



Alana Hislop, 5<sup>th</sup> Grade, Lakeview Union School

What do *you* see?

Take the Greensboro Community Survey

Respond by: July 11th

The Greensboro Planning Commission is writing a new Town Plan. Now is the time for you to weigh in on residential and commercial development, renewable energy, natural resources, community character and more!

***Everyone* in every household should respond.**

Go online:

[www.surveymonkey.com/r/GreensboroVT3](http://www.surveymonkey.com/r/GreensboroVT3)

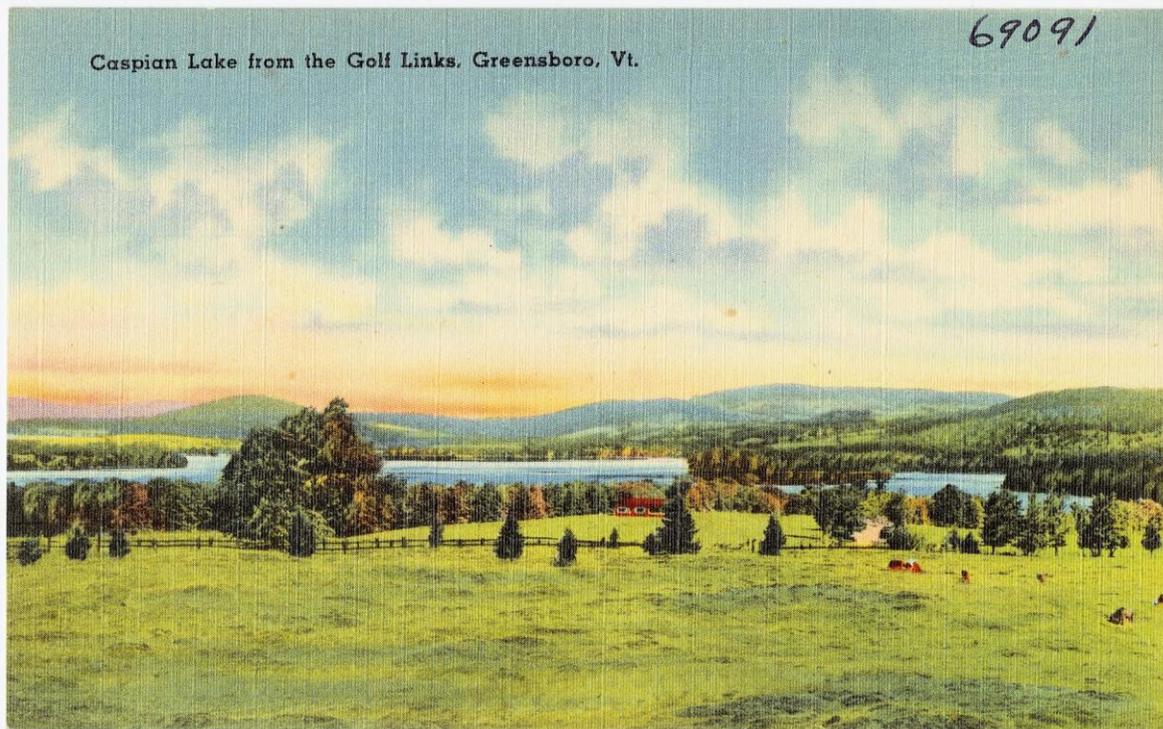
OR get a paper copy at: Greensboro Town Clerk's Office  
Smith's Grocery • Willey's Store • Greensboro Free  
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United Church of Christ

**Questions:** Contact the Greensboro Planning Commission at  
533-2148 or [joe@woodburymountain.com](mailto:joe@woodburymountain.com)

(The survey is made possible through a Municipal Planning Grant from the Vermont Agency of  
Commerce & Community Affairs)

# Working in Greensboro

An Assessment of Employee Housing, Commuting, and Quality of Life



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**Spring 2017**

(\*Image credit Pub. by Riverside Paper Co., Burlington, Vt. "Tichnor Quality Views", Wikipedia)

# Report Summary

## Project Overview

Students enrolled in Geography of Vermont (GEOG 61), a service learning course at the University of Vermont, partnered with the Greensboro Planning Commission to conduct research on the employment and residential geographies of employees who work in Greensboro. The purpose of this survey was to gather information on housing, commute to work, and residential satisfaction from Greensboro employees in order to assist with town planning efforts.

## Methods

Students designed, distributed, and analyzed an online survey of Greensboro employees. In preparation for the survey, students met with employers and members of the Planning Commission in Greensboro, and conducted a tour of the town. We also drew on economic, commute, income, and household information from the US Census to inform the survey. The survey focused on demographic information including age, employment situations, income, town of residency, housing and household situations, and transportation methods. The survey also asked respondents to explain their housing and residential preferences, and posed questions about people's preferences such as where they would like to live and where they would like to work if given the choice.

## Findings and Recommendations

Our research found that the town of Greensboro lacks affordable housing for its employees. However, we also found some employees would prefer not to live in Greensboro due to a complex set of reasons. Employees drive long distances to Greensboro. We recommend that town leaders take a regional approach to affordable housing and transportation planning. We also recommend that the Greensboro planning commission consider services and amenities as community culture issues. Greensboro and the surrounding area lack satisfactory cell service. Survey respondents reported a need for more services in the community, such as stores, restaurants and places to socialize. A few respondents perceived that surrounding communities had "better" schools. With these findings in mind, our broader recommendations and areas for future research in Greensboro include making affordable housing available in creative ways, lobbying and creating public solutions for increased cell service, promoting more services and amenities, developing innovative transportation options for employees and residents, promoting school successes, and conducting additional research on the needs of year-round residents.

## Introduction

The Greensboro Planning Commission partnered with the Department of Geography at the University of Vermont to design a service learning opportunity for first year students that would also provide research assistance to the PC. In Spring 2017 Geography of Vermont (GEOG 061 A), students conducted research on employees who work in businesses and institutions located in the town of Greensboro. The goal was to gather information on housing affordability and satisfaction, commute to work, and perceptions of Greensboro and surrounding communities. The analysis aims to assist the town of Greensboro as they create their next town plan. This report includes an overview of our background research, summarizes our methods and the results of our survey, and contains an analysis of our research findings. The report closes with an analysis of housing opportunities in Greensboro and our recommendations for future planning efforts.

## Methods

We designed an online survey to research the question: does Greensboro need additional affordable housing? The survey was distributed only to people who are employed in the town of Greensboro. Employers in Greensboro emailed the survey to their employees (in one place of work, paper copies were provided). The survey was developed after preliminary research and a visit to Greensboro, as well as after consultation of housing and income data from the U.S. census. It was designed to assemble demographic information including age, employment situations, financial situations, town of residency, housing situations, and transportation methods as well gain information on personal preferences such as where they would like to live and where they would like to work if given the choice. The research was conducted with the approval of University of Vermont's Institutional Review Board. The survey did not gather names, gender, or places of work in order to protect the identities of respondents.

The resulting data were statistically analyzed and graphed with the aid of Excel and the SPSS 23 statistical software package. The narrative data were hand coded to identify themes and differences. We also used other resources to analyze the affordability of housing and transportation for fictionalized people made up of a composite of real respondents to the survey. The recommendations we offer are based on our findings and the result of many group discussions about the significance of our findings.

## The Greensboro Community: Work, Housing, and Landscape

Greensboro is a small, rural town in the Northeast Kingdom of Vermont. There are two town centers (Greensboro and Greensboro Bend), each with a few essential businesses. Greensboro has a limited number of employers and job positions. Jasper Hill Farm, a cheese company, has the most employees in the town, with more than 80 employees. The Lakeview Elementary

School employs about 30 to 40 full and part time employees. The Greensboro Nursing Home has about 30 full and part time employees. Willey's Store, the general store in the center of town, has about 20 employees, most of whom are part time. The Hill Farmstead Brewery employs about 15 to 20 people. The Town of Greensboro employs seven or eight full and part time employees. Other businesses employ only one to three people. Many of the employees in Greensboro are from surrounding towns and towns far away. The majority of Greensboro residents commute to work from other towns, with an average commute time of 23.1 minutes. The residents generally travel to work in cars, trucks, and vans.

Greensboro has a population of 762. The town is not racially diverse; 96.7% of residents identify as white. Greensboro's population rises seasonally, attracting many who spend their summer vacations near and on Lake Caspian. These visitors and seasonal residents pursue hobbies such as sailing, golfing, hunting, fishing, and camping. Some of these residents retire to Greensboro homes and bring a lot of money into the town. The average family income is \$73,000 per year while the average value of Greensboro houses is \$190,800. Greensboro is a classic small New England town with a rural and natural feel that many people seek out for its beauty.

## Findings

We received **87 fully completed responses** to our survey. The respondents are diverse in terms of income, commute times, and their perceptions of Greensboro and preferences for housing. Below we share the findings from the survey. In the Analysis section, we explore how these findings may be put into context and offer a few recommendations in the Implications and Recommendation section.

### **Survey Respondents by Age, Household Size, Marital Status, and Dependents**

Greensboro employees who responded to the survey are **spread across the age spectrum** (Figure 1). The single largest category of respondents are 23-33 years old (35.4%), but we have representation from all age categories. There is an almost equal split between respondents who are married/in a civil union and those who are not married (Figure 2). The majority of Greensboro employee respondents live in a two-person household (Figure 3). In addition, the majority of the employees live with no dependents (Figure 4).

