

**APPROVED SPECIAL MEETING MINUTES - NOVEMBER 13, 2024**  
**TOWN OF GREENSBORO PLANNING COMMISSION**  
**GUCC & via ZOOM**

MEMBERS PRESENT: Kent Hansen, Christine Armstrong

ABSENT MEMBERS: Janet Patterson, Brett Stanciu (ZA, ex-officio member), Kelli Story, Alexis Mattos

OTHERS: Liz Steel, Jennifer Ranz, Dede Stabler, Sandra McLeod, Andrea McLeod

1. CALL TO ORDER: 10:15 AM

Community Survey and Town Plan Discussion

In the meeting, Kent led a discussion about the community survey results and the town plan.

- The survey had been completed by 243 people, with 165 being full-time residents and 167 voters.
- It was emphasized that the survey was the first step in creating the new town plan, which aims to be completed by town meeting 2026.
- The group also discussed the sentiment of the town and the other issues that were raised, such as healthcare. However, it was noted that some issues might be beyond the town's governance scope.
- The team will take the next steps, with a summary document to be released in December and meetings to be held after the 1st of the year.

Balancing Taxes and Meeting Town Needs

- The group discussed the challenges of balancing property taxes with the need for more services and staff in the town.
- Lack of urgent care facilities and access to healthcare specialists are concerns, with a suggestion for a mobile clinic.
- The idea of a community center to host social activities and provide meals was proposed.

Town Governance, Communication, and Services

- Discussion regarding town governance, communication, and services with recurring themes of better communication, more transparency, and improved governance.
- Discussion of the importance of preserving open spaces and the need for a climate action plan was brought up in the Survey results.
- Other survey results were the need for better infrastructure, such as sidewalks and bike lanes, and the desire for more economic development and job opportunities. One member noted that a local car/taxi service could be an idea for a small business opportunity.
- The conversation ended with a discussion on the importance of preserving the town's natural resources, particularly lake and water quality.

Managing Septic Systems and Wastewater

- Discussion of the challenges faced by the town in managing septic systems and wastewater. The town had applied for a grant to address the issue and had considered various sites for a filtration system. Only one was deemed viable at the Catholic Church but negotiations for access to the land were unsuccessful.
- Survey results highlighted the need for better infrastructure to manage heavy rain and reduce the impact on lakes and roads.
- The group emphasized the importance of community input in decisions affecting natural

resources and the need for transparency.

#### Residential and Commercial Development Discussion

- Discussion about the need for residential development in Greensboro, focusing on affordable housing and smaller projects with some limited commercial development, particularly restaurants and cafes.
- Discussion of the Bend Revitalization Project in conjunction with Preservation Trust Initiative and the potential for a community center and duplex in the Methodist Church.
- Discussion of a grant researcher for the town to help with identifying potential funding opportunities.
- The survey results were in favor of imposing a 1% local option tax on rooms, meals, and alcohol paid by the consumer, a potential revenue source for the Town.

#### Recreation Activities

- Discussion of the town's recreation activities and previous plans to hire a part time recreation director. Instead, the recreation committee could organize events with sponsorships from various groups.
- A group member thought that there is a misconception about the HCA being a community gathering space in that HCA is not a Town facility but is a private enterprise.

#### Greensboro Living Pros and Cons

- Discussion about the pros and cons of living in Greensboro: affordability, small-town dynamics, and communication. Other issues identified were a perceived divide between residents, locals and summer people, high taxes, a lack of communication from the town government; a lack of affordable and accessible housing, limited environmental conservation, and the desire to preserve Greensboro's small-town character.

#### Addressing Water Quality and Town Planning

- Discussion of efforts to address water quality issues in Caspian Lake caused by agricultural runoff and phosphorus pollution. Key points include: the town's Conservation Commission and Watershed Stewards group are working on education programs for landowners on mitigating stormwater runoff; there are also plans to plant trees as buffer zones along priority road segments identified as major sources of phosphorus runoff; plus engaging farmers to leave vegetated buffers along streams would help reduce pollution.
- One group member noted that large development projects should be considered for their impact on the local infrastructure and the future vision for the town.

Meeting adjourned at 12:15 PM.

Next regular PC meeting will be on December 3, 2024.

C. Armstrong,  
Clerk