

Questions submitted by the Public on the Town Hall Apartment project – for the public meeting April 24, 2024, Lakeview School, 6:30 pm.

1. What is the background of Rural Edge? What other projects has it done and what is the status of these projects (vacancy levels, demographics of renters, parking issues, noise, crime, etc.).
2. Who are the funders of the Greensboro project and what are their requirements?
3. Can the project be smaller (fewer than twenty units) and still be viable?
4. Economics of the project - \$10,000,000 for twenty units is \$500,000 per unit. A 1,000 square foot house might cost \$300,000 at \$300 a square foot construction costs. Why not build twenty new houses at \$300,000 each and save money?
5. What will be the dollar cost to the town for this project now, and also in the future?
6. Will the town sell or gift the Town Hall to RE?
7. Will RE pay property tax on the project or will the renters pay it? And what might property taxes be? (The initial estimate by RE was property taxes might be \$20,000. This seems low for a \$10,000,000 project?).
8. What are the rents expected to be?
9. Has a study been done to determine if this is the type of housing people want? Is the mix of sizes right (1 bedroom, 2 bedrooms, 3 bedrooms).
10. When was the last study done of what housing is needed and what housing is desired by renters? Is the previous study too old?
11. How can we be sure that retirees do not just take all the apartments? How can we be sure that we also get workers and families with children?
12. If Town Offices remain in the Town Hall what will be the relationship with RE? Will the town rent space and what rights will the town offices and the town have vis a vis RE going forward?
13. How much parking will the project have for apartments and what parking will be available for the town offices if they stay in the building?
14. How will septic be handled? Does it require a town wastewater system to be built or will it have its own dedicated septic field? Has a dedicated septic location been tested?
15. If the septic field goes in the triangle in front of Town Hall, what happens to the community garden, farmer's market, July 4 celebration, etc.
16. Where will recycling and the Giving Closet go?
17. How will water be handled? Use town water or have its own well?
18. Is the Grange included in this project? And if so how, and if not, what are the prospects for the building?
19. Does the project need Act 250 approval? What other State, Federal or local zoning permits does the project need?
20. Will the footprint of the main Town Hall change under this project? And what will the overall footprint look like including the main building, parking, and the added building?