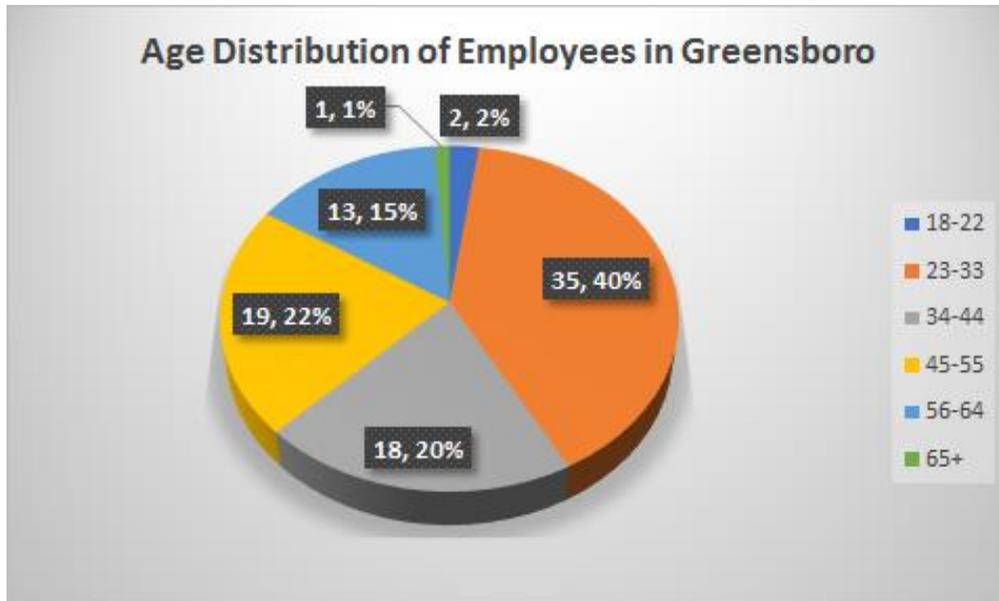


Figure 1. Age distribution of survey respondents

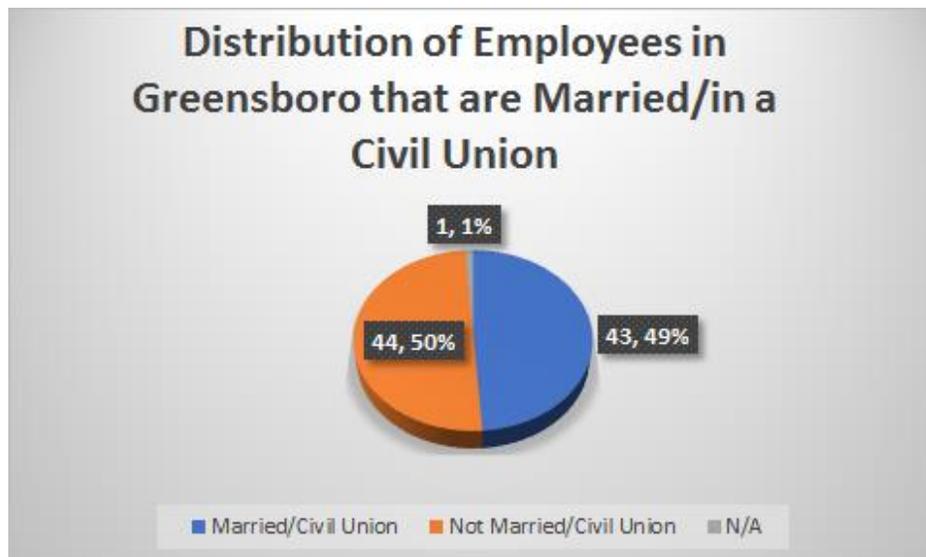
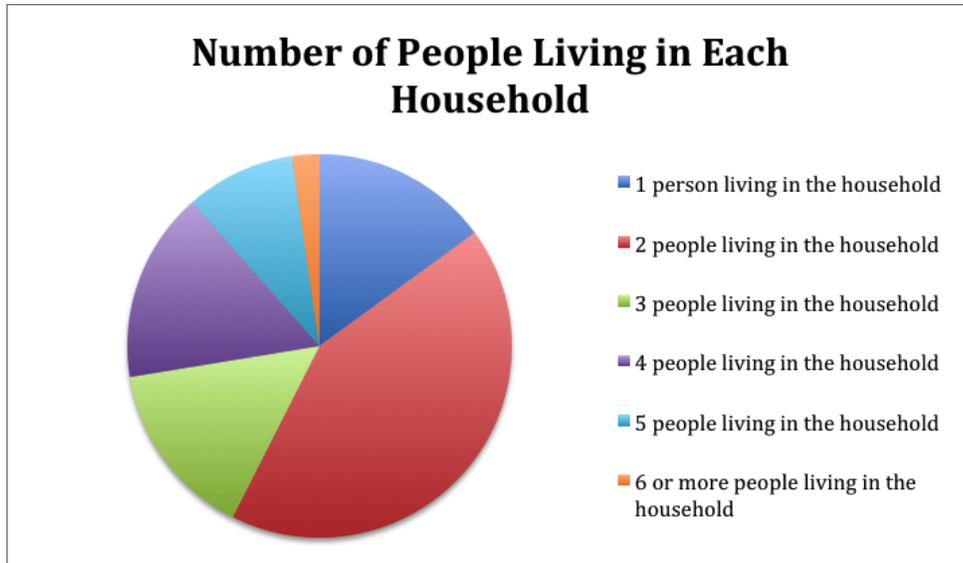
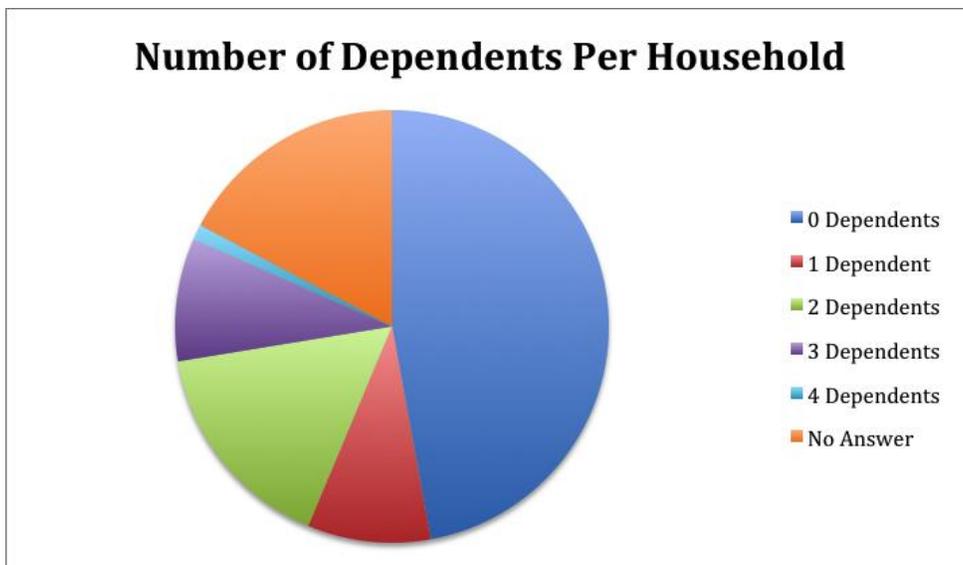


Figure 2. Percentage of Greensboro employee respondents by relationship status



*Figure 3. Number of people in each Greensboro employee household*



*Figure 4. Number of dependents living in each Greensboro employee household*

### Respondents by Childhood Geography

We found that about **only about half the Greensboro employees grew up in Vermont**, and of these people, the majority grew up in a town 21-50 minutes away from Greensboro (Figures 5 and 6). Only one person who responded to this survey grew up in Greensboro. Employees, therefore, have been drawn to the area from elsewhere.

