

## Meeting Minutes – PC Housing Sub-Committee (10/30/2024)

Attendees: Kent Hansen, Mateo Kehler, Sarah Lammert, Liz Baum, Bill Berman, Mary White, Jan Twerseisch

Absent: Naomi Ranz-Schliefer, Jennifer Ranz, Jay Barrett, Dede Stabler

Members of the Public: Eric Hanson

### Quick recap

The team discussed wastewater disposal, housing development, and potential zoning changes in Greensboro. They also discussed potential sites for housing development, including a parcel of land on Shadow Lake, and considered the implications of Act 250 and the new Act 181. The conversation ended with discussions on the issue of 10-acre zoning, and the introduction of a new approach to community conversations based on the 3 Practices organization.

### Next steps

- Kent to invite Wendy from Rural Edge to speak to the committee about ADUs at the next meeting
- Liz to reach out to Community Housing Forum about their planned ADU presentation
- Kent to connect Hoyle Tanner with NVDA for mapping project
- Mateo to put Mary in touch with Clarice from Vermont Land Trust
- Kent to call Vermont League of Cities and Towns about town taxing policies for housing incentives
- Kent to reach out to Dave Stoner about Shadow Lake land research
- The Greensboro Planning Commission intends to schedule a community meeting on zoning in February/March.

### Summary

#### Charge from GPC (Greensboro Planning Commission)

Kent reported that the GPC is expected to create a charge for the Housing Committee at their next meeting on November 11th.

#### Wastewater Disposal and Town Hall Project

Kent, Eric, and Mateo discussed the potential use of the Perron Farm for wastewater disposal. Eric explained that the farm could potentially accommodate up to 6,500 gallons per day. If the daily volume is > 6,500 gallons per day it would require a more complex and costly permit process. He also mentioned that the town has been granted around 3-4.8 million dollars for a wastewater system, which needs to be spent by 2026. The team learned that the select board would need to decide, if testing is successful, whether the Perron wastewater project would be for general Greensboro Village use or for the Rural Edge project. Eric suggested that the consulting engineers could design a system to accommodate the Town Hall project and potentially other users, but this would need to be done quickly due to the time constraints.

### ADU Information Meeting and Forum

Kent proposed organizing an information meeting in Greensboro about ADUs (Accessory Dwelling Units) in February. He suggested having Wendy, the Homeowner Services Manager at Rural Edge, talk to the committee first to answer questions. Bill confirmed that ADUs were also on the agenda for the Community Housing Forum and that they had previously generated

significant interest and grant applications. The team agreed to have Wendy discuss ADUs at their next meeting, and then decide on the best approach to avoid duplicating efforts with the Community Housing Forum.

#### Integrating Mapping Data for Housing

There is consensus that integrated mapping data to identify suitable areas for housing development in Greensboro is key. Kent is working with NVDA on a new map that can show potential housing locations. Mateo suggests incorporating soil data from Hoyle Tanner to identify areas with suitable soils for septic systems. Eric notes that to receive funding for any potential development, the town must own or have a permanent easement on the property, not just a lease.

The group agrees to connect Hoyle Tanner with NVDA to overlay the soil data on the new map. Our goal is to propose zoning changes to allow higher density development in areas with appropriate soils and along town roads.

#### Act 250, Act 181, and Zoning

Kent discussed the implications of Act 250 and the potential for reducing the 10-acre zoning around villages to promote additional housing. He mentioned that the new Act 181 aims to encourage both economic development and housing in Vermont, and that per DEC it will allow up to 9 more units within 5 miles and also allows subdividing of up to 6 lots within 5 years. Kent also noted that the regional planning groups are under pressure to align their plans with the new Act 181. Lastly, he mentioned that the current Greensboro PUD (Planned Unit Development) regulations, which require clustering of 3 or more housing units can offer a “density bonus” in exchange for public benefits.

#### Land Trust Updates and Opportunities

Mateo shared his conversation with Clarice Cutler from the Vermont Land Trust. Clarice is reviewing the covenants for 12% of conserved lands under the Vermont Land Trust’s easements, which she expects to complete by February. Mateo also mentioned that some of these easements may have potential carve-outs for additional housing. Mary, a member of the Greensboro Land Trust board, expressed interest in discussing more flexible language for future easements. Mateo agreed to connect Mary with Clarice for further discussion.

#### Housing Development Sites Discussed

Mateo discussed two potential sites for housing development in Greensboro. One is a parcel of land on Shadow Lake owned by the Vermont Land Trust, which may have some restrictions on development. The other is the Greensboro town green off Breezy Avenue, also owned by the Vermont Land Trust but not conserved. Mateo is waiting for information from Dan at the Vermont Land Trust about any deed restrictions on developing the town green property. There are also questions about whether past tiling and drainage work on the town green land would impact the ability to install septic systems for housing. Kent notes the town green would fit well within the definition of village infill development. Mateo expressed concern that developing the town green could be controversial, but also recognizes it is open space in the village center.

#### Housing Projects and Community Development

The team discussed various housing and community development projects. They considered

surveying other Vermont towns on their tax policies to incentivize or disincentivize housing, with Kent planning to reach out to the Vermont League of Cities and Towns for assistance. Bill mentioned a potential deal for the Headwaters Land Trust involving Saplings and the land it is on.

#### 10-Acre Zoning and Community Viability

Conversation moved to the issue of 10-acre zoning in Greensboro and its impact on the community's viability. Mateo expressed his strong opposition to the current zoning system, arguing that it has been a disservice to the town's development and has kept lower-income working people out. He favors a radical change in the policy or its complete removal. Bill shared an article about four towns in Southern Vermont working together to increase housing, suggesting that a similar approach could be beneficial. Kent mentioned that the planning commission is planning community conversation meetings on specific issues raised by the recent survey, including zoning, early next year.

#### New Approach to Community Conversations

Sarah introduced a new approach to community conversations based on the 3 Practices organization, which she found beneficial for managing local conflicts. Bill suggested that Sarah connect with Liz Steele, who is already engaged in communications related to the town hall.

#### Other Business

Jan mentioned his interest in looking at abandoned homes as potential opportunities for development. He also mentioned his discussions with parcel owners and plans to clean up the small parcel behind Willy's.

NEXT MEETING Date in early December.