud each day that we work in a place where community is real and strong, and where local residents work together to get things done to make their communities the best they can possibly be. It was a great pleasure to work with the residents of Greensboro who stand up for the town and who are lined up for the common good and best future for this wonderful community. We are eager to continue following and supporting your success!

II. The Greater Greensboro Community Visit Process

The Vermont Council on Rural Development (VCRD) Community Visit Program is a structured process that enables a community to identify and prioritize goals, fosters local leadership, and serves as a catalyst for the development and realization of concrete, achievable action plans. **The program in Greensboro consisted of three phases depicted here:**



III. Vision for Greensboro's Future

These points of vision were compiled from vision statements that were shared during Community Visit Meetings and supported by the majority of participants at the Resource Meeting and an online survey. The statements represent broad hopes that the majority of responding residents have for the long term good of the Greater Greensboro community.

Greensboro residents look to a future for the community where:

- ❖ Greensboro is a place of safety, trust and respect.
- ❖ Greensboro is a diverse community by age, from children to elderly, ethnicity and income—Greensboro is a vibrant, alive community.
- ❖ The town has an upward and positive trajectory with new growing businesses and more students in the school.
- ❖ We live in sustainable harmony with our natural environment.
- ❖ Greensboro Bend and Greensboro Village are connected and recognized as parts of the same greater community.
- ❖ Lake Caspian is the cleanest lake in all of Vermont.
- ❖ Greensboro has fast reliable internet and cell service.
- ❖ Greensboro is a place where seniors are safe—walking, visiting and living in this beautiful town.
- ❖ For all residents Greensboro is a great place to live, learn, work, play and age.
- ❖ Greensboro expands beyond being just a seasonal community and builds year-round activities to become more vibrant.
- ❖ Greensboro is a place where employees of local businesses can live and people can move to with young families.
- ❖ We have a path for walking and riding around the lake.
- ❖ Both villages have viable septic systems.
- ❖ The small sustainable farms are thriving and collaborate with diverse small businesses.

IV. Greater Greensboro Priorities

Determined by Greensboro residents at the Greater Greensboro Community Meeting, August 22, 2019

Proving that those who live, work and raise their families in a community are best qualified to understand its needs and potential, Greensboro community members whittled down a list of 20 issues through discussion, reasoned arguments and thoughtful reflection. In the end, voting with red and blue stickers, over 75 participants chose four action ideas that offer opportunities to enhance existing resources, and to strengthen the town through exciting new ventures. Residents concluded the August 22nd meeting by signing up for Task Forces in the selected areas.

Greensboro residents selected four priorities for future action:

✓ **Build Community Wastewater Infrastructure**

Greensboro lacks the wastewater infrastructure needed for new businesses and homes in the village centers, and many residents believe that developing this infrastructure will be essential to a sustainable economic future. A group could come together to develop a plan for a new wastewater treatment system for the villages of Greensboro, potentially including at least part of the lake. The task force could work with regional, state, and federal partners to survey current needs, evaluate what is needed water quality for desired growth in village centers, identify funding sources, and work with the Selectboard to design and implement Greensboro wastewater solutions.

✓ **Improve Community Walkability and Bike-ability**

A task force could form to develop community paths and walkways in Greensboro. The group could identify, plan, and build a network of walking and biking paths throughout the community and build a connecting trail between the Bend and the Village as well as around the Lake and along rivers and brooks in town. The group could also work with the Town to build and improve sidewalks, install bike lanes on key roads, and improve traffic flow and safety to make the Village and Bend more walkable, safe, and inviting for residents and visitors. The task force could also work with regional and state organizations to complete the section of the Lamoille Valley Rail Trail that could bring visitors to the Bend and provide recreation opportunities for local residents.

✓ **Address Water Quality and Lake Protection**

Many residents believe that Greensboro could become a model community for water and lake quality. To do this, Greensboro residents could form a committee that would focus on education, monitoring, enforcement, and innovation to encourage best practices by property owners and ensure the current and future water quality in Caspian Lake and other bodies of water in town.

✓ **Improve Broadband and Cell Service**

A task force could form to improve cell and broadband service in Greensboro by collecting data on existing coverage, connecting with resources and providers to explore possibilities, and accessing funding and support to improve connection. The group could connect with and learn from other communities that have improved services such as Craftsbury and avail state and federal services and supports to expand coverage for the community.

Other Key Opportunities identified by the community:

Along with the four chosen priorities, the key opportunities listed below reflect other potential ideas for action that community members shared on Community Visit Day. Though these opportunities weren't chosen as priority projects through this process, community members may find the list useful as they look to expand on current projects or take on new ones.

Develop Community Gathering Spaces

Greensboro is an active and connected community, but some feel that space is limited to bring the community together for programming and events, especially in the winter months. A task force could form to identify, develop, and/or revitalize a community space for multi-generational programs and activities including music, dances, community meals, a collective arts space, and more. One particular opportunity that many residents shared is the redevelopment of the Grange Hall into a community space for events, an expanded Giving Closet, an arts studio, or other uses to promote community togetherness and vitality.

Create Educational and Skill Training Opportunities

Greensboro residents would like to see more opportunities for community members of all ages to access education and skills training. A task force could develop a community “university” that would draw on local talents and skills to provide workshops and trainings to other residents. The group could also build a mentorship and apprenticeship program for adults and youth to connect with and learn from area business owners and entrepreneurs, writers, artists, tradespeople, and others to provide lifelong learning opportunities.

Improve Public Transportation

Expanded transportation options in Greensboro could better accommodate commuters as well as improve access for individuals, families, and students to key services, the Village, the Bend, schools, recreation, and local and regional events. A Task Force could identify ways to increase public transportation options such as working with RCT to expand routes and services. The group could also explore creative alternatives such as a car sharing or Uber-like model and opportunities to increase pedestrian safety and access.

Develop and Improve Housing

Many residents see a crucial need for more affordable housing for young people, employees of local businesses, and seniors. A Housing Committee is already hard at work to address this challenge. Greensboro could prioritize this initiative to add volunteers and galvanize support for the group to assess current needs and explore options to increase affordable housing options that fit within the character of the community and its two village centers. Options could include new development in the Village or the Bend, revitalization of vacant properties in the Bend, co-housing or home-sharing, tiny homes, or other multi-family units that could offer affordable housing for mixed-age and incomes. Some residents would also like to explore renovations of older homes into small multi-family units, improving rental housing options. This committee could also help to bring resources and training to the community to assist current and first-time homeowners with financing, repair, maintenance, weatherization, and other needs. The group could also work with the Town to address challenges that the current zoning may present to housing development.

Attract New Residents and Businesses to Greensboro

Greensboro could launch a marketing and story-telling campaign to attract new residents, young families, entrepreneurs, and businesses to the town. A task force could develop and share local stories to showcase the unique assets Greensboro has to offer and work with the State to broadcast that message beyond the community. The group could also work to develop incentives and support for new residents and creative businesses and entrepreneurs to relocate to Greensboro.

Start a Tool Sharing Program

Greensboro could start a tool sharing program. Residents with tools to share could contribute, or funding could be raised to purchase tools for community members to borrow as needed.

Attract or Develop Places to Eat in Greensboro

Many residents expressed a need for a place to gather and eat out in town. A group could form to develop a community café or attract or cultivate a local entrepreneur to start a pub, café, restaurant, or food truck to serve locals and visitors to the town.

Greensboro Village Improvements

A group could form to focus on improvements to the Village including signage and parking to improve access and accessibility. Additionally, the group could work to improve the Town Green with a covered structure or pavilion for gatherings and events as well as public restrooms to accommodate visitors, events, and the public beach. The group could also work with the Town to ensure the improvement and maintenance of the Village sidewalks to improve walkability and accessibility to Village amenities and services.

Build and Improve Year-Round Recreation and Trails

A task force could form to develop and promote year-round recreation in the community. The group could work with the Craftsbury Outdoor Center, which has expressed interest in partnering, to expand and connect their trail networks through to Greensboro Bend. Additionally, the group could look at other opportunities for year-round recreation including expanding and promoting Barr Hill trails, working with landowners to expand and connect other trail network. Other recreational opportunities the task force could evaluate include a public skating rink or kayak and boat rentals.

Address Zoning Challenges

Many residents expressed concerns that current zoning regulations have become a hindrance to housing and business development. A group could work closely with the Town planning commission, in consultation with regional and state experts, to redesign zoning regulations that meet the current and future needs and desires for Greensboro's community and economy—preserving village character, protecting the land, but also setting the stage for village housing and economic innovation.

Boost Winter Gatherings and Events

Greensboro residents are interested in developing more ways to come together as a community during the winter months. A group could form to initiate new winter traditions including a “chase away winter” event and parade, a winter arts event, concerts, or a public skating rink.

Advance Community Energy and Efficiency

An energy and efficiency task force could form to promote alternative energy options and to help residents save energy and money through weatherization and other efficiency improvements. This climate action group could develop a community solar project, install EV charging stations, and provide education and support to help residents explore and implement alternative energy and heating options. The group could work to ensure that all residents have the opportunity to access efficiency and energy resources and could connect with local youth to support and inform the work. This team could evaluate ways that the town could generate more of its own energy, and could also support economic innovation by negotiating for better business rates with Hardwick Electric.

Create a Cooperative Arts Space

A group could come together to develop and build a collective arts space where residents of all ages could create, teach, learn, and share art. The group could explore the redevelopment of the Grange Building or another building in town to serve this community purpose.

Improve Community and Town Communications

Greensboro residents would like to better communicate with each other and to stay more deeply connected to what is going on in town. A Communications Task Force could develop a platform for community communications including online forums such as social media or Front Porch Forum, a community calendar, and a newsletter or bulletin. The group could work with the Town to improve communication and social media and web presence.

Develop an Agricultural Development and Incubation Program

A task force could form to foster and support the next generation of Greensboro farmers through education programming, financial incentives, and land for farm incubation. This program could help to attract and support new farmers and foster creative innovation, new crops, and value added products in Greensboro to drive economic opportunity and support the future of the town's working landscape. The task force would work with land-owners who would potentially host young farm enterprises on low or no cost leases. It could also look into the opportunity to build a Greensboro farm enterprise fund to seed young farm and value-added operations.

Support Aging in Place in Greensboro

Many Greensboro residents would like to see more services available to allow seniors to age in place and continue to and participate in the community. A group could come together to explore ways to improve senior housing, transportation and mobility, gathering and events, and access to critical services – much like the national “Village to Village Network” model. A comprehensive aging in place program would better engage and include elders as well as make it possible for them to stay in Greensboro rather than having to leave or travel long distances to meet their needs.

V. Task Force Action Plans

Resource Meeting, October 2, 2019

Greensboro Task Forces are comprised of community members and an appointed chairperson. On Resource Day committee members worked closely with a facilitator and a visiting resource team to develop step-by-step action plans and a list of human and financial resources to help achieve their goals. This final phase of the program marks the time when residents truly take ownership of the work, and begin the exciting process of turning ideas into action.

✓ Build Community Wastewater Infrastructure

Community Chair: **Peter Romans**

Facilitator: **Ben Doyle**, *Community and Economic Development Specialist*, USDA Rural Development

Resource Team Members: **Rebecca Schrader**, *Community Programs Specialist*, USDA Rural Development
Lynnette Whitney Claudon, *Chief Pollution Control Design Engineer*

Greensboro lacks the wastewater infrastructure needed for new businesses and homes in the village centers, and many residents believe that developing this infrastructure will be essential to a sustainable economic future. A group could come together to develop a plan for a new wastewater treatment system for the villages of Greensboro, potentially including at least part of the lake. The task force could work with regional, state, and federal partners to survey current needs, evaluate what is needed water quality for desired growth in village centers, identify funding sources, and work with the Selectboard to design and implement Greensboro wastewater solutions.

Action Steps

1. Engage a community conversation about wastewater. Host meetings in different venues and settings (“septic socials”) and conduct a community wide survey to determine interest and need.
2. Develop examples to illustrate possibilities. Look at what other communities have done. Connect to resources/experts to help understand what is possible.
3. Get a clear picture of the money and resources available and the technical tool box to support the work.
4. Identify funding to conduct a feasibility/preliminary engineering report (PER) to identify the best option for the community and anticipated costs.
5. Now that an option has been identified, go back to step 1 – now engage the community in order to “sell” the option for Greensboro. Walk through the steps to engage the community, connect to experts and resources, and work towards implementation.

Resources

Experts/Technical Support

- Mark Johnson at RCAP Solutions Contact: 802-505-1037 mjohnson@rcapsolutions.org.
- Northeastern Vermont Development Association Contact: Dave Snedeker at dsnedeker@nvda.org or
- Jon Harries and Eric Law, USDA Rural Development 802-828-6035 or
- Lynnette Claudon at Department of Environmental Conservation. Contact: Lynnette.claudon@vermont.gov or 802-490-6226
- Danielle Owczarski, Basin Planner, VT Department of Environmental Conservation danielle.owczarski@vermont.gov.

Planning Funds

- USDA Rural Development Search Grants. \$30,000 for feasibility/needs assessment
- Agency of Commerce and Community Development Municipal Planning Grant
- Department of Environmental Conservation Planning Advance
- Clean Water State Revolving Fund – Repay ½ at 0%.

Design and Construction (following completion of the PER/feasibility) Funds

- A bond vote could be a potential source of funds
- USDA RD
- Clean Water State Revolving Fund
- Northern Borders Regional Commission
- Community Development Block Grants
- Philanthropy?