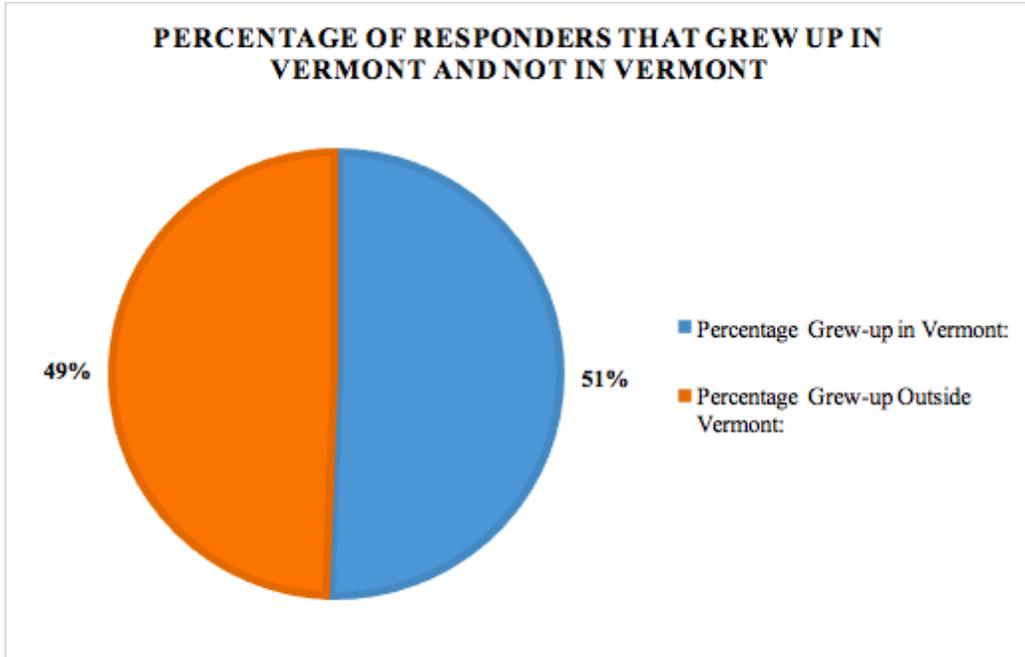


Figure 5. Percentage of Greensboro employees who grew up in Vermont

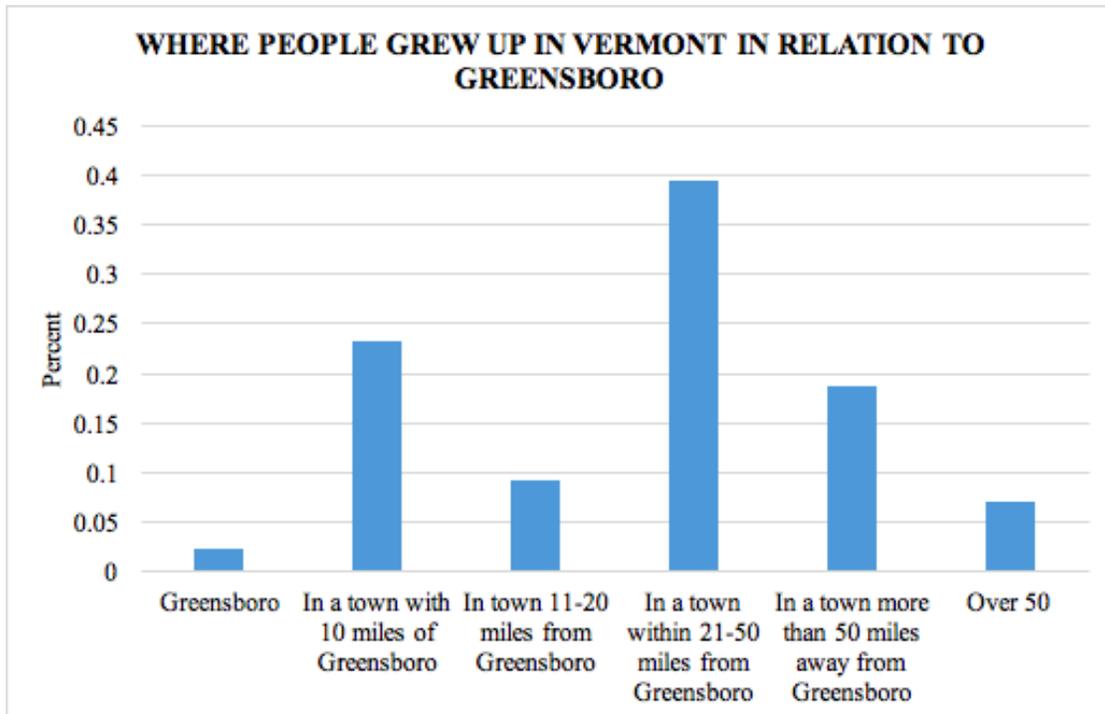
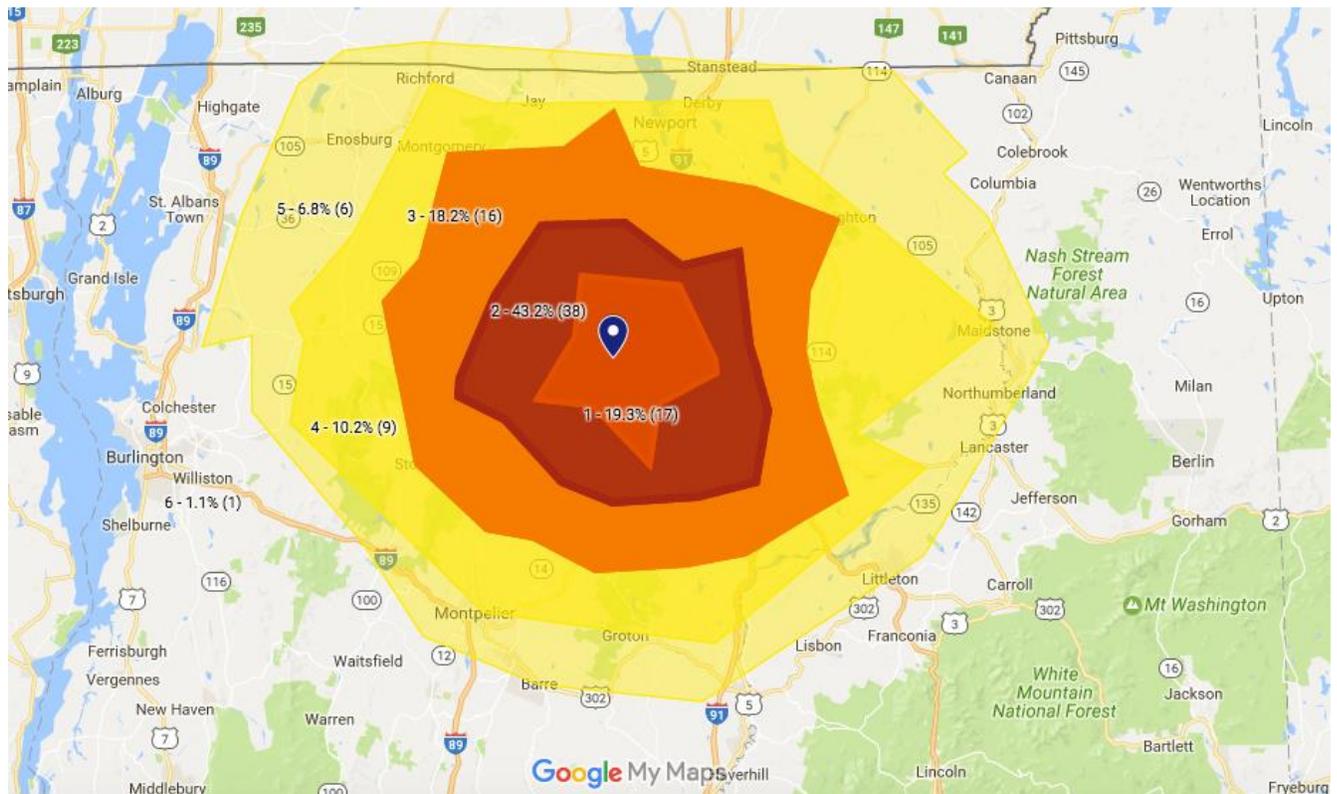


Figure 6. Location of childhood home of those who grew up in Vermont

## Where Greensboro Employees Live Now

**Greensboro employees who participated in this research live in 29 towns spread over the northern half of Vermont.** We grouped housing locations into zones to show the concentration of employee residents by distance from Greensboro (see Figure 7). Greensboro occupies zone 1 and all other zones radiate out from this point. This map's primary purpose is to show the general locations of Greensboro's workers and the distances they must go to get to work, while still keeping the worker's anonymity. Each section (apart from section 6 to keep anonymity) has been assigned a color in correlation with the population that exists there -- the darker the color, the larger the population. Essentially, the data show that the majority of the working population for Greensboro lives within Sections 1-3 (80.7%). This means that the most workers live either 0 to 3 towns away from Greensboro. Overall, we found that the most common towns of residence for Greensboro employees are Greensboro and Hardwick/East Hardwick.



*Figure 7. Residence zones of Greensboro Employees*

### Figure 1 Residential Zones Legend:

Greensboro: 19.3% (17 people)

Zone 1 (towns contiguous to Greensboro): 43.2% (38 people)

Zone 3: 18.2% (16 people)

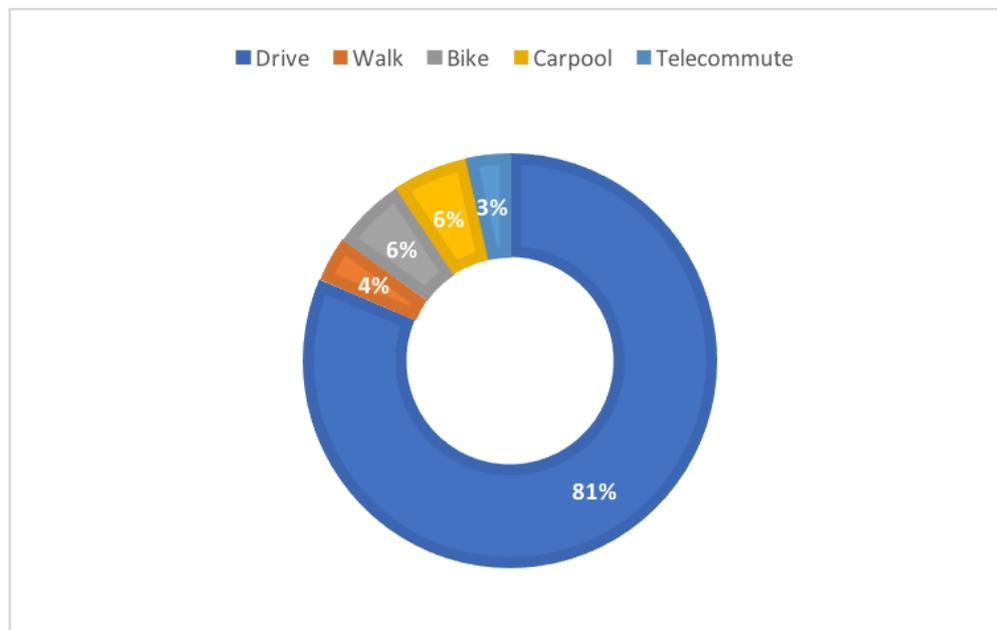
Zone 4: 10.2% (9 people)

Zone 5 (Distant towns in Vermont): 6.8% (6 people)

