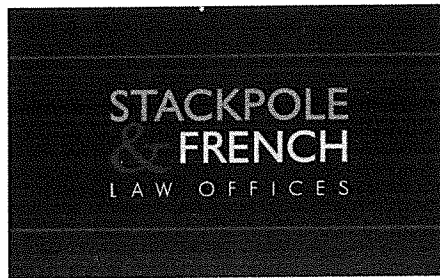


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August 13, 2024

Town of Greensboro
Attn: Greensboro Selectboard
P.O. Box 119
Greensboro, VT 05841

RE: Town Hall Redevelopment Project

Dear Greensboro Selectboard,

Our office has been retained by the Save Town Hall Coalition, which consists of a group of Greensboro Community members who share concerns over the proposed Town Hall Redevelopment Project with the entity RuralEdge. As you have been made aware, the group has gained a significant amount of community support from both year-round and seasonal residents who feel as though the Selectboard has moved forward with the project without proper outreach and without considering the potential impacts of the project on the community. This concern is shared by more than 180 Greensboro residents, as evidenced by the signed petition that was shared during the latest Selectboard meeting. As elected officials representing the people of Greensboro, this amount of opposition to the project should not be taken lightly. It is clear the community needs clarity.

We have been closely monitoring the process and the development proposal. It is evident that the Save Town Hall Coalition has brought to the forefront valid and serious concerns in relation to the project. The purpose of this correspondence is to bring the following concerns to your attention for immediate consideration:

Lack of Public Engagement and Education. A Letter of Intent was executed for the sale of the Town Hall Property to RuralEdge for an affordable housing development project before educating the Greensboro public on the details and scope of the project. It has been documented that several members of the Greensboro Community have attended meetings of the Selectboard where they have asked for informational meetings and public education as it relates to the development proposal. The public has continually asked valid and reasonable questions that have gone unanswered or have been met with hostility. This is unacceptable. The project under consideration involves public property and will impact one of Greensboro's only public spaces. Questions are warranted and answers should be mandatory. We understand that the Town Planning Commission

is just starting to undertake a Town Plan rewrite. As part of that effort, has the Town polled the community as to what type of development that they believe would best benefit the community? Had the Town sought any input from the Community as to what type of development and rehabilitation they envision for the Town Hall property? Engagement with the public up to this point has been minimal. This must be addressed.

Inadequate Project Planning. As proposed, the project will require a massive overhaul of the historic town office building, and a large addition to the rear of the building. To our knowledge, a complete site plan illustrating the proposal still has not been shared. This should have been one of the first items completed and presented to the public for consideration. Besides obvious site limitations and serious architectural hurdles, both the Selectboard and RuralEdge have failed to consider the impact on municipal facilities, or in Greensboro's case, the lack thereof. The Save Town Hall Coalition has requested that the Town require an Impact Analysis Study to be completed prior to the execution of a formal Purchase and Sale Contract. This study should investigate whether the Greensboro Community can effectively support this type of housing project. Availability of appropriate medical care, public transportation, grocery stores, schools, pharmacies, and other related necessities need to be considered to determine whether this type of project can integrate successfully in a community like Greensboro. When our office visited Greensboro for the Town Hall tour, it was starkly evident that the facilities in and around the Village of Greensboro are drastically inadequate to support a development of the type and size. In fact, I believe this project would be a disservice to the people it is designed to serve.

Transparency Problems. The Selectboard has held most of the meetings relating to this project in a deliberative or "closed" session. This has led to questions relating to the timeline of the project and when (and in what manner) the project will move forward. This ambiguity, coupled with the hostility towards questions relating to the project has led to feelings of mistrust, and concealment. Since the project relates to public property, the Selectboard should be making transparency a top priority. We would like to remind the Selectboard that the Vermont Open Meeting Law applies to all meetings of the Board and compliance with the law is required.

Procedural Concerns. Throughout the various meetings relating to this project, it has been unclear as to when exactly a formal Purchase and Sale Contract will be negotiated and whether that would occur before or after a Town vote. The Selectboard has not discussed whether they will put the sale to a vote at a Special Meeting or at Town Meeting in March of 2025. If the Selectboard does not intend to put the sale to the vote by their own choice, then that should be made clear, so that the legal voters of Greensboro can petition for a vote. Throughout our initial review of the Selectboard's procedural process, we have identified several significant legal concerns that need to be addressed.

Additional Questions for the Selectboard: In closing, we ask that the Selectboard consider the following related questions specific to the proposal:

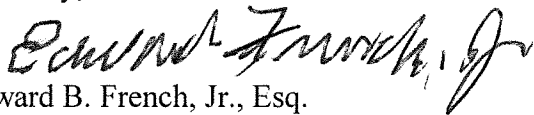
1. Will the sale of the Town Hall Property to RuralEdge be put to a vote by the Selectboard?
2. When will the vote occur?
3. Will the Town require a Project Impact Analysis prior to the execution of a Purchase and Sale Contract?
4. Will the Town Offices remain in the building, or will they be relocated?
5. Where will the Town Office be relocated?
6. What are the anticipated tax implications of the proposed development?
7. Will the Town Green still be accessible for events such as farmers' markets after the construction of an on-site sewer system?

8. How does the proposed project fit into the overall objectives of the Town Plan?
9. How much is the property being sold for and what will the proceeds be used for?
10. When will a Purchase and Sale Contract be negotiated?

11. Is RuralEdge willing to share their Vermont Housing and Conservation Board Grant Submission Package as a matter of transparency.

We appreciate your time and attention to this important matter. We look forward to your thoughtful consideration and to your written responses to the questions above by August 30, 2024. Furthermore, we all look forward to a the Selectboard setting up a public meeting to discuss these issues in more detail.

Sincerely,



Edward B. French, Jr., Esq.
Counsel for the Save Town Hall Coalition

cc. Kevin Kite, Esq.