Partners/Stakeholders

- Greensboro Association
- Willey's Store
- Highland Lodge
- Miller Stone
- School
- Nursing Home
- Library
- Theater
- Preschool at the Bend
- Churches
- Smith's Store
- Other communities that have or are working on developing systems

Task Force Signups

Stew Arnold	stewarnold@hotmail.com	533-2356
Emmett Avery	emmettagavery@gmail.com	
Devin Burgess	devin@dbglassworks.com	793-3179
Kim Greaves	townclerk@greensborovt.org	533-2911
Nancy Hill	nancydhill@gmail.com	533-2609
Mateo Kehler	mateo@jasperhillfarm.com	745-7539
Mr. MacNeil	mr.macneil@gmail.com	533-7128; 535-4750
Mike Metcalf	mmetcalf@myfairpoint.net	533-7797; 595-2540
Tim Nisbet	yellowbarn@vtlink.net	533-7727
Dan Predpall	dpredpall@greensborovt.org	533-9092
Peter Romans	promans@greensborovt.org	535-8260, 533-2571
Ed Sunday-Winters	edsundaywinters@gmail.com	533-7499
Leslie Wright	leewright1481@gmail.com	533-7011

Visiting Resource Team Recommendations

After Community Meeting Day, Resource Team members, representing a wide array of professionals from across the state, submitted their recommendations for other potential actions and resources the task force might consider as it moves forward. These recommendations encompass their experience, past success, and consideration of the community's unique assets and needs.

Action Step Recommendations

Review recently adopted Greensboro Municipal Plan to find references to the need for a community wastewater system (there are several) – this will strengthen any application for funding to conduct a feasibility study.

Contact the Department of Environmental Conservation's Village Wastewater Program and map out process using Wolcott/Burke wastewater process pilot program for example. A full system map of procedures-process and scope will allow for better planning of funding and time. The Village Wastewater Initiative, recently launched by the Dept. of Environmental Conservation (DEC) is designed to pilot and provide guidance to communities to address this need. Lynette Claudon, DEC's coordinator of the Village Wastewater Initiative, can be reached at Lynette.Claudon@vermont.gov, 802-490-6226 for more information on the process, timeline and resources. Resources may be available to towns in the form of engineering planning advances, which are loans to communities to explore the feasibility of developing or expanding public water source and decentralized wastewater solutions.

One item to consider long-term related to educational opportunities is integrating the concept of ecosystem services into fully understanding the value of land in Greensboro specifically forestland as it relates to clean water. Greensboro is mostly forested, and this forestland plays a critical role in water filtration. Although not directly related to wastewater infrastructure, it is an important part of the story to consider down the road, when educating residents on the various benefits of the working landscape.

The group could review and connect with case studies of similar towns and projects. Some examples include Westford, Burke, and Wolcott.

The task force could convene a funders meeting with the Northern Border Regional Commission, the Department of Environmental Conservation's wastewater program, and USDA Rural Development's Water and Environmental Program, RCAP Solutions, and the Vermont Rural Water Association to explore possibilities and potential support.

The group could explore coordinating with the University of Vermont or other institution for possible project with the civil engineering college.

It would be helpful if the task forces thought about the type of growth that they want to have now and in the next 20 years so that the system they plan for will be able to accommodate their needs. I heard people say they wanted to be able to have a brewery which takes significant wastewater but also attracts tourism and other businesses to come.

Hire a consultant to assess needs; be prepared to ask questions and provide information about expectations (of residents and businesses), development and population forecasts, etc.

Technical Assistance/Peer Connection Recommendations

If interested in the long-term educational idea of helping residents fully understand ecosystem service values of the working landscape, I would encourage you to contact Sarah Damsell of the Orleans County Natural

Resource Conservation Service (sarah.damsell@vt.nacdnet.net), Sarah recently worked with a number of partners in Craftsbury to highlight ecosystem services provided by the working landscape.

The Village Wastewater Initiative, in addition to developing village wastewater plans for the three villages of East Burke, West Burke and Wolcott, is designed to create guidance for rural village facing similar challenges. The approach taken by this initiative is to develop and support a local committee to engage residents at all stages of the process from initial concept and needs statement to final design and funding. This initiative is tailor made to address Greensboro's needs. It should be noted that the development of a plan can be a multi-year effort, with additional time and commitment needed to finally construction the solution desired by the community. Information on this initiative is being posted to a dedicated website to provide easy access for all interested persons. Visit the site at: <https://dec.vermont.gov/village-wastewater>.

USDA RD: Water and Environmental Program. Contact Rebecca Schrader, Community Programs Specialist, Rebecca.schrader@usda.gov or 802-424-3151.

Northern Borders Regional Commission grant program. Contact Tim Tierney, Vermont Program Manager, tim.tierney@vermont.gov, 505 5496. This program could provide up to \$500k in grants for infrastructure.

Contact the Vermont Rural Water Association for training and technical assistance. Contact Liz Royer, Executive Director, at lroyer@vtruralwater.org or at 802-660-4988 x336.

Mark Johnson is the Vermont State Lead at RCAP-Solutions and can provide technical assistance around the development of water and wastewater systems. Contact Mark at mjohnson@rcapsolutions.org or 505-1037.



✓ Improve Community Walkability and Bike-ability

Community Chair: **Naomi Ranz-Schleifer**

Facilitator: **Richard Amore**, *Planning and Project Manager*, VT Department of Housing and Community Development

Resource Team Members: **Ollie Burruss**, *Mountain Bike Program and Nordic Race Director*, Craftsbury Outdoor Center

Jon Kaplan, *Bicycle and Pedestrian Program Manager*, VT Agency of Transportation

Doug Morton, *Senior Transportation Planner*, NVDA

A task force could form to develop community paths and walkways in Greensboro. The group could identify, plan, and build a network of walking and biking paths throughout the community and build a connecting trail between the Bend and the Village as well as around the Lake and along rivers and brooks in town. The group could also work with the Town to build and improve sidewalks, install bike lanes on key roads, and improve traffic flow and safety to make the Village and Bend more walkable, safe, and inviting for residents and visitors. The task force could also work with regional and state organizations to complete the section of the Lamoille Valley Rail Trail that could bring visitors to the Bend and provide recreation opportunities for local residents.

Action Steps

1. Develop a bicycle and pedestrian master plan to identify existing infrastructure, gaps, destinations, and priorities. This planning should be townwide.
2. Develop a parking plan for the Village and the Bend.
3. Strategize for town meeting day to seek funding from the Selectboard to focus on improving walkability and bike-ability. Identify outside grant funding as well to support the work and leverage outside investment.
4. Reapply for the Better Connections Grant Program. A proposal in collaboration with East Hardwick failed, but was at the top of the list.
5. Build out and explore new opportunities for off-road non-motorized recreation. Explore class 4 roads for 4-season trails.
6. Review the Local Motion plan and determine areas for implementation. Build a plan to pilot and test ideas through demonstration and popup projects that could calm traffic and improve safety. Work with Local Motion to partner or solicit guidance.
7. Coordinate transportation investments and planning with wastewater and road pavement schedule. Ensure this is considered when developing the bicycle and pedestrian master plan.

Other Potential Action Steps:

- Map a path around the Lake
- Improve wayfinding with signs and maps
- Evaluate parking lot and crosswalk at Willey's and a handicap parking spot
- Identify private landowners to expand and connect the trail network
- Explore other routes from Willey's to the Lake
- Explore parallel parking on Beach Road
- Explore the "old road" behind Willey's stores
- Develop bike lanes on roads
- Investigate improvements to the 4-way intersection by the ball field
- Improve winter maintenance to improve walking in the Villages year-round

Resources

- NVDA could help with technical assistance including grant writing, traffic counts, corridor studies, mapping, etc. Contact Doug Morton at dmorton@nvda.net or 748-1224.
- NBRC is a potential funding source to learn more contact Tim Tierney at tim.tierney@vermont.gov or 505-5496.
- VTrans has bike and pedestrian grants. They are smaller scale with a 20% match that could support signage, wayfinding, trail building, etc. Transportation Alternative grants are due in November. Jon Kaplan is the contact there at jon.kaplan@vermont.gov or 828-0059.
- Local Motion could be a key resource. They have shared the plan they worked on with Greensboro and the region which Jenna Koloski will share with the group. The contact there is Allegra Williams allegra@localmotion.org.
- ACCD could support with municipal planning grants or the Better Connections Grant program. Contact Richard Amore at richard.amore@vermont.gov or 828-5229. The Village Designation Program can provide technical support.
- AARP-VT has done some work around placemaking and streetscape redevelopment. Kelly Stoddard Poor could be a key resource. Contact her at kstoddardpoor@aarp.org or 951-1313.
- Craftsbury Outdoor Center can be a key partner around land owner support, trail design and development, and orienteering maps. Contact Ollie Burruss at ollie.burruss@craftsbury.com.

Task Force Signup

Becky Arnold	beckyparnold@gmail.com	533-2356
Devin Burgess	devin@dbglassworks.com	793-3179
Ollie Burruss	ollieburruss@craftsbury.com	
Ellen Celnik	ecelnik@earthlink.net	533-9097
Lynette Courtney	newleaf@vtlink.net	533-9836
Jim Fredericks	jimfredericks2@gmail.com	238-5293
Adam Froehlig	ajfroggie@gmail.com	533-2121
Clive Gray	clivegrayvt@gmail.com	533-2609
Hal Gray	haroldgray39@gmail.com	533-2019
Nancy Hill	nancydhill@gmail.com	533-2609
Erika Karp	erikalakeview@vtlink.net	586-2528
Anna Kehler	annakehler@gmail.com	424-6649
Peggy Lipscomb	mtlipsc@gmail.com	533-2483
Bobbie Nisbet	brnisbet@gmail.com	533-7727
Ezra Ranz-Schleifer	zzalmay@gmail.com	829-8288
Naomi Ranz-Schleifer	nranzschleifer@gmail.com	535-8090
Sara Slater	saraslaterlicsw@gmail.com	533-2495
Wilhelmina Smith	oma@aokajiya.com	533-2927
Emily Stone	emily.guertin@gmail.com	617-413-2370
Jerilyn Virden	jvirden@jvirdenceramics.com	802-793-3177
Sister Gail Worcelo	srgail@together.net	802-533-7056

Visiting Resource Team Recommendations

After Community Meeting Day, Resource Team members, representing a wide array of professionals from across the state, submitted their recommendations for other potential actions and resources the task force might consider as it moves forward. These recommendations encompass their experience, past success, and consideration of the community's unique assets and needs.

Action Step Recommendations

Identify key stakeholders: community members/groups, Local Motion, LVRT stakeholders (Friends of LVRT, VAST, NVDA etc.), NVDA for traffic studies and planning, etc.

Reach out to Saint Albans and Johnson to discuss planning/resources used for their streetscape improvement projects: Chip Sawyer Director of Planning & Development 802-524-1500 x259 c.sawyer@stalbansvt.com
Johnson Planning Commission General Contact Info: 802-635-2611 susant@townofjohnson.com. Also, connect with Bethel regarding Bethel Better Block project: bethelrevitalizationinitiative@gmail.com.

An important first step is fully understanding the current state of the existing trail network. Does a comprehensive map exist that shows all existing recreation trails (Highland Lodge Trails, Craftsbury Outdoor Center Trails, VAST trails, TNC Trails, etc.)? The Agency of Natural Resources Atlas (<https://anrmaps.vermont.gov/websites/anra5/>) is a good first step, but local trail systems will need to be added. Once existing trails are mapped, you can then prioritize key connectivity corridors (i.e. how to easily get from the Village and Lake to Barr Hill). Additionally, it is important to identify key destinations and businesses that should be connected to existing trail systems.

Improve recreation and pedestrian resources through understanding and marketing what exists, exploring current gaps, and developing strategies to improve current and new facilities and/or infrastructure.

As the plans for walkways and paths are formed, explore possibilities for including art and creative design. The Vermont Arts Council Animating Infrastructure grants are offered every other year and can be used to support this sort of thing. <https://www.vermontartscouncil.org/grants-and-programs/organizations/animating-infrastructure>.

The Towns of Greensboro and Hardwick submitted a joint application to the Better Connections grant program in 2019 for planning along the LVRT and connecting transportation routes. Although this application was ultimately not funded, this could be reworked for a new grant round, or for a consortium Municipal Planning Grant. Or, if the Town wanted to focus on a smaller component of that vision (such as a walking/bike path along Breezy Avenue to the ball field) that could also be the subject of a MPG. References in the recently adopted Greensboro Municipal Plan regarding bike/pedestrian needs should be cited in support of any grant application.

Contact NVDA and NEK Collaborative who have resources to plan and implement some of the projects.
Contact Local Motion for Village walk-ability consultation.

Involve artists in your planning efforts for the village center from the beginning, so that art and creativity will be incorporated in genuine ways. Some towns have used art to improve their traffic calming signage and strategies.

Contact Michele Boomhower, Director of Policy, Planning and Intermodal Development, at the Agency of Transportation to raise awareness of issues to VTrans. Contact michele.boomhower@vermont.gov or 802-828-5753.

The town could consider requesting technical assistance from Local Motion to get ideas and inspiration on how to move forward. There may be some short-term, temporary installations of bike and pedestrian improvements that would keep the momentum while the long-term solutions are sorted out. Local Motion completed a plan with Greensboro and East Hardwick several years ago that could be a critical resource moving forward. Contact Allegra Williams at allegra@localmotion.org and 802-861-2700.

Connect with regional planning commissions, state legislators, and other town leaders to explore funding options for a new streetscape design. In the meantime, enlist community volunteer support to address easier temporary fixes, such as speed signs.

Technical Assistance/Peer Connection Recommendations:

Jon Kaplan manages the Bike and Pedestrian program at the Agency of Transportation and could provide technical assistance and has a couple of grant programs available. Contact jon.kaplan@vermont.gov and at 828-0059.