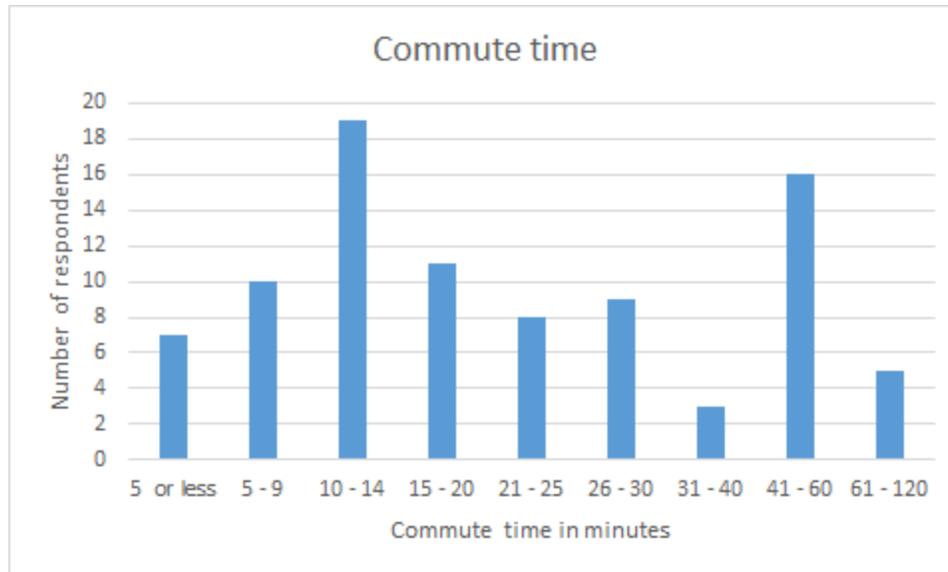
Zone 6 (Out of state): 1.1% (1 person)

### Getting to Work and Commute Times

The survey asked respondents to explain how they travel to work. **A large majority of Greensboro employees (81%) drive their own car to work.** A small number of people travel by other means: 3 people walk, 5 people bike, 5 people carpool, and 3 people telecommute. Many of the people that use a form of transport also drive on occasion to work. This suggests that driving is the most convenient form of transportation for the people of Greensboro, with the other options only being used sometimes. The time it takes for employees to travel to work from their homes varies considerably (Figure 9). **It should be noted that 30% of the survey respondents (24 people) drive for between 31 minutes and two hours to get to work (16 people report a 41-60 minute commute and 5 people said they drive between one and two hours, one way to get to work).**



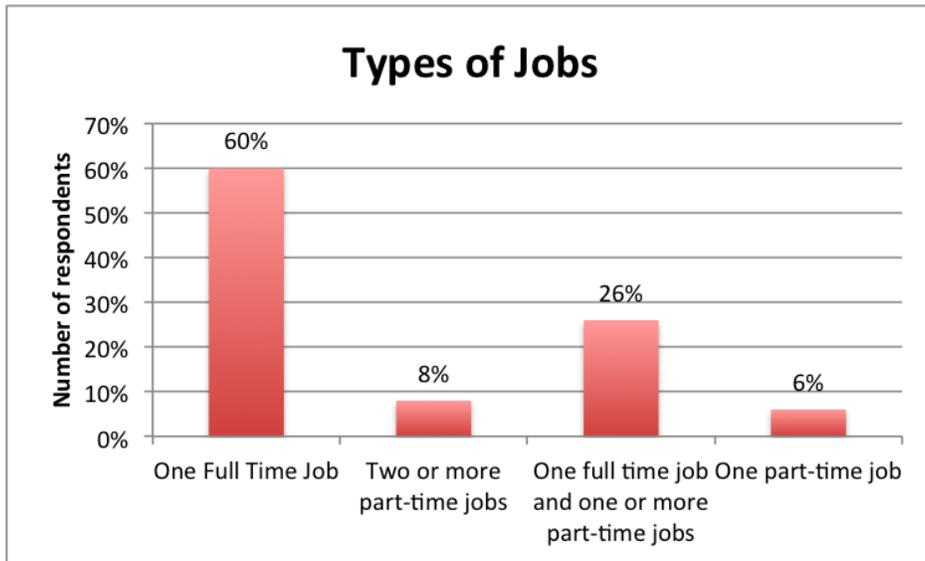
*Figure 8. How survey respondents travel to work*



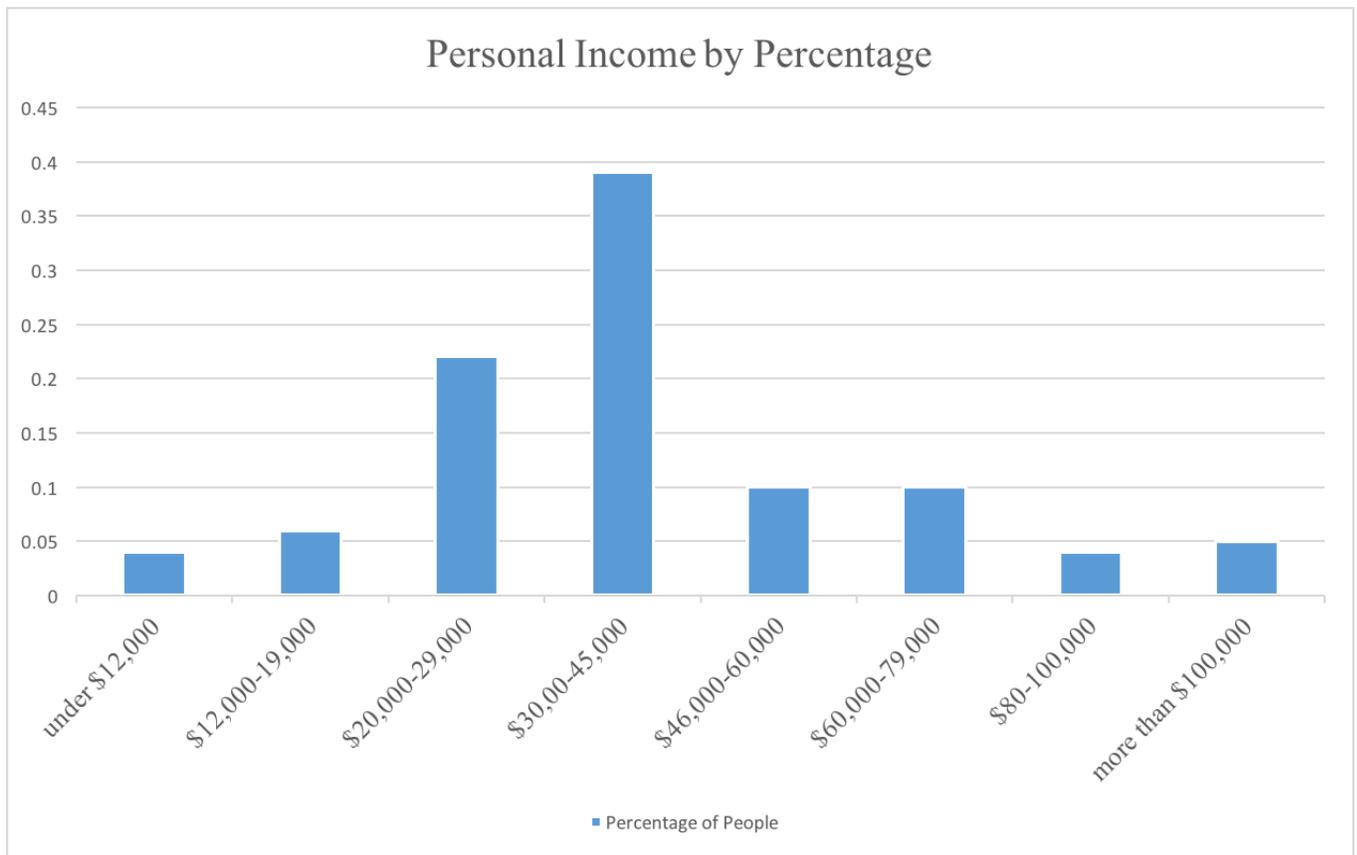
*Figure 9. Commute time to work in winter*

### **Respondents by Employment Type, Income Category, and Percent of Income Spent on Housing**

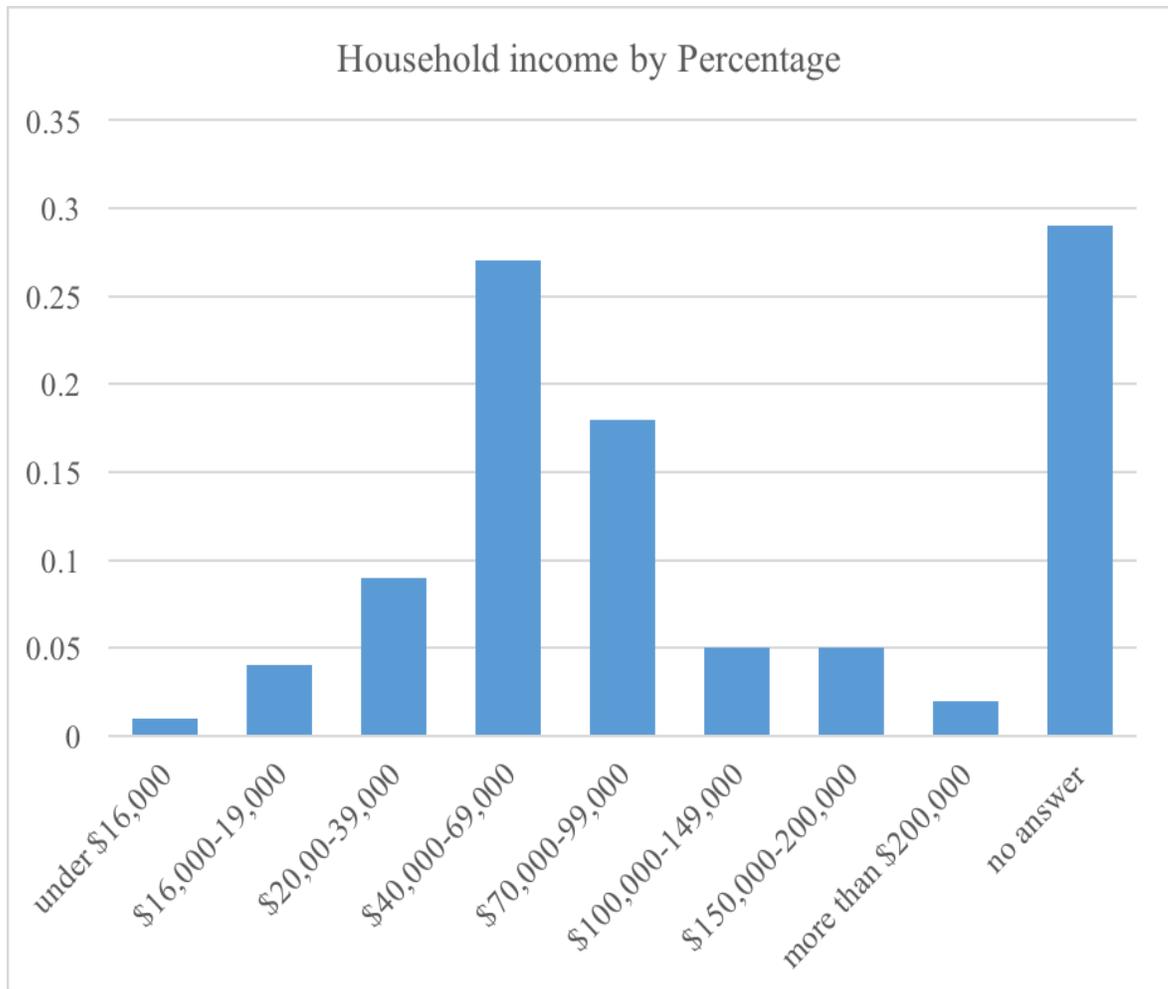
We found that the majority of Greensboro employee survey respondents (60%) have one full-time job. However, **over a quarter of respondents have one full-time job and one or more part-time jobs**, and a small number of people have either two or more part-time jobs or one part-time job (Figure 10). The majority of the respondents work year-round at their job in Greensboro. **The most common personal income bracket for Greensboro employees is \$30,000-\$45,000 per year**, and the next common income bracket is \$20,000-\$29,000 per year (Figure 11). **The most common income bracket for households is \$40,000-\$69,000 per year**, and the next common income bracket is \$70,000-\$99,000 per year (Figure 12). **The percentage of personal income spent on housing varies greatly among survey respondents** (Figure 13). However, it is important to note that **thirty percent of respondents spend more than 31% of their income on housing**.



**Figure 10. Number of jobs held by Greensboro employees**



**Figure 11. Personal income categories as a percentage of respondents**



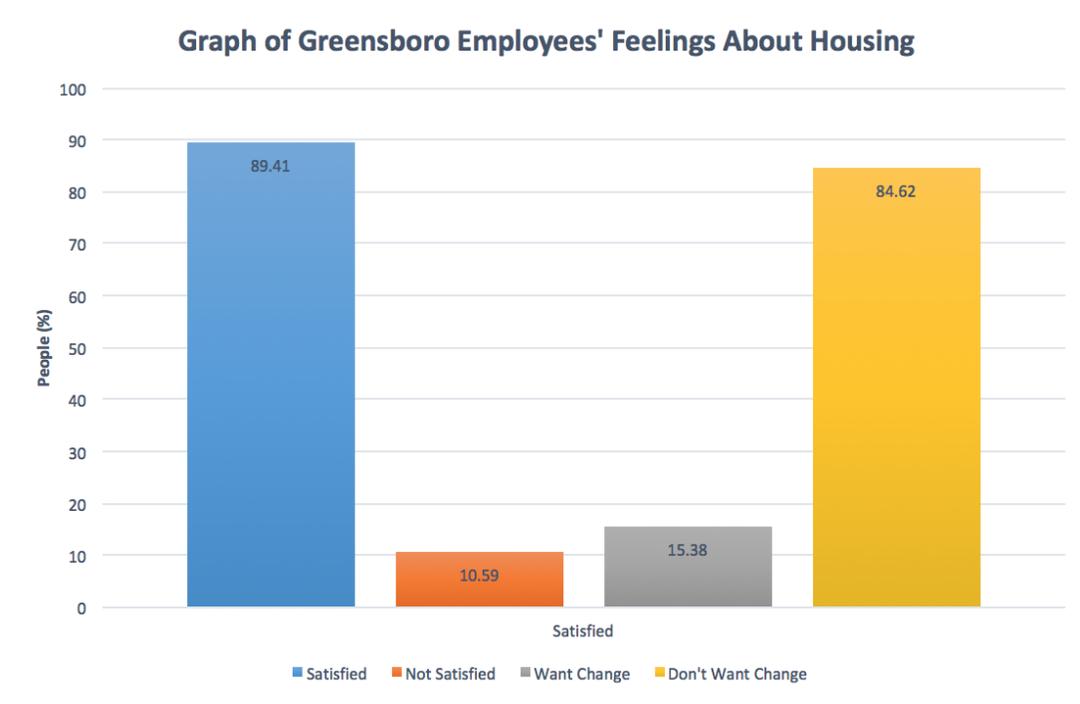
**Figure 12. Household income categories as a percentage of respondents**



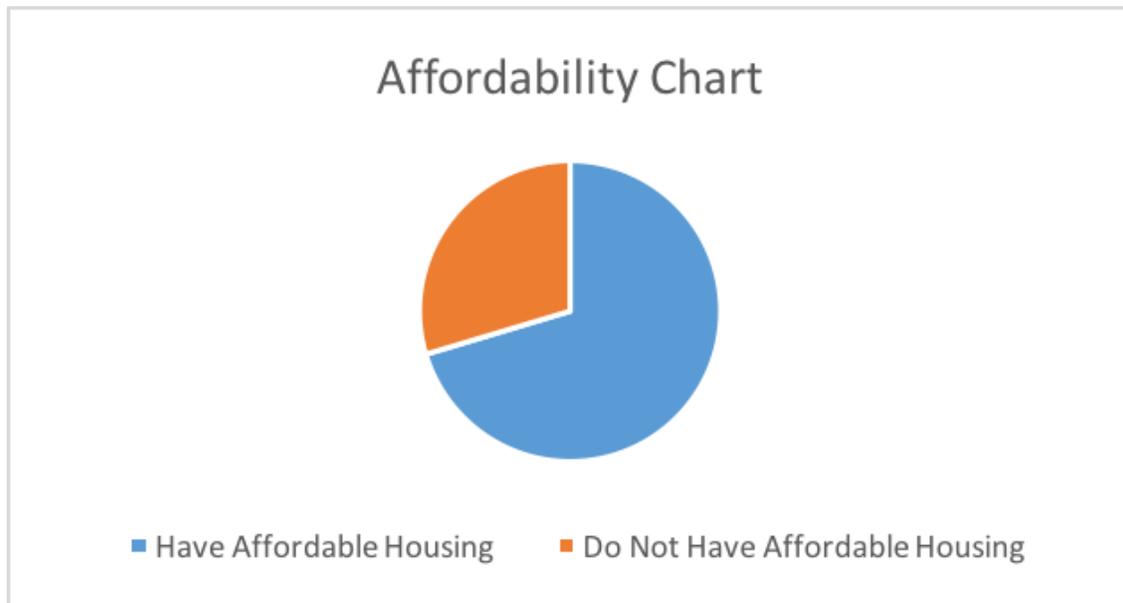
*Figure 13. Percent of personal income spent on housing expenses*

### **Housing Type, Satisfaction and Affordability**

Nearly all survey respondents live in single family homes. The next most popular housing type is an apartment or duplex. Most are satisfied with their current housing situation and would not want to make changes (Figure 14). We found that 65% of Greensboro employees are the sole supporters of their household with no dependents contributing towards any bills and 35% live with dependents contributing towards bills. In addition, **70% of these employees find their living situation fairly affordable, while 30% find their living situation not affordable** (Figure 15).



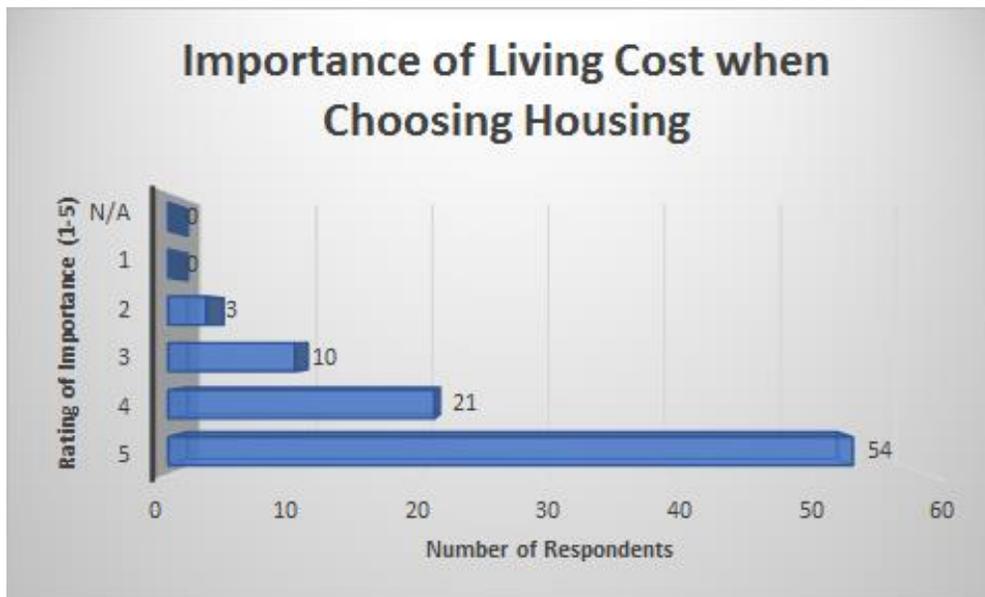
**Figure 14. Satisfaction with housing and desire to change housing as percentage of respondents**