The Craftsbury Outdoor Center maintains an extensive trail network for skiing in the town of Greensboro. Ollie Burruss (ollie.burruss@craftsbury.com) is a good point of contact to discuss their existing trail system, and also discuss and key corridors of connectivity within or adjacent to the trail system they currently maintain.

NVDA is an important contact and partner. Contact Dave Snedeker at dsnedeker@nvda.net or at 748-8303 ext. 303. NVDA could help with for byway mapping, inventory, signage, transportation studies, counts, inventory, and more. NVDA will be happy to assist with the preparation of a Municipal Planning Grant or other appropriate grant programs if the Greensboro Planning Commission/Selectboard would like to pursue this.

If any trail work is to be built, the NorthWoods Stewardship Center (<http://www.northwoodscenter.org/>) has an excellent trail crew, and they are right in Orleans County.

A number of grants are available for towns to assist with trail development at the Department of Forest, Parks, and Recreation. Jessica Savage will be an excellent resource for information on funding sources available for trail expansion. Contact her at jessica.savage@vermont.gov or at 249-1230.

The Vermont Arts Council could be a funding source through their Animating Infrastructure Grant Program. Contact Michele Bailey at m Bailey@vermontartscouncil.org or 828-3294.

Greensboro and Greensboro village are state-designated Village Centers which provide special incentives, grants, tax credits, and assistance to support village revitalization.

Vermont Building and General Services Building Communities Grants are available for education facilities, recreation, and economic development. Contact the Commissioner's Office at 802-828-3519 or visit <https://bgs.vermont.gov/commissioner/building-communities-grants>.

Other towns who have worked on this or are working on this: Hyde park:

<https://www.pps.org/projects/creating-a-vibrant-main-street-in-hyde-park-vt> Bethel:

<http://bethelrevitalizationinitiative.org/street-safety-pilot>. Northfield received one of those AARP grants to "connect downtown Northfield with the newly established, flood-resilient, Water Street River Park via a temporary, accessible and safe urban pedestrian route. This connection will be highlighted by a non-motorized parade from Downtown that leads to a community celebration in the park with food, games and educational programming." Not sure about official contacts, but I know that Colin Bright has been a part of these efforts. He's at: colin@colindraws.com.

The community could apply for a Northern Borders Regional Commission grant for building infrastructure. Contact Tim Tierney at tim.tierney@vermont.gov. NEK Collaborative and NVDA also have an NBRC for grant trail infrastructure. To learn more contact Katherine Sims at katherine@nekcollaborative.org.

USDA RD: Community Programs (financing for community facilities and essential services) – Rebecca Schrader, Community Programs Specialist, Rebecca.schrader@usda.gov, 802-424-3151.

Consider applying for an Animating Infrastructure grant from the Vermont Arts Council. The [Animating Infrastructure grant](#) program supports creative placemaking projects that integrate art into existing infrastructure projects – from solar arrays to bike paths to downtown streetscapes. Letters of intent are due in December, and Michele Bailey, senior program director at the Council, would be happy to answer questions and to discuss your project ideas. m Bailey@vermontartscouncil.org. Michele can also suggest projects completed in other communities that might serve as useful models.

ACCD's Better Connections program is an ideal planning grant that can combine both traffic concerns with streetscape. Contact Richard Amore: 828-5229 and Richard.amore@vermont.gov.

The Municipal Planning Grant Program at the Agency of Commerce and Community Development encourages and supports planning and revitalization for local communities. Contact Jenni Lavoie at 828-1948 and jenni.lavoie@vermont.gov.

AARP has done some good work supporting walkable communities. They did a study in Jericho, a few years ago and worked with Bethel on their Better Blocks program. Contact Kelly Stoddard Poor at kstoddardpoor@aarp.org and 951-1313.

Bethel has done some nice work on streetscape beautification. Checking in with them as to how they planned and funded that would be useful. Contact Rebecca Sanborn Stone at rebecca@communityworkshopllc.com.

Investigate these funding sources to see if your projects are eligible for support:

- [Municipal Planning Grants](#): The Vermont Department of Housing & Community Development Municipal Planning Grant Program includes a priority for placemaking projects, such as planning or implementation for revitalizing and programming public places in state-designated centers.
- [Downtown Transportation Fund](#): The Downtown Transportation Fund is a financing tool which assists municipalities in paying for transportation-related capital improvements within or serving a [Designated Downtown](#). Past projects include streetscape improvements, electric vehicle charging stations, parking facilities, rail or bus facilities, utility relocation, street lighting and wayfinding signage.
- [NL Foundation Main Street Grant](#) grants to downtown organizations to support a wide variety of initiatives that have a positive impact on community life.
- [Vermont Community Foundation : SPARK grants](#): Connecting Community grant program puts building and nurturing community front and center. Grants that support people working and volunteering to help those in need and that help communities come together.
- [National Endowment for the Arts Organization Grants](#) (Art Works, Challenge America, Our Town—Project based grants for a variety of specific events/activities)

✓ Address Water Quality and Lake Protection

Community Chair: **Joann Hanowski (chair) June Bascom (Deputy Chair)**

Facilitator: **Paul Costello, Executive Director, VCRD**

Resource Team Members: **Emily Irwin, Land Treatment Planner and Nutrient Management, Orleans County Natural Resources Conservation District**
Danielle Owczarski, Basin Planner, VT Department of Environmental Conservation

Many residents believe that Greensboro could become a model community for water and lake quality. To do this, Greensboro residents could form a committee that would focus on education, monitoring, enforcement, and innovation to encourage best practices by property owners and ensure the current and future water quality in Caspian Lake and other bodies of water in town.

Action Already Happening

- Good work is already happening around Lake Caspian. Stew Arnold and the Greensboro Lake Association do 12 monitorings a year to evaluate water clarity and chlorophyll. Volunteers monitor for invasive species at the beach and boats access. Tributary monitoring and monitoring of lake levels is ongoing.
- The Planning commission is working to improve protections in a Lakeshore District Zone that would be within the circumnavigation road.
- Meanwhile, residents are concerned about increased mucky sediments, storm related washes into the lake, increases in algae. The community is fortunate to have a history of positive management and a caring culture, but many worry that short term rentals and B & B users may not understand best practices. There are also concerns around the lack of consistent communications between groups and landowners.

Action Steps

1. The Task Force can lead a communications strategy around lake quality issues and to share the work going forward with the larger community.
2. A “Lake Watershed Action Plan” can evaluate all stresses, roads, properties, farms to baseline current conditions and develop remediative action plans for each issue.
3. One of the efforts which can be part of the Action Plan is to flatten phosphorus with shoreline protection and buffer zones through the “Lakewise Program.” Some of this effort will also connect by the leadership efforts made for the new town plan.
4. The Task Force will frame ways it can deepen communications with property owners and renters, with door to door, owner to owner campaigns, and “Septic Socials”—parties with a very down home theme!
5. The Team respects and appreciates the town road crew and plans to meet with the crew to think about their best practices and ideas to manage the roads with minimal water quality impacts.
6. The Team will also reach out to and communicate with farmers and landowners within the watershed to learn and support their best practices for manure management; supports could be encouragements or incentives to encourage these practices.
7. The group also plans to write grants (or work with partners who can write them), lead sessions for mutual education in water quality issues, and name themselves.

Resources

- The Clean Water Initiative at the Agency of Natural Resources can help lead the Lake Watershed Action Plan process. Danielle Owczarski, *Basin Planner*, VT Department of Environmental Conservation can act as point of contact.

- The Northeastern Vermont Development Association (NVDA) can help lead a Road Inventory (after the team has talked to the road crew), and the Better Roads Program at VTrans could be a good source of grant funding to improve the roads.
- The Orleans Conservation District could also help with a Roadworks Analysis. Emily Irwin could be the first contact for the team.
- The Lakewise Program at the Department of Environmental Conservation could also provide support. Commissioner Emily Boedeker could be a point of contact.
- Watersheds United VT is another resource which has grant information and training.
- NVDA might be able to help with grant writing assistance. Contact David Snedeker.
- The VT Department of Agriculture, Natural Resources Conservation Program and Lake Champlain Basin Program could also lend advice or technical assistance.
- The Greensboro Association is an incredible resource for people, support and potentially funding for small projects or matches to leverage larger grants when needed.

Task Force Signup

Christine Armstrong	cfa115@comcast.net	363-8500
Lise Armstrong	norge2957@gmail.com	533-9004
Stew Arnold	stewarnold@hotmail.com	533-2356
June Bascom	june.bascom@gmail.com	917-2514
Jed Feffer	jedtfeffer@aol.com	586-9633
Alison Gardner	agardner@gmavt.net	425-4597
Ellen Gray	ellenwgray@frontier.com	425-308-2839
Joann Hanowski	joannhanowski@gmail.com	922-2428
Todd Hardie	todd@thornhillfarmvermont.com	
Janney Johnston	johnstonkj@myfairpoint.net	533-7100
Anna Kehler	annakehler@gmail.com	424-6649
Carolyn Kehler	carolynkehler@gmail.com	338-5329
Rick Lovett	rnl4@aol.com	533-9320
Fred Mann	fgmann@gmail.com	533-7490; 548-5480
Nicole Mann	mail@nicolemann.com	533-7490
Lucy Mitchell	studio546@q.com	533-9360
Linda Romans	lromans@myfairpoint.net	533-2571
John Stone	jcstone@gmail.com	617-686-7305

Visiting Resource Team Recommendations

After Community Meeting Day, Resource Team members, representing a wide array of professionals from across the state, submitted their recommendations for other potential actions and resources the task force might consider as it moves forward. These recommendations encompass their experience, past success, and consideration of the community's unique assets and needs.

Action Step Recommendations

The formation of a committee with a clearly defined and focused goal for water quality is a perfect first step in improving and maintaining water quality in the town of Greensboro and the Caspian Lake watershed. Vermont utilizes a tactical basin planning approach, managed by the Dept. of Environmental Conservation, which identifies the projects or actions needed to protect or restore specific waters based on monitoring and assessment data, and identifies appropriate funding sources to complete the work. The DEC Basin Planners in coordination with DEC Lakes and Ponds Program recently put together a list of action items for a successful

water quality action plan. Several lake communities throughout VT are using this model to improve water quality around their lakes.

The committee should reach out to their Basin Planner, Danielle Owczarski, danielle.owczarski@vermont.gov, (802) 490-6176, to review the Action Items in the Basin 7: Lamoille River tactical basin plan and develop a customized plan for water quality that meets their needs.

To get a better sense of the process, resource commitments and goals such a group can pursue we recommend reaching out to other community leaders using this approach. Seymour Lake, Lake Elmore, Lake Eden, Lake Fairlee, Lake Morey are a few examples. Contacts can be identified through the RPC's or through the Vermont Federation of Lakes and Ponds (FOVLAP).

It may be useful for this task force to define what best practices by property owners entails. From this you can then begin to narrow what resources are available. The Dept of Environmental Conservation (DEC) Watershed Management Division (<https://dec.vermont.gov/watershed/lakes-ponds>) will be a critical partner for this task force. Beyond defining what best practices entail, it may be helpful to define who the target audience for any educational work is. Again, DEC has a number of resources available to assist with landowner education (see Lakeshores and Lake Wise programs (<https://dec.vermont.gov/watershed/lakes-ponds/lakeshores-lake-wise>)). Another first step regarding monitoring, is a census of what monitoring work is already ongoing, historically has data been collected that no longer is collected? This will help reduce redundancy and also identify where gaps exist. Long-term, it may be helpful to articulate 50 years in the future, what does Caspian Lake look like? This will help set a target for what success looks like.

The Greensboro Association has taken the lead in the past on water quality programs to protect Caspian Lake. This organization might benefit from increased local membership. The Greensboro Association may be the logical group to make first contact with State and federal resources that can fund a feasibility study on a village wastewater system. This will ultimately protect water quality while allowing growth in the Village.

Technical Assistance/Peer Connection Recommendations:

Some action items can be funded through State and other programs, and the committee should also reach out to the Regional Planning Commission and Natural Resources Conservation District to understand what resources and assistance they can provide. In other watersheds the Natural Resource Conservation Districts are helping communities to apply for funding and to coordinate outreach. Caspian Lake is currently participating in Lake Tributary and In-Lake Lay Monitoring. The programs that fund and support water quality monitoring are the Vermont Lake Lay Monitoring Program and the LaRosa Monitoring Partnership. Funding for project development, watershed assessment, and design and implementation of projects may be funded by the VT Clean Water Initiative Program or the Lake Champlain Basin Program. Your local VT Basin Planner can also help connect the community to funding opportunities. Contact Danielle Owczarski, danielle.owczarski@vermont.gov, (802) 490-6176.



The Water Quality and Lake Protection Task Force developed an action plan at the Resource Meeting.

✓ Improve Broadband and Cell Service

Community Chair: **John Stone**

Facilitator: **Jenna Koloski**, *Community and Policy Manager, VCRD*

Resource Team Members: **Corey Chase**, *Telecommunications Analyst, VT Dept of Public Service*

Dave Snedeker, *Executive Director, Northeastern VT Development Association*

A task force could form to improve cell and broadband service in Greensboro by collecting data on existing coverage, connecting with resources and providers to explore possibilities, and accessing funding and support to improve connection. The group could connect with and learn from other communities that have improved services such as Craftsbury and avail state and federal services and supports to expand coverage for the community. Committee Workbook:

<https://docs.google.com/spreadsheets/d/1RqVcbxQNZgHrQndagr7KAsyNsd4f5mPoQxLtT6CBMD8/edit?usp=sharing>.

Action Steps

Broadband

1. GET EDUCATED. Task force education and vocabulary lesson: familiarize the task force and community members around what “broadband” and “high speed” mean. Who are the providers in the area? What do they provide? What are the resources and tools out there to support the work? Develop the “lay of the land.”
2. EXPLORE OPTIONS. Discuss and understand the options available to improve connectivity. Alternatives may include working as a town to take the lead on bringing Broadband to the community, joining the Consolidated Union District forming in support of connectivity (approving to join at Town Meeting), or other alternatives to be identified through meetings with providers. Work with resource experts to develop a protocol to determine the best alternative for the town. Based on the alternative chosen, develop a series of next steps to work towards success. Connect with NVDA and DPS for support identifying and implementing next steps. Explore the feasibility of a local “mesh” network, much like the work going on in Newport that could improve access to Wi-Fi at least in a critical section of the Village center.
3. ENGAGE COMMUNITY. Conduct a survey to determine the existing perception around connectivity in the community, interest in improvements to both cell and broadband connection, and willingness to pay for improved services.

Cell

1. GET EDUCATED. Assess and understand current coverage. Is there a provider better for the area? Are there ways to leverage purchasing power to bring better connection to the community? DPS can help connect to area providers.
2. EXPLORE OPTIONS. Identify feasible and allowable locations for cell towers. What does zoning allow? What is needed for providers to locate there? Work with the Planning Commission and NVDA. Michael Birnbaum of Kingdom Fiber may have more information as well. And connect with Peter Gebbie to understand and background around a potential tower on his property and how to proceed.
3. ENGAGE COMMUNITY. Share coverage maps with the community to develop interest and engagement. Survey the public to understand challenges and needs (see broadband survey above).

Resources

- Dave Snedeker at NVDA is a key partner to support understanding options to proceed, mapping and reviewing zoning restrictions/allowances, and navigating key next steps. Contact Dave at 748-8303 x303 or dsnedeker@nvda.net
- The Department of Public Service can support community work around broadband with technical assistance and perhaps with funding. Contact Clay Purvis at clay.purvis@vermont.gov or corey.chase@vermont.gov.
- Contact the Craftsbury group who worked to bring Broadband to their community to learn what worked. Contact Dave Stoner at davestoner@gmail.com or 586-6913.
- Michael Birnbaum of Kingdom Fiber can support the group's education efforts and can help to understand the pros and cons of different alternatives. Contact him at mb@kfiber.net or 272-1027.
- USDA Rural Development could be a funding source. Contact Ben Doyle at benjamin.doyle@vt.usda.gov or 828-6042.
- EDA could be a funding source. Learn more here <https://www.eda.gov/funding-opportunities/> or work with Dave Snedeker at NVDA to identify potential funding opportunities.
- EC Fiber is an example of a successful regional collaboration to bring Broadband to the area. Chris Recchia, the Director of EC Fiber, could offer insight into how they achieved success. Contact him at chris.recchia@valley.net.
- The Northern Borders Regional Commission could also be a funding source. To learn more contact Tim Tierney at tim.tierney@vermont.gov or 505-5496.
- The Newport wireless mesh project could be a model to learn from. Learn more here: <https://newportmesh.org/>

Task Force Signups

Stew Arnold	stewarnold@hotmail.com	533-2356
Pal Bickford	palbick@gmail.com	617-212-9819
Judy Dales	judy@judydales.com	533-7733
Heidi Lauren Duke	heidi.lauren.duke@gmail.com	322-4456
Carol Fairbank	carolfairbank@myfairpoint.net	533-9370
Joan Feffer	jkeffer@aol.com	586-9633
Peter Gebbie		533-2984
BJ Gray	bjwgray@gmail.com	533-2019
Michael Hoffman	mch@studiox-smp.net	249-9743
Ken Johnston	johnstonkg@myfairpoint.net	533-7100
Fred Mann	fgmann@gmail.com	533-7490; 548-5480
Mary Metcalf	metcalfmary@hotmail.com	533-2531
John Stone	jcstone@gmail.com	617-686-7305
Dave Stoner	davestoner@gmail.com	586-6913
Sam Young	samyoung@thinkorsink.net	321-0356

Visiting Resource Team Recommendations

After Community Meeting Day, Resource Team members, representing a wide array of professionals from across the state, submitted their recommendations for other potential actions and resources the task force might consider as it moves forward. These recommendations encompass their experience, past success, and consideration of the community's unique assets and needs.

Action Step Recommendations

Look into joining a new or existing Communications Union District, which then can complete community surveys and feasibility studies.

Look at other communities that are/have dealt with the same issue.

Work with the Department of Public Service to map the areas of town with no cell service and inadequate broadband service.

Create a Wi-Fi zone in the two Villages.

Create a cell "hot spot" using a "COW" or mobile hot spot in downtown.

Connect with other towns that have tackled this problem directly and invite them to present to the task force.

Connect with alternative providers (Mansfield Community Fiber might be a good one) to see if they can meet the community's needs.

I would encourage the community to contact Dave Stoner from Craftsbury about the work they accomplished coming out of the VCRD process. I think FCIDC and the Northwest Vermont Regional Planning Association will be key partners so I would hope they could be at the table from the beginning.

Based on the service issues of other local cell phone services, I would recommend as this priority item states to convene all the parties above and work to gain coverage from reliable national/regional companies and explore innovative ways to attach the cell towers or find other ways that are feasible technically. There were three people in the area at the evening meeting that were very knowledgeable about this and were clearly motivated to participate.

Use regional needs to work together in coordinating partnerships. Boost framing as economic potential for residents and businesses, as well as vision (or reality) of Montgomery as a haven for remote workers. Explore newer wireless options.

Technical Assistance/Peer Connection Recommendations:

Katherine Sims, director of the NEK Collaborative: katherine@nekcollaborative.org, (802) 586-0099 Evan Carlson, "entrepreneur-in-residence" at Do North Coworking in Lyndon, evan@hjalmarcarlson.com.

Planning grants available through the Vermont Department of Public Service. Contact Clay Purvis at clay.purvis@vermont.gov.

USDA ReConnect and many other programs through RD, FSA, and other agencies (eConnectivity Toolkit can be downloaded at <https://www.usda.gov/broadband>).

Vermont's USDA Rural Development Telecom Field Representative: Timothy Brooks, PO Box 610, Glenrock, WY 82637-0610, Timothy.Brooks@usda.gov, 307-763-8900. States Covered: CT, MA, ME, NH, RI, VT.

USDA Rural Development has provided grant funding in the past to expand broadband coverage or create downtown Wi-Fi-zones (Lyndon and Craftsbury). The funding came through a Rural Business Development Grant. Contact Ben Doyle at benjamin.doyle@vt.usda.gov or 828-6042.

There are loans available through VEDA: <https://www.veda.org/broadband-loan-program>.

ECFiber could share their experience coming together to bring fiber to the region. Chris Recchia, the Director of EC Fiber, could offer insight into how they achieved success. Contact him at chris.recchia@valley.net, <https://www.ecfiber.net/>.

Dave Stoner, community activist in Craftsbury that helped get Kingdom Fiber going in his community, davestoner@gmail.com and 586-6913.

Leslie Nulty, Mansfield Community Fiber, 899-2044, leslie.nulty@mcfibervt.com.

Michael Birnbaum, Kingdom Fiber, <https://kingdomfiber.com>.

The Northern Borders Regional Commission could be a potential funding source. Contact Tim Tierney at tim.tierney@vermont.gov.



VIII. Greater Greensboro Town Forum Notes

Compiled from focus group discussions held with over 140 Greensboro residents and the VCRD Visiting Team on July 17th 2019

Although the prioritization work of the Greater Greensboro Community Visit Program requires a town to decide what is most important as it moves forward with Task Forces, nothing is lost in the process from the long list of concerns and ideas expressed in early community focus sessions. Many interesting and diverse thoughts are represented here, and are presented as a reminder of issues explored, and a possible foundation for future projects.

Infrastructure & Telecommunications

Visiting Team: Richard Amore (facilitator), Amy Cunningham, Jenna Koloski (scribe), Irene Nagle, Clay Purvis, Chris Saunders, Jessica Savage, Katherine Sims, Misty Sinsigalli, Tim Tierney

What are the Assets in this Area?

- The beauty of the area and a relief from congestion. More rural, quieter.
- Safe place for grandchildren to play.
- The lake
- Barr Hill
- The Greensboro Free Library
- The Greensboro United Church of Christ.
- There is a deep interest in social justice.
- The Rail Trail in Greensboro Bend
- Jasper Hill Cheese and other interesting entrepreneurs are a huge asset.
- Vibrant non-profit and for-profit organizations.
- Remarkable wildlife.
- We have worldwide connections – people that visit or live here part-time. Greensboro is the “center of the universe.”
- Several generations back returning year after year.
- Residents engaged on many levels.
- Recreation on the lake – swimming and beauty.
- Close proximity to Greensboro nursing home and Craftsbury Care Center.
- The Hardwick Area Health Center is an important resource.
- We have a great rescue squad.
- We always pass our school budget! We care about children and education. We even write poems about it!
- This is a community of writers.
- Highland Center for the Arts.
- Circus Smirkus
- The Greensboro Land Trust
- Willey’s Store
- The Walking Society – “underground communications system.”
- The Miller’s Thumb gallery
- Active churches
- The new Greensboro Gazette.
- The fabulous preschool in the Bend.
- I am struck by the connections between the summer and year round communities that adds to the strength of the community. It feels stronger than in other vacation communities.
- The community values incoming people who want to get away and keep it quiet and peaceful.
- We have a good road crew that takes good care of us in the winter. We even get our driveways plowed!
- We have a great golf course.
- Tennis courts.
- I come back here because of that lake. We keep it beautiful and it’s the draw of the area. No milfoil and good water quality in the Lake.
- We are a central hub of places that are growing right now.
- The local planning commission is supportive of addressing the internet issue.
- The Giving Closet is a place where people can drop things off and volunteers arrange it and anyone can take things for free.

What are the Challenges?

- Cell phone access – many places do not have cell phone.
- High speed internet at a reasonable price is limited.
- Our landline phones don’t work very well.
- If you have any Apple product in your home they are always refreshing. Consolidated makes you turn all of that off. It shuts everything down.
- Comcast comes to the top of French Hill and then it stops.
- Legacy noncompete laws are a statewide issue that impact rural areas more. There is enough competition now that it is actually a hindrance. For example – Comcast is allowed to provide internet service but not telephone here. They can never offer the triple play which is where they make their value.
- In Greensboro Bend we have phone, TV, and internet on Comcast. Bend has better service than the Village.

- Cell service impacts emergency services – we don't have the power in our system here to be able to utilize technology like Hardwick can.
- Dealing with Comcast is terrible. It is impossible to get any help. There is a huge problem with deferred maintenance in the line.
- There are so many power outages here! It's outrageous.
- The electrical industrial demand rate for small businesses is a third lower than other parts of the state. Once you go over 30kw/hr you are stuck with high pricing for a year. It is hard for businesses in this area to grow.
- AT&T service has decreased. They took service away from this area and did nothing to replace it.
- Lack of town septic makes any sort of business development (growing or starting) difficult.
- The dirt and paved roads need improvement.
- There is no real system of public access transportation. If you are not right in the Village – especially if you are older – you need to get help to get transportation other ways. There is an informal system now, but it isn't going to last forever.
- Senior transportation is a particular challenge.
- Driving from here to Highland Lodge is scary in the summer with bikes and pedestrians. No shoulder or biking path. Skiers in the winter!
- We have no public restroom facilities. We have some but not adequate for summer use.
- Lack of restaurants in town.
- Parking at Willey's in the summer is always iffy. People coming around the corner. It could be dangerous.
- Everyone wants amenities of a larger place but they don't want this small place to become large. That is a real conflict.
- It is nice to keep our rural nature, but it is an issue of safety. Washouts have not been repaired and it is dangerous with people walking – there is no place to get off the road. We have to have summer repairs and checks on dangerous issues.
- We don't have affordable housing for younger people.
- We need recreation to encourage folks to come here and stay here.
- We don't collaborate and build on a regional basis.
- State colleges are moving more to online – it is difficult to access educational resources when we don't have the internet infrastructure.
- The bus at the nursing home is broken down. It is not available anymore.

Opportunities: What Should Be Done?

- The top priority for many people is internet and cell service. The state can not make anything happen. They don't have control of the companies. It needs to be a grassroots effort to support internet and cell phone access.
- We need to start a campaign to work with Consolidated to improve service.
- We need better public policies in Montpelier. Our problems are similar to rural communities around the state. The voice of rural communities is quieted – we need to get more coordinated and work together to give rural VT a stronger voice in policy development.
- We should have a centralized person who is the point of contact to communicate issues to Consolidated and other companies. Someone who is plugged in to everything that is happening and can set up a tracking database to collect issues.
- There has got to be a business model to connect a lot of people to the high speed line.
- We should learn from other communities that have had some success and find out whether we can replicate that. How did other people get it done?
- There are regulators in the state that have greater power over these companies – let's put the pressure on the state regulators to do their job.
- Use Front Porch Forum or a similar service to collect data on outages.
- There will be some grant funding and loans available. We should pool funds here and connect to state funding to connect to Craftsbury provider. We could really make that happen here. EC Fiber did it with private fundraising as well as grants.
- We need a committee to find out how much town sewage would actually cost. That is something we are going to need so we need to start exploring feasibility.
- Build a community path from Village to the Highland Lodge
- We should develop a plan for a path and review the plan with the Town rather than just talk about it.
- We need a new Town Garage.
- We need to put these challenges in the larger perspective of climate change. 15-20 years from now, most everything will be electric. We need to think forward about that and Hardwick Electric is not. We are falling way behind on electricity.
- Do a data mining exercise of business and population growth in the Kingdom and potential business growth – provide to Consolidated a map of potential pathways of large gauge fiber pipes where branching becomes more feasible. They are not doing that themselves. Utilize regional partnerships to make a project more feasible.
- Greensboro is a giving town to the State. Maybe we can take \$500,000 put it in escrow and then pay it back to the state when we have access.
- Collect data on the status of internet and cell access currently.
- We need a local commuter bus that runs to neighboring towns with resources. We need a steady route to places locally and to other necessities. A playgroup, library, Willey's, health centers – make it possible for families to get around that don't have multiple vehicles.
- Explore new revenue for the town to use for internet access development.
- In Lyndon, a few towns have formed together a cooperative to bring internet to the community.