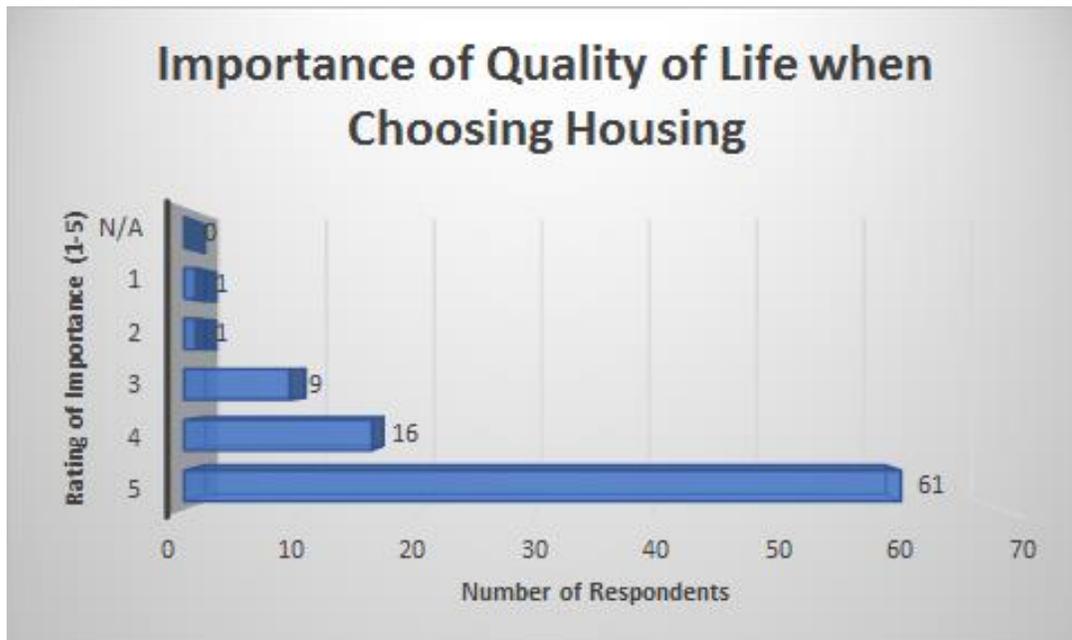
**Figure 15. Percentage of people who said their housing is affordable or not affordable**

## Factors Survey Respondents Weigh When Choosing Housing Location

More than half of survey respondents rank cost of living and quality of life as very important factors when considering where to live. Environmental factors and living near friends and family were less important to most respondents. Figures 16-19 show how each quality was rated on a scale of 1-5, with 5 being very important and 1 being not important at all.



*Figure 16. Importance of living costs in choosing housing*



*Figure 17. Importance of quality of life factors costs in choosing housing*

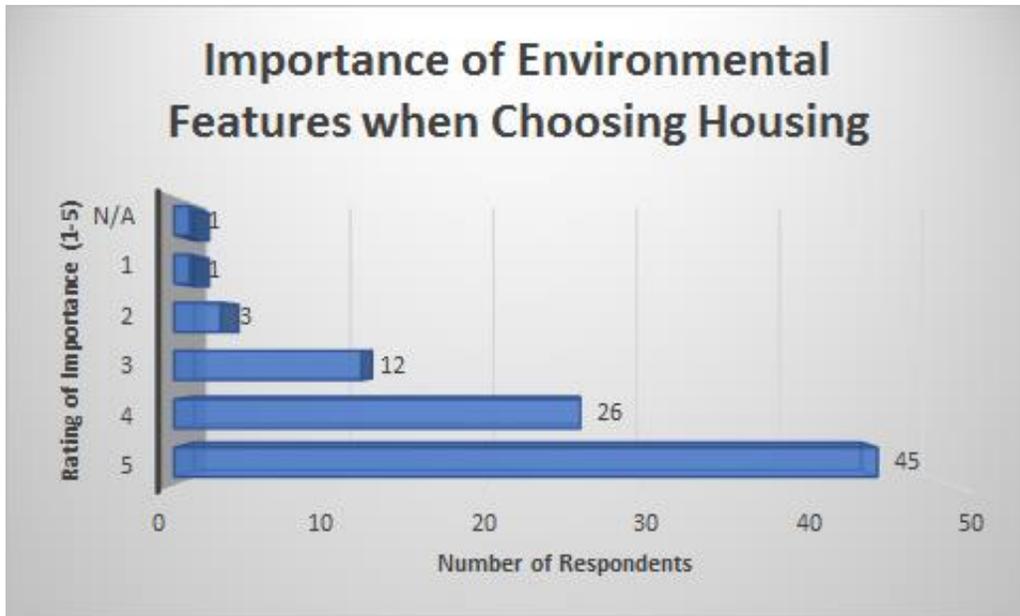


Figure 18. Importance of environmental features in choosing housing

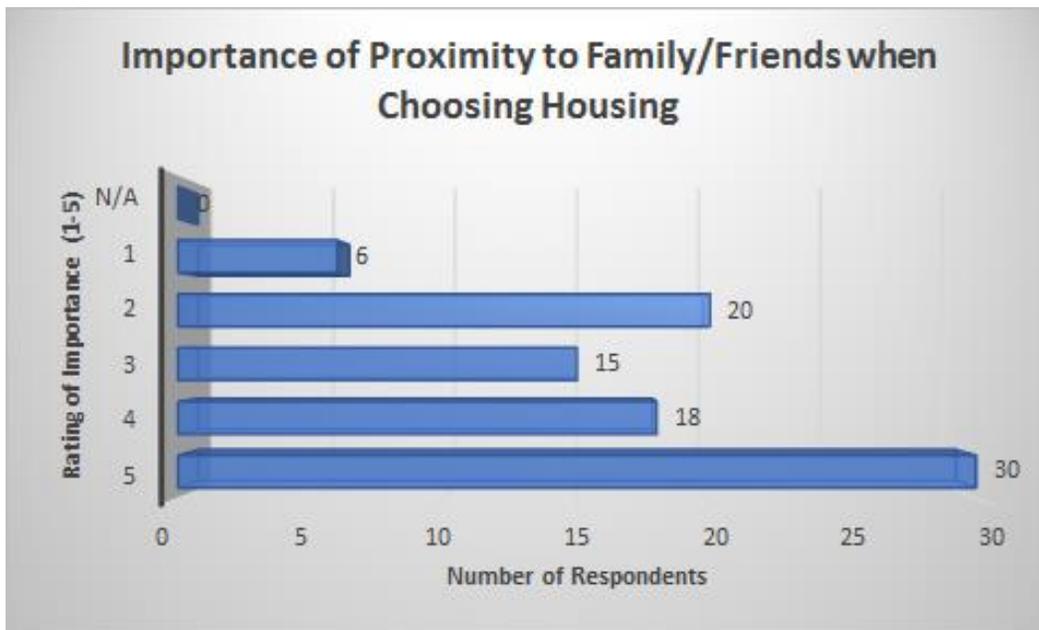


Figure 19. Importance of proximity to friends and family in choosing housing

## Where Greensboro Employees Would Prefer to Live

We asked survey respondents three specific questions to better understand their residential preferences. We asked everyone the general question: **“Ideally, would you prefer to work in the town you live?”** We then asked employees who do not live in Greensboro **“If you could find suitable housing you could afford, would you like to live in Greensboro?”** Finally, we asked everyone, **“If you could live anywhere, where would it be?”** Together, answers to these three questions illuminate the complex factors that go into residential and work decisions.

We found that **just over half of Greensboro employees would prefer to live in the town where they work** (Figure 20). About 38% of these employees would not prefer to live in the town where they work based on factors such as the school system, their partner’s commute, and personal preference. The remaining 11% of the employees were unsure of their preference to live in their town of employment or not. However, **most Greensboro employees (61%) who do not live in Greensboro now reported that they would not prefer to live in Greensboro**, even if they could find suitable housing (Figure 21). Twenty-four percent (24%) of people not living in Greensboro said they would consider moving to town, and 15% said they would like to move to Greensboro.

Many of those who said no to the idea of living in Greensboro did so because they are satisfied with their current housing, or find that Greensboro is too underdeveloped (lacking cell service, good roads, nightlife, restaurants, bars, and music venues) for their lifestyle preferences. Those that said they do wish to live in Greensboro expressed a want for integration into the Greensboro community. Respondents who said maybe expressed many concerns, such as different commute times for either themselves or their spouse, or there were just too many factors for them to organize before moving to Greensboro. Those who would move to Greensboro said they would like to take part in participate in town events and decisions.

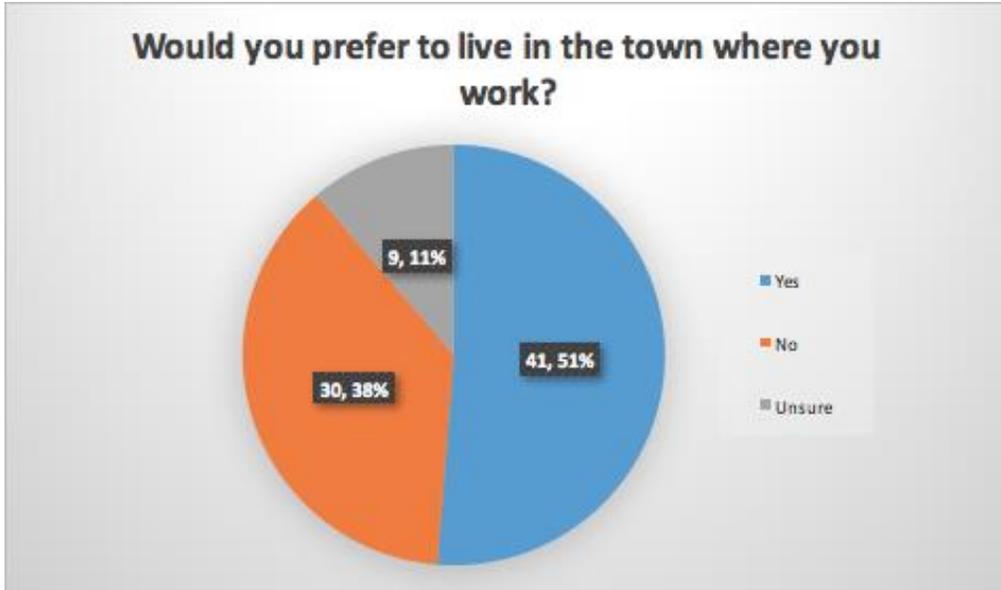


Figure 20. Percentage of people who would like to live in the town where they work

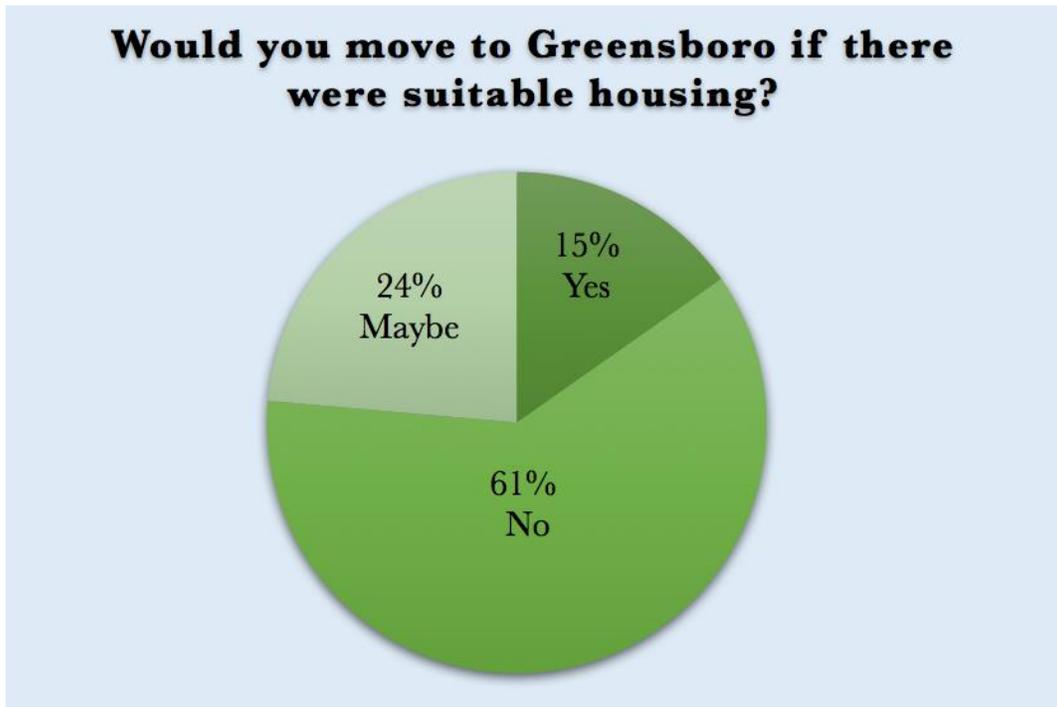


Figure 21. Percentage of Greensboro employees not presently living in Greensboro who would like to move to Greensboro if suitable housing were available

## If Greensboro Employees Could Live Anywhere...

There were 62 responses to the question “If you could live anywhere, and still work at your job, where would you like to live? Why?” Out of the responses, four key themes arose. The first and largest theme was that **people are content with where they are currently living**. For example, one respondent said that if they could live anywhere it would be “*where I presently live. Home is more important than work.*” A common trend was that living where they presently reside is more important than living in the town in which they work. The second theme that arose was the **commute factor**. People tend to want to live close to where they work. One respondent noted that she wants to live “*wherever gives my husband and me the easiest commute during the winter.*” The third theme that arose was the **property factor**, mainly living near Lake Caspian. One respondent noted that their ideal living situation would be “*in a cottage close to Caspian Lake, Greensboro Garage.*” The final theme was **amenities**. Some people would prefer to live in Greensboro because, as one respondent noted, “*the area is beautiful, there is lake access, Willey’s has everything you need, and I feel safe here.*” Therefore, a major selling factor of Greensboro are the amenities and the convenience that it holds for its residents.

## Similarities and Differences Among Survey Participants’ Responses

We analyzed the data to look for relationships that would aid our understanding of who might need affordable housing in Greensboro. We explored potential relationships between the number of people in each household and their town work preference, household income and where respondents are from, age and the importance of living near friends and family, the type of job one holds and their preference on where to live, the location of respondents’ childhood (Vermont or outside) and the importance of living costs when choosing housing, and the distribution of those single/married and the percentage of their income spent on housing. Among these potential relationships, only three stood out as statistically significant.

The first significant relationship is between whether or not a respondent grew up in Vermont, and the importance of living costs when they consider housing. The statistics show that **those who grew up in Vermont are more likely to classify housing costs as important when choosing housing compared to those who grew up outside of Vermont**. Among the respondents, 70.5% of those who grew up in Vermont classify housing costs as important when choosing housing, whereas 51.2% of those who grew up outside Vermont classify housing costs as important when choosing housing (p .05-.001)

**Another significant relationship is between personal income and importance of living costs.** Among those making under \$12,000, about 50% of respondents said living costs were either important or very important. Among those making an income ranging from \$12,000-\$60,000, the majority of respondents said the importance of living costs was very important when choosing housing. Among those making an income ranging from \$60,000-\$79,000, the responses were split three ways, where 50% considered the importance of living costs as very important, while 12.5% considered the importance of living costs somewhat important, and 37.5% were neutral on the matter. Among those making an income ranging from \$80,000-\$100,000, 75% considered

living costs as very important, while 25% were neutral. Among those making more than \$100,000, 66.5% were neutral when considering the importance of housing costs, while 33.3% considered the importance of housing costs as somewhat important. This means, **those making more than \$100,000 per year are less likely to say the cost of living is important when deciding where to live, while many making less than that consider housing costs when choosing housing an important matter.**

The third statistically significant relationship is between whether or not one grew up in Vermont and the importance of living near friends and family. **Among those who grew up in Vermont, 70% said living near friends and family is very important, while among those not originally from Vermont, 30% considered living near friends and family as very important.**

### **Greensboro Residents' Perceptions of Greensboro**

**Respondents have mixed perceptions of the Greensboro Community.** Greensboro employees hold one of two differing perceptions of the town. On the one hand, there are many people who enjoy the town and what it has to offer. Many respondents shared that they love their homes in Greensboro. The main reason cited for loving the town is the **sense of community**. One respondent who currently lives in Greensboro noted that they *“feel safe”* and enjoy a *“strong connection to the town.”* Another individual who commutes noted that in addition to appreciating the gas savings, *“I like the community here.”* While Greensboro has a unique community, many feel a strong sense of place for the Northeast Kingdom as a region: *“This is where I choose to live and love the NEK.”*

**It is this same sense of rural place that makes Greensboro less attractive to some.** One respondent complained of limited cell service, and noted this was a *“deal breaker.”* Others mentioned a negative perception of the schools in Greensboro. Some looked at schools in comparison to surrounding schools and cited that *“lots of...education opportunities”* elsewhere is a main reason for not living in Greensboro. Many respondents, who are not looking to move to Greensboro acknowledged a gap in local services and recreation with comments including: *“Needs more local transport, and gathering type locations,”* and *“I...would also like to somewhere with more of a music/ restaurant scene.”* One person put it bluntly, *“Greensboro is very limited as far as what it has to offer”*. One individual remarked that they *“would prefer to live in Greensboro”* with the catch that only if they *“can afford it one day.”*

## Analysis

### **Working in Greensboro, Finding Housing, and Getting By: Scenarios for Two Workers**

Below are fictional scenarios describing the lives of two Greensboro employees. Their stories are based on typical survey responses of people in two different income categories. We used data from the “2010 Vermont Basic Needs Budget” as a reference for the cost of housing (see citation below).

#### **Sally’s Story**

Sally lives in a modest sized house near a country club in Morrisville, Vermont. She is 30 years old, single, and she loves to go hiking with her St. Bernard puppy on the weekends. She makes \$45,000 per year as a teacher and spends 25% of this on rent. This leaves \$33,750 left over for other expenses, taxes, etc. During the week, she drives to her job in Greensboro, about 23 miles away. It usually takes her 40 minutes to get to her job as a teacher at the local school. During the winter, it is a struggle for Sally to drive through the snow to get to class on time. Luckily, she enjoys working with her students and teaching math. She spends about \$567 on transportation every month. On Wednesdays she shops at Hannafords to get her weekly groceries. Her monthly grocery bill is about \$297. Her other expenses include health care (\$142), clothing and household expenses (\$173), and her phone bill (\$119). Her annual tax bill is \$6,149. At the end of every year, she has \$12,025 to put in savings and spend on other activities. She enjoys skiing and mountain biking with her niece, both costly sports. Unfortunately, her mother is sick, and Sally must pay for her mother’s pricey medication. Even though she has the need for affordable housing, Sally is happy living near her family in Morrisville (see 2010 Vermont Basic Needs Budget).

#### **Hal’s Story**

Hal is a 50 year old man who works in Greensboro. He earns \$19,000 per year. His wife Mary makes about the same amount of money, and they live on an income of \$35,000 per year. They spend half of their income on housing, leaving about \$17,500 to spend on the rest of their expenses. Hal commutes 80 miles everyday to work, and is exhausted by the time he gets home. He spends about \$166 a month, or \$2,000 annually on gas. He then pays \$96 a month, or \$1,152 annually on car insurance. Hal and his wife pay \$335 a month or about \$4,020 a year on health care. Mary spends about the same amount of money on her car. This leaves them with \$3,176 for the rest of their expenses including food, clothing, phone bills, dental care, and entertainment. According to the “Vermont Basic Needs Budget” the amount of money Hal and Mary will spend on food is twice that of what they can afford. Hal and his wife struggle to make ends meet, and they resent the high cost of their health and car insurance. Hal and Mary enjoy spending their free time with their grandkids and working with their church group. The budget is tight for Hal and Mary, so they rarely treat themselves to nice meals or trips to the movies. Spending half of their income on housing is a great financial burden for Hal and Mary, and if they had more

affordable housing their financial strain would be greatly alleviated.