- We should make the Grange Hall (owned by the Town) a combined visitor center/info center/public toilet. The idea has come up but got lost in the shuffle. It is still a valid idea. (the challenge was the septic issue – it is on a swamp).
- We should take the Giving Closet to the basement of the Grange to have a better display area and more space.
- We should put it an eco toilet like they did at the State Park. Composting toilet. Alternative septic.
- We should find some partners in Hardwick and get it on their town ballot – it's up for sale – maybe it's time for us to figure out how to get out of a small muni system.

Reflections of the Community Visit Team

- This is very similar to what we've heard in other communities. What is unique is how tight and connected you are. Your power is that you communicate so well. Out of this process, you'll see that your priorities will grow – you will come up with good solutions and you can do it.
- Infrastructure and internet access are critical aspects of the creative economy. The vibrancy of your community fabric is incredibly impressive. You are on a good track here.
- Greensboro just completed a great revision to their town plan so it is great that a lot of these issues have been identified in the plan. It is always good to have a plan to back up a grant application.
- One of the unique components here is the seasonal and year-round resident dynamic. Communities that are successful take what is happening at the town and leverage energy here – especially folks that don't spend the whole year here. Senator Leahy is very focused on this. Craftsbury has been leveraging federal funds that the Senator has been leveraging for VT – whatever ideas you have, we will make sure you have access to those resources.
- I love hearing that you're thinking about recreation and transportation together. Thinking about master planning and being a hub. It is an asset to show that the community has a well thought out vision – shows that you have put thought into how your community can look and feel in the future. Those clivus toilets do work!
- It struck me that there was a lot of discussion about multigenerational solutions and ensuring that you move together as residents and as a community and not separating between part-time/full-time. You'll need to look at things that are necessary and inevitable for future generations. What will bring you together to move forward together. USDA does have funds for a feasibility study to look at what it costs. Even if you have tried something in the past, keep plugging, things may have changed and there could be new opportunities.
- I love the idea of Greensboro as the center of the world – connected to each other and the world. It is a neat aspect of the community. I heard a lot of themes I have heard in other communities in the Kingdom – broadband, connectivity, transportation, wastewater – don't feel alone. There is a wealth of info in previous VCRD visits. Burke has been moving forward with wastewater. Craftsbury has built a fiber network. There are models and the NEK Collaborative is supporting regional conversations so communities don't have to do it alone.
- Many of the themes that have come up, I have heard in every town I have gone to. I have gone to dozens of towns to discuss this issue. Don't get discouraged – there are resources. Federal and State. DPS will be administering those. Know that there is money and people that will be able to come and help you.

Housing For All

Visiting Team: Chelsea Bardot Lewis, Emily Boedecker, Paul Costello (facilitator), Rebeca Ellis, Shaun Gilpin, Martin Hahn, Jenna Lapachinski, Seth Leonard, Katarina Lisaius, Michelle McCutcheon Schoer, Jared Nunery, Erin O'Farrell (scribe), Tracy Zschau

What are the Assets in this Area?

- Lauredon Apartments are senior housing in the area. They were built so members of community could stay in Greensboro, allowing for aging in place. The housing is independent living, but has an income cap, which sometimes hinders residents from living there.
- There is a nursing home in town.
- Greensboro Bend revitalization project exists.
- There is a new town ordinance for the destruction of deteriorating buildings.
- A Housing Committee exists, but is still in their info collecting/brainstorming phase.
- Housing committee in Greensboro has taken some steps to address housing issues, such as meeting with Rural Edge to think about building affordable housing.

What are the Challenges?

- There are a lack of "starter homes."
- Current zoning requires large 10 acre lots.
- Existing housing in the town is turning into housing owned by retirees.
- There is not enough affordable housing for people who work in Greensboro to live here.
- There is not enough affordable housing for new families/young people moving to area.
- Zoning restrictions are a big challenge for housing development.
- Cost effectiveness is an issue with building housing. It is difficult to think about building housing that pays off

because often times you need 20 units to be cost effective and it is hard to meet that number of units with Greensboro's size/population.

- There are no wastewater treatment facilities in town.
 - Infrastructure challenges need to be addressed before moving forward with affordable housing.
 - An us/them mentality sometimes exists between Greensboro Bend and other parts of town.
 - The housing stock is aging, along with the people who live in it.
 - Available housing is often used for AirBnb or other vacation rentals.
 - There are no apartments to rent because they are often used as AirBnb-type rentals instead of long-term rentals.
 - Even in the 10-acre current lot zoning is challenged, small lots sizes don't necessarily mean more affordable housing.
 - There is a stigma around affordable housing in an affluent town.
 - Buying a piece of land in Greensboro is difficult. Even if zoning changed, it might still be expensive to buy a plot of land.
- There is concern that if housing was made more affordable, summer residents would buy up land and it wouldn't help local residents/people seeking year-round residency.
 - Many of the Greensboro Bend buildings are abandoned or almost abandoned. Many of the owners of these buildings live outside of Greensboro.
 - There are very few paved roads in town and many class 3 and 4 roads that might be closed in future. There is concern that closing these roads would cut off access to some land and housing.
 - There is a big question of the school closing and how that would affect the draw of families to Greensboro.
 - There is a problem of losing students because families can't afford to stay in town.
 - Climate migration in the future might lead to an expanding population.
 - There are major broadband issues and a general lack of affordable internet.

Opportunities: What Should Be Done?

- The creation of market interruptions to create more fair/affordable housing prices.
 - Retain old structures/houses and turn them into duplexes or apartments.
 - Use VT Housing Trust/other organizations to help with guidance in the housing process.
 - Use Lamoille Housing Partnership as a source of leadership.
 - Raise money and get housing funders (affluent people with connections to Greensboro).
 - Look to USDA and other organizations for funding and technical assistance.
 - Discuss and look into the current 10-acre zoning and the possibility of changing it.
 - Adopt an "apartments for life" idea and mix families and people of different ages and socio-economic statuses in housing.
 - With changing zoning, there is a possibility of using an infill housing strategy and/or cluster housing.
 - Find employment opportunities for young people. (The point was brought up that even if you create more jobs, it won't solve housing issue/lack of housing.)
 - Create a survey for people who work but can't afford to live here. Ask them: "If you could live here, would you? What would you want/need housing to look like?"
 - Marketing to encourage people to sell land/turn it over to housing/land trust in order to create affordable housing.
 - Incentivize employers to provide opportunities for housing, transportation, etc. and hire people that actually live in town. Build a coalition to look holistically at these issues.
- Utilize the concept of home-sharing to help with aging in place and other issues. Look into the Homeshare Now non-profit organization in Barre.
 - Incentivize home-sharing and converting barns, garages, other spaces into housing.
 - Think outside box of regulated 20/30 units needed for affordable housing through Downstreet/Rural Edge type organizations to develop housing on smaller scale.
 - Get more information of how much affordable housing is actually needed.
 - There is a mill in Greensboro Bend whose owner is willing to transform space into commercial or residential space. Investigate how to best utilize that property.
 - Survey current wastewater issues and investigate wastewater treatment options.
 - Keep in mind that right-sizing infrastructure is important.
 - In addressing the AirBnb issue, it is important to understand that tourism is a big income-driver of the community and it is often times easier to make money off AirBnb than with long-term rentals because of strict landlord laws in the state of VT.
 - Partner with the State to encourage settlement in Greensboro.
 - Need to keep quality of lake/water quality in mind throughout the whole process.
 - Look at existing models such as the Scandinavian Living Center and Agrarian lifestyles.

Reflections of the Community Visit Team

- In this process, it is important to identify the “must hang-on to” things and things that can be changed.
- Greensboro has a strong foundation of values, which is a great starting place in this process.
- There is already lots of work being done, which is good. The community should keep ties with existing housing trusts as a resource. Housing trusts such as Woodstock Housing Trust can be looked to as an example of a small housing trust in small community that has been thinking outside of box in ways that might be useful to the Greensboro community.
- Consult model by-laws when considering changing zoning in the town.
- The conversation of creating revolving loan funds and keeping equity in housing in town should be continued.
- The existence of a housing committee is a great start. The committee should bring in resources and organizations to help them deal with these housing challenges.
- Look into Bristol and their co-housing project as an example of what can be done for housing issues.
- Just setting up housing commission isn’t enough. There is a need to actually push toward funding and doing something about housing. The Greensboro community needs to create a vision and take ownership of that vision in order to make progress on housing issues.
- There is a need to define what affordable housing is and take into account what one might not initially think of as housing.
- It is encouraging that most of room has shared vision of where they want to see community go

Economic Development: Jobs & Recreation

Visiting Team: Richard Amore, Amy Cunningham, Jenna Koloski (facilitator), Irene Nagle, Clay Purvis, Chris Saunders, Jessica Savage, Katherine Sims, Misty Sinsigalli (scribe), Tim Tierney

What are the Assets in this Area?

- Lake with no milfoil
- Greensboro is connected to the hub of Center for an Agricultural Economy Non-Profit and For-Profit entrepreneurial place incubator space.
- Hill Farmstead
- Highland Center for the Arts
- Mountainview Country Club
- Greensboro Nursing Home
- Wonderarts
- Spark (coworking and incubator community)
- Wholeheart
- Highland Lodge and CC Ski Trails
- Elementary School
- We have a local preschool in town
- Borealis Glassworks
- Library
- Roads/Infrastructure
- Access to recreation such as Barr Hill trails
- Greensboro Garage
- Caspian Arts – 25-30 Local Artists
- Circus Smirkus
- The Monastery is a spiritual and community asset
- Hairdresser
- Low Income Housing – Apartments
- Day Lily Farm and local Nursery
- 9 Dairy Farms and active other farms
- Conserved Land Base
- Public Beach
- Atmosphere that encourages local involvement and encourages activism

What are the Challenges?

- Lack of affordable and available housing
- Lack of central infrastructure
- Poor internet connection
- Limited cell service
- Price of land and housing
- “Not in my back yard attitude”
- 10 acre zoning restrictions make development and housing difficult.
- No incentives to move to Greensboro
- Increased traffic in the Village.
- Different districts restrict use of land
- We are worried about the elementary school closing due to the Act 46 forced merger.
- Not having full time well-paying jobs.
- Cannot take advantage of what we have for agricultural land.
- Parking in the Village Center.
- There are no restaurants here.
- Retaining employees is a challenge when they don’t have a place to live here
- Highland Center for the Arts has great potential
- Changing the culture has proven to be difficult as there is an older generation that does not want to see things change. There is a younger generation of folks that have a vision for more connection and “fun” but they often feel pushback from people who don’t want to see the place change.
- Ownership of the public beach – the dam is in need of a lot of work and if ownership is taken over then they would inherit the responsibility of fixing it. Right now it is owned by Hardwick.
- There is concern about water levels in the lake.

Opportunities: What Should Be Done?

- Build walking or bicycle paths that would make streets safer.
- Work with private land owners to allow for recreational use year round – extend winter easements to year round.
- Extend the Lamoille Valley Rail Trail to Greensboro Bend.
- Develop affordable housing. If there is an appetite to take this on we should think about Federal Funding options.
- Sidewalks (rebuild and build) to make it more accessible.
- Clear sidewalks in the winter time.
- Improve parking in the Village Center.
- Encourage alternative modes of transportation. Make the villages more “biker-friendly.”
- Develop signage that points people in the right direction to the beach, trails, and other places in town.
- Eliminate cars – provide Rickshaws!
- Provide bikes, kayaks, boats rentals.
- Start an Uber/Taxi Service.
- Develop septic system and water in the Village.
- Create a walking path around brooks/streams
- Attract or develop restaurants, a café, or food truck in town.
- Zoning laws need to be reviewed.
- Attracting employers/employees for other types of targeted jobs – such as artists, telecommuters. We should do a marketing campaign.
- Have something published to the wider community that gives people an idea of what the different needs/people/community are.
- Tell different stories about the people that live here. Change the narrative to showcase all types of Greensboro residents.
- Greensboro Historical Society – refocus some of their summer programs in documenting some of the changes that have happened throughout the years – especially more recently.
- Redevelop the Greensboro Grange Hall to be a community space where people can gather as a community center.
- Indoor space for recreation.
- The Fire House could be used for community space.
- Commitment to more fun together as a community!
- Connect trail systems year round. Connect Greensboro bend and Village
- Take over ownership of the public beach.
- Extend Craftsbury Outdoor Center trails. The OC is ready and willing to partner.
- Public Skating space for the community.
- Improve public transportation to recreation and services.

Sustainable Future: Energy, Water & Environment

Visiting Team: Chelsea Bardot Lewis, Emily Boedecker, Paul Costello (facilitator), Rebeca Ellis, Shaun Gilpin, Martin Hahn, Jenna Lapachinski, Seth Leonard, Katarina Lisaius, Michelle McCutcheon Schoer, Jared Nunery, Erin O’Farrell (scribe), Tracy Zschau

What are the Assets in this Area?

- Barr Hill
- Caspian Lake and its exceptional water quality.
- There are beautiful, starry night skies.
- 20% of the town’s area is conserved land.
- There is a large block of intact forest in the town.
- Long Pond
- The human capacity that exists in the community.
- The Lamoille River
- Lake Elligo
- The potential for solar energy.
- The town is currently net-metering all the electricity from a solar array being built in East Hardwick.
- Unpaved roads
- Farmland
- Open land
- The opportunity to buy into VT Electric Solar Coop.
- Lots of wind potential
- Private homes with solar arrays
- Methane digester on Gebbie Farm
- Town water system for part of town
- Good recycling system
- Composting system and place to drop off compost
- Actively engaged agriculture as a part of working landscape
- Forest management organizations in town
- Loggers who live in Greensboro
- The wealth capacity of some residents
- An aquatic nuisance monitoring program for Lake Caspian
- Town meetings and democracy
- Giving Closet in town, which is used as a form of reusing clothing and other items
- Walking path along Caspian Lake (although parts have been closed off)
- 4 hiking trails
- A natural resources inventory is already happening to map resources in town of high conservation value.
- We have a student climate change committee at the school.

What are the Challenges?

- There is no town-managed/large scale wastewater treatment system. Wastewater treatment only exists on a household level.
- There is concern surrounding the deterioration of water quality in Caspian Lake.
- The integrity of the dam on Caspian Lake is an issue.
- There are no walking or biking paths along the main roads, which encourages driving over other, lower emission forms of transportation.
- There are areas of forest and farmland that aren't conserved.
- There is exploitation of summer cottages through short-term rental services (AirBnb, VRBO), which leads to increased traffic during summer months.
- There is no systematic conversation occurring in Greensboro regarding climate change, nor any committee or economic development plan to deal with climate-related issues that are/will be occurring.
- Soil conservation and erosion is an issue.
- The increased use of insecticides is a concern, especially around the shore/waterfront of Caspian Lake.
- There has been an increase of invasive plants along the roadside, as well as Japanese Knotweed on the lakeshore.
- There are growing tick populations, which has impacts to both animals and humans in the area.
- There has been increased flooding by lake, but little to be done about because the state controls the lake level through Hardwick Electric and their control of the dam.
- Winter salt runoff from the roads into the lake is a concern.
- The runoff of gravel from the roads into the watershed is a concern.
- Lakefront properties that were formerly seasonal residences but are now inhabited year-round impact the surrounding environment/wastewater treatment.
- There are external furnaces in Greensboro Bend which produce harmful emissions into the air and stay in the area since the Bend is located in a bowl.

Opportunities: What Should Be Done?

- The implementation of composting toilets in public areas.
- Direct democracy through events such as town meetings should be used.
- A goal for energy efficiency should be set in homes.
- USDA wastewater treatment grants/money.
- We should consider private solar farms and work together as a community toward a net-metered project in town.
- A watershed management plan should be created to address lake pollution.
- We should look into the possibility of having more control of the lake water level.
- Incentives to cost-justify installation of clean energy, such as the PACE Program, should be considered.
- There has been an Energy Committee in past that is no longer active but is now partnered with Craftsbury. They are working on a project with window inserts to increase efficiency in homes.
- We should consider the installation of charging stations for electric cars. This would help incentivize tourism in the town.
- We should conserve our way out of problems instead of producing our way out of problems. We should focus on reducing consumption.
- Expand the Giving Closet (sharing/reusing project in town).
- We should have more discussions of the creation of pathways and public transit options to decrease vehicle emissions and mileage. The Greensboro Association is currently looking into the idea of creating paths.
- Some human behavior needs to be changed as far as roads and their use in order to make it safer to walk along the roads.
- There is a need to educate visitors/tourists on the "rules" for lake houses, rentals, etc. because visitors are not necessarily invested in or know about the assets of the community and therefore don't know how to appropriately behave/act.
- We should better enforce regulations regarding the use of pesticides/herbicides and the cutting of trees near the lakefront.
- We should build and expand the lake quality monitoring system.
- We need more enforcement of lake regulations and zoning regulations.
- We should look into whether any regulations exist surrounding light pollution in order to ensure our beautiful night skies are preserved.
- There needs to be an increased education of current wastewater systems and how they function/can dysfunction, along with how to better manage your wastewater system and know when something's gone wrong. We should put together a town plan to do this and incentivize it and get more human capacity to work on this issue.
- A Greater Hardwick Youth Initiative exists. We should engage Greensboro Youth in this and expand youth engagement in general.
- The Greensboro Gazette newspaper is a monthly publication. We should use it to educate people on these issues.
- We should get in contact with students to collect their input and ideas for creating a more sustainable community.
- We need to create a climate change committee that includes summertime population to invite seasonal residents into conversations about sustainability and conservation.
- A vision for sustainability in Greensboro should be created. This should include plans such as weatherizing low-income houses for renters and property owners and creating a big vision around the lake
- We should be reinforcing the good things that are already happening in the community.
- We need to be model community for clean lake water processes and market ourselves as such.

- There is a need to get rid of external furnaces in Greensboro Bend and replace them with cleaner, healthier options.
- We should implement a LEED type “star” program for lakefront properties to help “green-certify Greensbor.o”
- We need to consider that this vision needs to be inclusive of parts of Greensboro other than the lake and consider income-equality in Greensboro.
- We should invest in more human capital (on mostly a volunteer basis).

Reflections of the Community Visit Team

- Greensboro can implement programs such as “Septic Socials” to engage and educate in issues like wastewater treatment.
- The town should continue to capitalize on the social capacity of the community.
- It is important to stay “ahead of the 8-ball” in engaging in the prevention of issues like lake quality degradation before they occur. It is cheaper and more effective to be intentional in the community’s addressing of these issues before they arise.
- It is important to think about WHO is going to lead these initiatives and consider different levels of engagement and time to get lots of people involved and invested, but keep it manageable at the same time.
- There seems to be a common thread of the importance of lake resources and social resources in the community.
- The community should take opportunities to make efficiency improvements in the existing housing stock.
- Greensboro should consider branding a narrative of a town’s love for the lake/other natural resources.
- It is important to keep thinking of environmental issues on a community level in order to keep environmental change tangible. The community should hold onto this and continue to show up for these issues.
- The town should keep forests in mind with their community conversations.
- A common stewardship ethic should be implemented, along with the need more education. Greensboro should consider working with local universities and organizations to organize educational opportunities, such as lecture series.
- Compliance can be achieved through personal responsibility. It is important to have an inclusive education on these environmental issues.
- Greensboro is in a good position to get ahead/be proactive about water quality issues. They should keep this up and work with organizations that can help in this regard.
- It is important to keep in mind the intersection between housing affordability and availability and water quality and wastewater
- Sustainable agriculture was not mentioned in the conversation. Is there potential there to engage in/keep engaging in local food consumption to reduce carbon emissions?

Building Community Vitality: Education, Arts & Aging in Place

Visiting Team: Richard Amore, Amy Cunningham, Jenna Koloski (facilitator), Irene Nagle, Clay Purvis, Chris Saunders, Misty Sinsigalli (scribe), Tim Tierney

What are the Assets in this Area?

- Green Mountain Monastery
- Caspian Lake
- People – friendship, community involvement, community connection
- We are a town where neighbors take care of neighbors.
- Greensboro Ladies Walking Group
- We have a childcare in town.
- Recreation opportunities
- Library
- Willey’s Store
- Performance Arts Center
- Community Arts/Entertainment
- Lake Concerts
- Two Post Offices
- Parade – Funky Fourth
- Millers Thumb Gallery
- Caspian Arts
- GRACE – arts organization in Hardwick that serves the region
- We have a strong volunteer community – school boards, fire, EMS
- UCC Church acts as a community space. Fellowship Hall is used for the entire community.
- Greensboro Association protects the lake and has grown to embody the entire community. It now has a funding arm that supports community initiatives.
- Giving Closet
- Nursing home and affordable apartments for the seniors
- Circus Smirkus
- Highland Lodge Ski Trails and Lakeview Inn
- Greensboro Bend has a Village park and playground
- SPARK offers business support and highspeed internet
- Hill Farmstead Brewery
- Jasper Hill Farms
- Amazing number of artists that come to the community because it is an art community
- Wonderful elementary school
- Many local and seasonal authors
- Buffalo Mountain Coop is nearby in Hardwick.
- Pete’s Greens
- Craftsbury General Store
- Vermont Council on Aging provides senior services in the area

What are the Challenges?

- We have an aging of population in Greensboro. This is a challenge for the future of the School.
- When summer ends some of the assets no longer remain assets for the people who are here full time. The winter community is different than the summer community.
- There is no vehicle that bring all entities together to connect. The school is an asset but what happens if it is no longer there?
- What do we do with the grange?
- Transportation is important for aging in place. How do you get to the doctor, shopping for food, getting around? Rural Community Transport is not providing the service they say they are going to provide.
- Attracting younger population is a challenge.
- Lack of cell service and high speed internet
- Physical accessibility of buildings in town.
- Not having cell service is a safety issue.
- Snow removal needs to be improved.
- Not being so insular and looking outwards so we can attract others in to the community.
- Connecting beyond the school lines – as a younger person in town without children in the school, it can be hard to connect.
- We need to work on tangible things.
- We need to focus on the older generation to ensure that we have the community that can accommodate and help the older generation age in place.
- There are no park benches or benches in the Village
- Social Isolation
- Student Voice – how do kids that are in high school become engaged with their community when they are sent out of town for school?

Opportunities: What Should Be Done?

- There is a large open space in Greensboro Bend that could potentially be turned into housing.
- Could we collaborate with other towns on housing?
- Start a Community support group
- Develop a rideshare program.
- Start a Social media hub for communications for the Town.
- There are models out there for connecting community such as the Virtual Village in Beacon Hill. We should look to those models and adapt them to use here.
- We need to think more about Greensboro connected to neighboring communities – think regionally.
- We should plan an event in the winter time that brings people together like Funky 4th in the Summit. A “chase winter away” event and/or Arts in the Park.
- Getting everyone together once a year – annual dinner that the public can attend.
- Establishing groups to help age in place.
- Develop a local skills training program modeled after Bethel University concept.
- Boost winter recreation.
- Mountainview Country Club: How should it be owned and managed?
- Update Town septic and zoning to allow for strategic development.
- How do you connect with students that are going outside of town for schooling? Create program that helps with flexible learning – mentoring with community. We have so many assets that can be used for this.
- Connect with students at Northern VT University to help with town initiatives or to connect with local high school students.
- There will be an opportunity for lifelong learning through Whole Heart Inc.
- There aren't studios where people of all ages can go in and have a space that they can create, teach, etc. We should start a collective studio cooperative space.
- We need more spaces that are open in the evening where people can go and congregate – especially in the winter time.
- Art/Coworker space like the Space on Main in Bradfo. Redevelop the Grange Hall for this.

The Future of the Working Landscape

Visiting Team: Paul Costello, Rebeca Ellis, Shaun Gilpin, Martin Hahn, Jenna Lapachinski, Seth Leonard, Katarina Lisaius, Michelle McCutcheon Schoer, Jared Nunery, Erin O’Farrell (scribe), Emilye Pelow-Corbett (facilitator), Abbey Willard, Tracy Zschau

What are the Assets in this Area?

- There is lots of conserved land.
- There are a lot of working farms and agriculture in the town.
- There is a vibrant cultural arts community, including the Highland Center for the Arts.
- There is a lot of value-added product production.
- The soil is of good quality.
- The climate is good for farming.
- There is an abundant customer base with the summer community, which creates a market and demand for products.
- There are woodland tracts of relatively large size in the town.
- There is a strong conservation capital and community members that fund conservation work.
- The town’s proximity to Center for Ag. in Hardwick.
- UVM Extension support in technical assistance for ag. businesses has been helpful.

- There are many residents who work on and make their living off the land.
- VT has a strong farm-to-school program.
- There is a big draw of people who want to move/live here.

What are the Challenges?

- Keeping the lake clean from agricultural runoff is a challenge.
- In the transition of land ownership from one generation to next and to new owners, maintaining expectations for the type of land use you want on your property is difficult.
- There is a lack of interest/enthusiasm in farming from the younger generation.
- There is a lack of education connected to farming.
- There has been a big decline of dairy farms over time.
- There are economic challenges associated with conventional dairy and its prosperity.
- There are economic challenges with farms and their vitality in general, too.
- Pricing mechanisms exist that transfer wealth from rural communities to urban settings.
- The commodification of food is a larger systematic issue that impacts farms in Greensboro.
- The extractive nature of ag. has social costs, including rural isolation, that fuels larger issues like the opioid crisis.
- There is a current issue of the aging out of farmers and no clear transition of equipment, labor, or land ownership to the next generation.
- It is difficult to find or purchase affordable farmland in the area.
- There are larger concerns regarding the scale appropriateness of federal policies associated with agriculture.
- The international lumber trade in places like Canada prices loggers out of VT/Greensboro.
- There is concern regarding the introduction of invasive insects and diseases that comes with increased temperatures and climate change.
- The increase of natural hazards from climate change impacts the wellbeing of the working landscape.
- There is a lack of access to the local markets, especially with lower grade products.
- There is a concern with things such as value-added sprigs on logs that are used for some Jasper Hill cheese products and a lack of concern from the loggers harvesting these logs to keep these valuable, value-added parts of the tree intact.
- There exists a bigger question of whether there is future for agriculture as it exists for future generations.
- There is a longer-term question of whether the Greensboro school will exist in future and therefore whether education in the curriculum surrounding ag. would be valuable.
- Families who work for Jasper Hill don't live in Greensboro due to both housing availability and affordability problems.
- There are high utility rates in Greensboro, which prevents people from wanting to come and start small businesses or expand their existing small businesses in the town.

Opportunities: What Should Be Done?

- We should implement/build farm labor housing. The location of this housing should be considered, along with potential issues of transportation.
- There is a need to educate the younger generation on agricultural practices and the history of their community.
- It would be useful to acquire funds for farm labor experience for young people, including something like an apprenticeship program. This will help create new jobs that are guaranteed to have good employees because the employees have already been trained through their employer and are aware of expectations.
- We should re-visit the current town zoning to help create more affordable housing.
- The instillation of an incubator farm as way to educate and train farmers, create markets, and use/share equipment should be considered.
- We should work with the school curriculum and add more courses/education around farming and aim for a community-based curriculum in general.
- We should create a resource for conventional farmers and value-added producers to ensure their stories are heard and reach higher levels of decision-making.
- We should look into acquiring funds for incentivizing people to move to Greensboro.
- We should look into developing new products/processes, such as wood chip products, to bring forest industry back.
- We should consider installing a wood pellet facility in Greensboro.
- We should consider the production of hemp for products such as hempcrete.
- We should address the bigger systematic action of getting the state to incentivize moving to rural communities.
- We should consider deregulation of certain sectors, but keep in mind both the benefits and drawbacks of this. If we decide to deregulate things, we should enforce community regulation of sectors.
- We should consider working with the Landlink program to pair land with prospective farmers. The VT Land Trust also works toward similar efforts and we should consider working with them, as well.
- We should look into Mutual Benefit Enterprises (MBEs).
- We should engage in fundraising to support growing and prospective businesses.

- We should adopt the mentality of bringing the “culture” back into agriculture by engaging people in ag/farming through arts (music, theatre, celebration, etc.).
- We should consider the Working Lands Enterprise Board as a funding opportunity.
- We should use resources such as grant-writers and grant writing training to help community access loans and grants through these services.
- We should inspire youth to participate in the ag. economy through events like farm days, field trips, and after-school programs.
- Dealing with the high utility rates in the town needs to be a priority.
- We should consider collective power generation in the community to get around using the utility company and paying extremely high utility rates.
- We should try to get the Hardwick Electric board to better understand the needs of community.
- We should consider the potential of solar energy production, and look at Suncommon and other companies that help with clean energy.
- The importance of working against systematic issues should be emphasized. We should also partner with bigger organizations who have resources to help get people out of the issues we are facing.

Reflections of the Community Visit Team

- The community should know that there are many resources that exist to help with the issues they are discussing.
- Looking into model by-laws for housing development is a useful resource.
- Issues brought up in other forums, such as housing, should be kept in mind when moving forward with the working landscape forum.
- Ecotourism is a great way to build on the strengths of successful businesses to help the area’s economy. It can be productive to accent strengths instead of trying to build new businesses and getting into new products.
- Look into USDA Farm Labor Housing loans to build new housing for/on farms.
- The lake wasn’t mentioned as asset to community and economic development but seems to be a major asset to the area.
- Ag is changing, which is putting farms in a risky place, but VT has a strong reputation of innovation and quality production and Greensboro has the opportunity to build on this reputation.
- Highlighting the ag. tradition in Greensboro and marketing the town as place to come to celebrate these things might be useful in the town’s future.
- The community should take advantage of existing resources, like VT Farm to School program and dairy programs that exist within schools, to further youth education of the working landscape.
- “Everyone benefits from VT working landscape, therefore everyone should contribute to its vitality.”
- The community should look into a partnership with housing trusts.



Members of the community and the Visiting Team gathered for a potluck dinner at the Greensboro UCC church on Community Visit Day.

Additional Action Ideas

Here are the ideas residents contributed through a paper and online form

Opportunities: What Should Be Done?

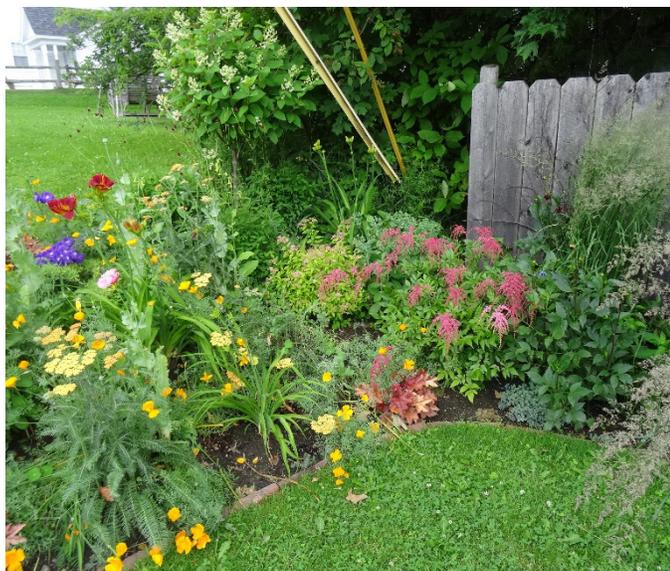
- Figure out how to communicate information for all of Greensboro. The church, Greensboro association, the bend, front porch forum communicate to only part of the summer or winter population. Move Willey's posters back by door. Figure out one online location for all Greensboro information.
- Be nice if the empty building in Greensboro Bend could be purchased and fixed up for people to rent. The old bend store use to have 4 apartments in there. So sad that the building is empty and not fixed up. The old garage could be finished torn down and a home probably could be built there. Might be able to get 4-6 apartments in that building site.
- Continue to engage.
- change the zoning so people can put up smaller houses on smaller plots
- allow Willeys to do the septic so they can make sandwiches
- For aging in place: Deferral of property tax payments until death or sale of property. To keep us from being forced out of our houses when we are in our 80s.
- Work to develop a Village Network model to support gaining in place. There are interesting variations of the Beacon Hill and other ones that are being created among a cluster of rural communities and a community with a large number of seasonal residents/those who retired to "vacationland."
- Caregiving is big.
- The State must recognize its impact on education for all those students not connected – the colleges are not solving the problems but asking for more internet work. As an instructor I do not have internet. Consolidated says "you are not eligible." I live on Center Road – a major road. I have to buy it from Verizon's Hot Spot program.
- The Café at HCA isn't inviting as a social gathering spot like a pub might be.
- It would be nice to see some sort of community arts/maker space with a wood shop, cnc machine, and pottery classes. People could come to make art, not just look at art.
- We should ban motorized boats on Caspian Lake.
- Learn how to assess your personal carbon footprint. Work with the Regional Youth Sustainability Initiative endorsed by the Hardwick Conservation Committee.
- We need to include the pollinators in our discretion about ag and life in general.
- The school is the soul of a community. The State Board of Education is mandating changes that would hinder bring younger families to town.
- Cohousing – either senior or intergenerational might be a great option to explore given the strength of the community and attachment to it.
- Renovation of existing houses.
- Tiny home buildup
- The café at HCA isn't inviting as a social gathering spot like a pub might be...
- Make Stanley Brooke into town accessible walking trail connected to other trails around Barr Hill.
- Build a roofed structure over the small village green opposite Willey's with tables for sitting, chatting, and drinking coffee, reading paper, etc. Add a portolet or compost toilet. Add a town septic system and a café – This would lead to a central place and Village regeneration!
- Develop the Lake Path into an informal recreation path for walking around the lake – avoiding the main roads with access at public beach.
- Connect to the Craftsbury Internet access project. Contact David Stoner who is a resident of both Craftsbury and Greensboro to explore connection.
- The HCA space is not fulfilling its potential because it is not warm to children and families...
- Build a bicycle path around the Lake or a path for bikes, walkers, and cross country skaters.
- Dedicated bike/walker paths not alongside roads.
- Welcome and support immigrants and new residents who can work on dairy farms and do other work such as painting, eldercare, carpentry where more workers are needed.
- Develop Wastewater treatment for both villages and around the lake.
- Improve fiberoptic access.
- Less restrictive zoning to encourage housing for younger families and aging folks.
- Enact policies that encourage business development and innovative/creative businesses.
- There was a ton of division in this town when the theater was imposed on us...
- Animate and renovate existing buildings in town for everything from the Town Hall (Spark) and Grange (maybe WonderArts – workshop/studio space) to other buildings to convert to apartments for housing.
- Rec trails throughout Greensboro that make our amazing natural resources accessible to everyone in Town.
- Wastewater and Internet.
- A paved, safe walking area may be possible on nursing home property (10 acres) for residents of the nursing home as well as community members.
- Community meals in the Bend or with Food Truck to help blend low income and Bend and Lake communities.
- A central rideshare site online.
- Help for low income folks to switch off fossil fuels – cars, transportation, and heating.
- More parking on Wilson Street in downtown.
- High Speed internet access throughout Town.
- Bike trail or walking trail along main roads.
- Imagine what we could do if the money we put into the 4th of July Fireworks were put into something useful.
- the foundation of this town's success is: lake water quality, maintaining quaintness of town, affordable high speed internet access for all and reliable cell service
- Petition the legislature to change the Wastewater permitting laws: Currently, many lake owners who convert their camps to winterized camps are not required to update legacy

wastewater systems that were in place before 2007, when the law changed. They skirt this/cheat to avoid the expense. We want the lake water quality--which is nosediving--to be saved. Every little bit counts. Too many homeowners are not good stewards of the lake --despite what they say--and the law allows this!!!

- High speed internet...the lack of reliable and fast connection hurts both businesses and schools. While the quality of life, in general, is absolutely wonderful, the town will be left behind if it does not allow people to operate in the same way as the rest of the world. Internet is a utility.
- Health...Greensboro should encourage healthier lifestyles, bucking the direction that the rest of America seems to be going. Walking, biking, skiing should be encouraged and supported. Sidewalks and bike lanes on paved roads. Help the Lamoille Valley Rail Trail complete its work, connecting Greensboro Bend with both St. J. and Burlington.
- It would be great if the Greensboro area was more open and encouraging of small businesses and ways people can make a living in this area. The community needs to find ways to attract the younger population to this area.
- The future of the working landscape.
- I'd advocate for informal continuing education for the working age, year around population. This might mean a small business incubator/ maker space for adults with access to business and design software and help from local volunteers who have time and skills. The town has got to help younger people, especially those with school-age children to stay on with credible home employment opportunities. Vocational training/ apprenticeships with local tradespeople with emphasis on the latest knowledge on things like deep energy retrofits and Passive House for housing. Organizations like Taunton Press's Green Building Advisor, the Rocky Mountain Institute, The Passive House Institute, and Vermont's own BuildingGreen Inc. are there with mostly free help with this stuff.
- Better job opportunities
- Try not to lose the uniqueness of the community. Support the rural farmers, make the shopping more suitable for year around people, less for those who come summer only. Keep the ambiance of the community. There is nothing like a town that quiets down at 8 or 9!! Improve cell phone service. Try not to lose the ground to solar panels and windmills. Have you ever stood beneath windmills? If the ground is taken over by solar, how will food be produced?
- Develop senior services
- strengthen/clarify Development Review Board regulations
- Develop septic systems in village for more public buildings.
- I would love to see a bike trail (bicycle) to connect Greensboro with other towns maybe all the way north? Wouldn't that be just so much fun?
- Enforce state law making trash burning illegal.
- Develop a tool and equipment sharing program. Store seldom used items in a common space where other Greensboro residents can use them on a sign-out basis. Small fee would be needed.
- Improve access to high speed internet. Slow speeds are prohibitive to working remotely in Greensboro. On a lucky day, I might exceed 1MB/Second which is 4% of what is called "high speed." It may cost too much for the region to install high speed internet.
- Conduct an inventory of all tributaries of Caspian Lake with a plan to preserve a buffer zone along these tributaries to protect the lake from non-point sources of pollution.
- Broadband internet service both for jobs and public safety.
- Keep Greensboro rural and the economy based on tourism.
- Join our schools with Craftsbury and not Hardwick.
- One concern I have is the current and future ability of the town road crew to keep up with heavy rain events clogging culverts and washing out roadsides and ditches. Despite what some in town may claim, the road crew has struggled to keep up with the roadsides and ditches the past few years. I'm not sure if this is bad luck, not putting down enough material when they grade a road, lack of priority, lack of training, or something else. Fixing it may require changing the road crew priorities, adding training on best practices, adding resources to the road crew, or some combination thereof.
- I'm concerned that the road crew and the selectboard are not doing enough to ensure that the town meets the new stormwater requirements for the Department of Environmental Conservation's Municipal Roads General Permit. This is a set of rules and a multi-year plan to implement stormwater and erosion mitigation measures on town roads. Per Act 64, towns are required to be enrolled no later than 2021...that's only two years from now.
- There have been a lot of complaints about speeding around town. Some of this may be the perception that there's a speed limit when there really isn't...outside of the paved roads, Greensboro Bend, the central village area, and Lakeshore and North Shore Roads, there are no speed limits on town roads, so it defaults to the state's 50mph limit. The other contributing factor is the general lack of enforcement that is done. There are really only two proven ways to limit speeding. First is engineering....narrowing traffic lanes, adding curves or speed humps or the like. Doing this would require either additional resources to the town road crew or acquiring state aid grants from VTrans. The other proven way is consistent enforcement. Right now, the town pays the Hardwick Police Department for the equivalent of about 20 hours a week...that's less than 3 hours a day and you're not going to get much enforcement from that. Unfortunately for town residents, unless they're willing to pay more in taxes to increase the town's contribution to Hardwick Police, they're not going to get much more for traffic enforcement, let alone consistent enforcement.
- Once completed, the Lamoille Valley Rail Trail (LVRT) will stretch 93 miles from Swanton to St. J and will pass through the Greensboro Bend. This represents both an opportunity for the town and a challenge. Besides being a good bike/ped facility for recreation, exercise, and health, it presents the opportunity to bring some bike tourism to the town. But that's where the challenge comes in. There is no good way to bike from the future LVRT to the middle of town. While there are paved roads, they have no shoulders which requires bicyclists to ride in the roadway. Though it would require considerable resources to accomplish, one opportunity would be to build either a bike/ped path or widen and pave the shoulders (4 foot minimum, 6+foot optimal). This could either be done on

The Bend Road down to the Bend, or work with the Town of Hardwick to implement it on Hardwick Street down to East Hardwick. The Bend Road would be shorter and completely within Greensboro, though Hardwick Street has less of a hill grade.

- Sidewalks in the central Greensboro village area are poor to non-existent. All of the sidewalk are narrow...4 feet or less...which doesn't meet Americans with Disabilities Act requirements (5ft minimum), while many are in old/crumbling condition. There is also no sidewalk fully connecting to the Town Hall or beyond the Lakeview Inn on Breezy Ave. Optimally, we would find the funds to improve our existing sidewalks to a minimum of 5 feet and to construct additional sidewalks extending fully to Town Hall as well as to the Nursing Home, Lakeview Union, the beach, the ballfield, and the Highland Center. This would increase both pedestrian activity and safety in town, with is associated health benefits.
- Many areas of town lack cell service, which both requires houses to retain landlines and is also a public safety issue. If one breaks down or has another issue in one of these dead zones, they can't call for help easily.
- We need to convince the major cell companies to install a tower somewhere in town that would cover the dead zones. Micro-towers may be an alternative here, but doing nothing because a tower may "ruin the view" is not a viable option.
- We should address high speed internet. Current options here are limited-to-nonexistent due to the rural nature of our town. Only the Bend has cable. And while there's a fiber-optic line serving the Library, very few of the other areas of town have that. Many houses in town are so far removed from the telephone junction boxes that DSL is impossible or extremely slow...ours didn't even meet the old FCC definition of broadband (4 megabits down), let alone the new definition (25 megabits). In the past few years, VTel Wireless has built towers in nearby areas and offers wireless internet....that's what we currently have at our house. But while we meet the current FCC definition, not everybody has line-of-sight access to these towers, plus their package plans have a monthly bandwidth limitation which effectively prevents us from using streaming services. Solving this will likely have to be part of the broader statewide action on rural Internet bandwidth.



- Most organizations in Greensboro, including and in particular the town government, are not making effective use of social media to get the word out on events, issues, and soliciting comment. This is a huge missed opportunity for the town and its organizations. I've heard some argue that Front Porch Forum is fine...but that requires an account just to read it (let alone post/comment). Facebook and Twitter do not require an account in order to read public posts. Print media is also cited by many in town, but that is very much a dying media in this day and age of the Internet. The Town and the selectboard should take a more active role on social media. It would help the town with communicating to those residents who don't get newspapers or a Front Porch Forum account and would be a quick and easy way for them to solicit feedback from town residents.
- Internet access and speed.
- Affordable Housing and related zoning.
- Central business district Central Sewer System.
- Build a fiber optic network, Need affordable housing for young families
- Singletrack mountain bike trails and to make a recreation trail around the lake to get people off the road. The upper part of Breezy Ave and the Craftsbury Road are horrible places to walk, run or bike. Fixing Greensboro's portion of the Lamoille Valley rail trail. Clean up Caspian Lake, the water quality seems to be going down. What's with the green slime?
- Waste management needs to be considered as without it several of the priorities cannot be accomplished
- Housing, Infrastructure (including septic) and Network, and Economic Development
- A bicycle touring center based in Greensboro with guided road rides of varying efforts throughout the NEK to local attractions (e.g., breweries/farms/general stores). The center could start with just guides and an assortment of routes, and perhaps some mechanical capacity to tune/repair customers' bikes. If successful, retail operations could be added (e.g., t-shirts and other memorabilia) or even bicycle rentals and/or sales. Options for a staging site within Greensboro or the Bend would need to be evaluated.
- Close the elementary school. It is absurd to keep the school open for just 90 students. They money should go to infrastructure improvements instead.
- Improve DSL – it hasn't improved since first installed.
- Bike lanes on Craftsbury road to E Craftsbury. This is a dangerous road for cyclists.
- Low-range cell towers on telephone poles on Craftsbury road.
- More housing is a top priority.
- More land conservation with the Greensboro Land Trust as a contributor.
- Keep the school open.
- Ensure safety for kids, whatever it takes.
- Housing

VII. Greater Greensboro Community Visit Participants

Nancy Akley	BJ Gray	Michelle La Flam	Bobbie Nisbet	Karl Stein
Ricky Albores	Clive Gray	Dylan Laflam	Tim Nisbet	Anne Stevens
Trish Alley	Ellen Gray	Jenn Lamm	Lyn Norris-Baker	Emily Stone
Christine Armstrong	Hal Gray	Mike Lammert	Jill O'Brien	John Stone
Lise Armstrong	Kyle Gray	Lou Lepping	Isa Oehry	Dave Stoner
Becky Arnold	Kim Greaves	Jake Lester	Matthew Parrella	Ed Sunday-Winters
Stew Arnold	Aaron Green	Peggy Lipscomb	Wendy Parrish	Patti Sunday- Winters
Emmett Avery	Della Hall	John Loeb	Charlie Peck	Tanya Thomas
Frank Baker	Rob Halpert	J Dirk Lorenz	Sabrina Peck	Sean Thomson
June Bascom	Joann Hanowski	Marian Lorenz	Alice Perron	Ginny Toner
Margaret Bellak	Kent Hansen	Rick Lovett	Nan Perron	Janet Travers
Anna Belle Loeb	Todd Hardie	Jennifer Lucas	Michael Porrazzo	Jerilyn Virden
Pal Bickford	Paula Harmon	John Mackin	Nancy Potak	Victoria Von Hessert
Susan Bickford	Amelia Hendani	Jenn MacLean	Dan Predpall	Sally Wallace
Gaj Birur	Mary Hewes	Mr. MacNeil	Emily Purdy	Mary White
Cilla Bonney-Smith	Rosann Hickey	Roy Macneil	Jennifer Ranz	Bill Whitman
Martha Braithwaite	Laura Hill	Fred Mann	Ezra Ranz-Schleifer	Juoy Whitman
T.H. Breen	Nancy Hill	Gwen Mann	Naomi Ranz- Schleifer	Sister Gail Worcelo
Penny Bretschneider	Sonja Hjorns	Nicole Mann	John Rohnert	Leslie Wright
Rob Brigham	Jane Hoffman	Meaghan Meachem	Linda Romans	Mary Young
Devin Burgess	Michael Hoffman	Mary Metcalf	Peter Romans	Sam Young
Ollie Burruss	Cathy Irwin	Mike Metcalf	Adam Rosenberg	Wayne Young
Judy Carpenter	Emily Irwin	Sheldon Miller	Maria Schumann	and many more...
Valerie Carter	Tony Irwin	John Mitchell	Janet Showers	
Ellen Celnik	Adrian Ivakhiv	Lucy Mitchell	Clay Simpson	
Pat Cohen	Matt Jerome	John Moffatt	Sara Slater	
Lynette Courtney	Jane Johns	Melissa Moffatt	Ray Small	
R Sean Craig	Janney Johnston	Dawn Morgan	Wilhelmina Smith	
Andy Dales	Ken Johnston	Rick Morrill	Mark Snyder	
Judy Dales	Shelly Junqwirth	James Murdock	Doug Steely	
Cornelia de Schepps	Ceilidh Kane	Karin Newhouse		
Connie Dormseifer	Erika Karp			
Katrina Dornseifer	Joshua Karp			
Carole Drury	Bob Kasten			
Heidi Lauren Duke	Andy Kehler			
Linda Ely	Angie Kehler			
Rick Ely	Anna Kehler			
Carol Fairbank	Carolyn Kehler			
Jed Feffer	Mateo Kehler			
Joan Feffer	Thomas Kehler			
Jim Fredericks	David Kelley			
Adam Froehlig	Nancy Kellogg			
Alison Gardner	Nancy Keyes			
Peter Gebbie	Christine King			
Karen Gowen	David King			
Auriel Gray	Sr. Kristiana			

Victoria Von Hessert, Chair of the Greater Greensboro Community Visit



VIII. Visiting Resource Team Members

Richard Amore, *Planning & Project Manager*, VT Dept of Housing and Community Devel., 828-5229, richard.amore@vermont.gov

Michael Birnbaum, 454-7834 h; 272-1027 c, mb@kfiber.net

Emily Boedecker, *Commissioner*, VT Department of Environmental Conservation, 828-1556, emily.boedecker@vermont.gov

Ollie Burruss, *Mountain Bike Program Director and Nordic Race Director*, Craftsbury Outdoor Center, ollie.burruss@craftsbury.com

Lynnette Claudon, *Chief Pollution Control Design Engineer*, VT Department of Environmental Conservation, 802-490-6226, Lynnette.Claudon@vermont.gov

Paul Costello, *Executive Director*, VT Council on Rural Development, 223-5763; pcostello@vtrural.org

Amy Cunningham, *Deputy Director*, Vermont Arts Council, 802-828-5423, acunningham@vermontartscouncil.org

Ben Doyle, *Associate Director*, USDA Rural Development, 802-922-8814; 828-6042, benjamin.doyle@vt.usda.gov

Rebecca Ellis, *State Director*, Office of Congressman Peter Welch, rebecca.ellis@mail.house.gov

Shaun Gilpin, *Housing Policy Specialist*, VT Dept of Housing and Community Devel, 828-1346, shaun.gilpin@vermont.gov

Martin Hahn, *Housing Director*, Vermont Housing and Conservation Board, 828-3259, mhahn@vhcb.org

Emily Irwin, *Land Treatment Planner and Nutrient Management Specialist*, Orleans County Natural Resources Conservation District, emily.irwin@vt.nacdnet.net

Jon Kaplan, *Bicycle and Pedestrian Program Manager*, Vermont Agency of Transportation, 802-828-0059, Jon.Kaplan@vermont.gov

Jenna Koloski, *Community and Policy Manager*, VT Council on Rural Development, 225-6091, jenna@vtrural.org

Jenna Lapachinski, *Field Service*, Preservation Trust of Vermont, 552-0659, jenna@ptvermont.org

Seth Leonard, *Managing Director of Community Development*, Vermont Housing Finance Agency, 802-652-3403, sleonard@vhfa.org

Chelsea Bardot Lewis, *Senior Philanthropic Advisor*, VT Community Foundation, 309-1513, clewis@vermontcf.org

Katarina Lisaius, *Outreach Assistant*, Office of Senator Sanders, 802-862-0697, katarina_lisaius@sanders.senate.gov

Michelle McCutcheon-Schour, *Consultant*, VT Energy Investment Company, mmschour@veic.org

Doug Morton, *Senior Transportation Planner*, Northeastern VT Development Assn, 748-1224, dmorton@nvda.net

Irene Nagle, *Senior Planner*, Northeastern VT Development Corporation, 802-424-1423, inagle@nvda.net

Jared Nunery, *Orleans County Forester*, VT Dept of Forests, Parks and Recreation, jared.nunery@vermont.gov

Erin O'Farrell, *Pathways Intern*, USDA Rural Development, erin.ofarrell@usda.gov

Danielle Owczarski, *Basin Planner*, Vermont Department of Environmental Conservation, 802-490-6176, danielle.owczarski@vermont.gov

Emilye Pelow Corbett, *Philanthropic Advisor*, Vermont Community Foundation, 802-388-3355 x230, epelowcorbett@vermontcf.org

Clay Purvis, *Director*, VT DPS, Telecommunications & Connectivity Div, 371-9655, clay.purvis@vermont.gov

Chris Saunders, *Field Representative*, Office of Senator Patrick Leahy, 229-0569, Chris_Saunders@leahy.senate.gov

Jessica Savage, *Recreation Coordinator*, VT Department of Forests, Parks & Recreation, 249-1230, jessica.savage@vermont.gov

Rebecca Schrader, *Community Programs Specialist*, USDA Rural Development, rebecca.schrader@usda.gov

Katherine Sims, *Executive Director*, NEK Collaborative, 802-673-7376, katherine@nekcollaborative.org

Misty Sinsigalli, *Community Programs Specialist*, USDA Rural Development, Office: 802-748-8746 x122, misty.sinsigalli@vt.usda.gov

David Snedeker, *Executive Director*, Northeastern VT Development Assn, 424-1417; 748-8303 x303, dsnedeker@nvda.net

Tim Tierney, *Director of Recruitment and International Trade*, Agy of Commerce and Community Devel; 505-5496, tim.tierney@vermont.gov

Abbey Willard, *Agricultural Development Division Director*, Agency of Agriculture, Food and Markets, 272-2885, abbey.willard@vermont.gov

Tracy Zschau, *Conservation Director*, Vermont Land Trust, 802-745-6301, tracy@vlt.org



Members of the Visiting Team enjoyed a briefing luncheon at the Highland Lodge before Community Visit Day forums.





**Vermont Council on
Rural Development**

PO Box 1384, Montpelier, VT 05601-1384
802-223-6091 | info@vtrural.org

<http://vtrural.org>



THE
Vermont
Community Foundation

3 Court St., Middlebury, VT 05753
802-388-3355 | info@vermontcf.org

<http://vermontcf.org>

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