### 2010 Vermont Basic Needs Budget

#### Single Person

Category	Urban	Rural
	<i>cost estimates are per month</i>	
Food	297	297
Housing	938	717
Transportation	541	567
Health Care	132	132
Dental Care	9	9
Child Care	0	0
Clothing & Household Expenses	173	173
Telecommunications	119	119
Rental Insurance	10	14
Term Life Insurance	0	0
Savings	111	101
<b>Total Monthly Expenses</b>	<b>2,331</b>	<b>2,128</b>
Annual Expenses	27,967	25,539
Federal & State Taxes	7,011	6,149
Annual Income	34,978	31,689
<b>Hourly "Livable" Wage</b>	<b>\$ 16.82</b>	<b>\$ 15.23</b>
<i>Average Wage PER Earner</i>		
<b>Tax Calculations</b>	<b>2010 Tax Year - Single Filer</b>	
AGI	34,978	31,689
Standard Deduction	(5,700)	(5,700)
Personal Exemption(s)	(3,650)	(3,650)
Taxable Income	25,628	22,339
Federal Tax (before credits)	3,425	2,932
Child Credit	-	-
Dependent Care Credit	-	-
<b>Net Federal Tax</b>	<b>3,425</b>	<b>2,932</b>
State Tax (before credits)	910	793
Dependent Care Credit	-	-
Renter Rebate (part 1)	(435)	(109)
Renter Rebate	-	-
<b>Net State Tax</b>	<b>910</b>	<b>793</b>
FICA/Medicare	2,676	2,424
<b>Total</b>	<b>7,011</b>	<b>6,149</b>

2010 Vermont Basic Needs Budget		
Two Adults with No Children (Two Wage Earners)		
	Urban	Rural
Category	<i>cost estimates are per month</i>	
Food	590	590
Housing	938	717
Transportation	1,081	1,114
Health Care	335	335
Dental Care	36	36
Child Care	0	0
Clothing & Household Expenses	190	190
Telecommunications	199	199
Rental Insurance	10	14
Term Life Insurance	21	21
Savings	170	161
<b>Total Monthly Expenses</b>	<b>3,571</b>	<b>3,376</b>
Annual Expenses	42,847	40,513
Federal & State Taxes	9,376	8,548
Annual Income	52,224	49,061
<b>Hourly "Livable" Wage</b>	<b>\$ 12.55</b>	<b>\$ 11.79</b>
<i>Average Wage PER Earner</i>	<b>LIVABLE WAGE</b>	<b>12.17</b>
Tax Calculations	2010 Tax Year - Married Filing Jointly	
AGI	52,224	49,061
Standard Deduction	(11,400)	(11,400)
Personal Exemption(s)	(7,300)	(7,300)
Taxable Income	33,524	30,361
Federal Tax (before credits)	4,191	3,717
Child Credit	-	-
Dependent Care Credit	-	-
<b>Net Federal Tax</b>	<b>4,191</b>	<b>3,717</b>
State Tax (before credits)	1,190	1,078
Dependent Care Credit	-	-
Renter Rebate (part 1)	-	-
Renter Rebate	-	-
<b>Net State Tax</b>	<b>1,190</b>	<b>1,078</b>
FICA/Medicare	3,995	3,753
<b>Total</b>	<b>9,376</b>	<b>8,548</b>

Citation for the charts:

“2010 Vermont Basic Needs Budget,” In *Basics Needs Budgets and the Livable Wage*, available at <http://www.leg.state.vt.us/jfo/reports/2011%20Basic%20Needs%20Budget%20Report%2001-2011.pdf>

## Lack of Affordable Housing in and Around Greensboro

### Real Estate Options in Greensboro and Wolcott

We conducted a brief search for housing that is presently on the market in Greensboro and neighboring Wolcott. There are few options in either Greensboro or Wolcott that directly match what Hal and Sally are looking for in terms of property and price. The houses available are either too big and expensive, or not currently suitable to live in.

## Implications and Recommendations

Our research found that the town of Greensboro lacks affordable housing, that is, housing that all of the employees of Greensboro can afford. Employees commute long distances to their jobs in Greensboro, and live in 27 communities scattered across northern Vermont. Nearly 30% of survey respondents said their current housing is not affordable, and we learned that about 30% of respondents spend more than 31% of their personal income on housing. **These findings suggest that there is a demand for a affordable housing in Greensboro, and also in the wider region.** Such housing would lower living and commuting costs for employees, and would bring more full time residents to the community. **However, the research also found that a majority of employees who do not currently live in Greensboro would not prefer to move to the community even if suitable housing were available.** These facts led us to consider the affordable housing question from two perspectives: as a regional issue, and as community culture and services issue.

### Thinking about affordable housing and transportation from a regional perspective

There is a clear need amongst Greensboro employees for affordable housing. However, as their comments and responses to the survey suggest, the ideal location for such housing varies according to respondent and their household conditions and preferences. Some have spouses that work in other communities. Some prefer not to live within the community where they work. Some seek more services and amenities that other towns provide. **We suggest that Greensboro leaders consider the issue of affordable housing and transportation to workplaces as a regional issue.** Just as people are traveling long distances to come to Greensboro to work, Greensboro residents are leaving town every morning to drive to their job elsewhere.

Fifteen percent of employees who work in Greensboro but live outside of town would be willing to move to the community if suitable housing were available, near a quarter of the employee population would consider moving to Greensboro. This constitutes an unmet demand. Many of the respondents are single or in a relationship with no children. This suggests that housing units with one or two bedrooms could be in demand. It would be helpful for the town of Greensboro to

look into zoning for multiple unit housing. Aside from apartment complexes, viable options for affordable housing also include townhouses and duplexes, or attached apartments or living quarters over garages. Affordable housing units need not be concentrated in a single place; existing lots could be zoned to allow for auxiliary housing, such as a single apartment. Greensboro could also look into Section 8 Housing, which is a program that allows private landlords to rent apartments and houses to qualified low-income tenants for a fair price, while the landlord is compensated. This issue should be prioritized before all other recommendations.

**We suggest that Greensboro should work with the regional planning board to plan for the future.** Greensboro's fate is linked to that of surrounding communities, especially contiguous towns. A coordinated housing plan from the regional level makes good sense, particularly because couples and families have work that stretch over long distances in northern Vermont. **Similarly, transportation solutions should be approached from a regional perspective.** Carpooling and short shuttles would help residents reduce transportation costs, would lower emissions, and would reduce wear and tear on dirt roads. Employers in a single area could consider coordinating carpools or a shuttle van from a central parking place to the more distant employment locations on dirt roads.

### **Thinking about housing and quality of life as a community and infrastructure issue**

Each community has a place identity, and each person may have their own perception of a place. Those Greensboro employees who said they do not wish to live in Greensboro mentioned a range of conditions and perceptions that town leaders may wish to address. Below are issues that survey respondents raised.

#### ***Amenities and Services***

Some respondents noted a lack of services and venues in Greensboro. As a community that traditionally has served as a tourism and second home destination, the rural character is important to many. Yet, the community is also the home for people who live and work year round in the region. **We recommend considering the unmet service needs of residents** - such as an affordable place to eat and gather in the evenings, a hardware store or larger market, and an indoor recreational space that is open to the public and provides service to youth and adults, year round. We do not recommend a massive build-out of the community centers, but instead creative use of existing infrastructure, such as the school and library, along with a modest increase in services provided by new facilities.

#### ***Cell Phone Service***

Several respondents noted a lack of cell phone service in the community. We encourage Greensboro to work with the state and directly with cell signal providers to lobby for adequate

service across the town. Although it would be difficult for Greensboro to persuade a cell provider such as Verizon or AT&T to build infrastructure for a rural Vermont town, there are ways that Greensboro can improve cell service for its inhabitants. For example, if Greensboro invested in one cell phone signal booster, which costs roughly four hundred dollars for one unit. These devices work for all carriers and all cellular devices, boosting weak cellular signals. If a unit were purchased and kept in an accessible town building, such as the post office, members of the community can make phone calls without worrying about losing a signal or not having a signal at all.

### ***Perception of the School***

Several respondents suggested they choose to live in another town due to perceived difference in school systems. We are not qualified to make judgements or recommendations on this topic. Comments we received were vague and did not provide insight into what areas of the school system could use improvement. Perhaps a perception analysis of school systems across the region would shed light on how all schools are perceived. A discussion of how to promote Lakeview School's resources and student accomplishment may also be helpful.

Overall, our recommendations and suggestions for future research in Greensboro include making affordable housing available, increasing creative transportation options, taking a regional approach to future planning, increasing cell service, developing more year-round amenities and services, analyzing the perceived quality of the school system, and promoting the school's successes. In the future, Greensboro could also research the town's infrastructure, the impact of seasonal residents on the Greensboro community, and access to affordable food and household products.



ISEE / Geography of Vermont Class Members  
February 18, 2017  
Highland Lodge, Greensboro, Vermont

What do YOU see? What do YOU want Greensboro to be?  
Take the Greensboro Community Survey.

---

The Greensboro Planning Commission is writing a new Town Plan. Now is the time for residents to weigh in on residential and commercial development, renewable energy, natural resources, community character and more! **Everyone in the household is encouraged to respond. Please complete the survey by Monday, July 11th.**

[www.surveymonkey.com/r/GreensboroVT1](http://www.surveymonkey.com/r/GreensboroVT1)

or

[www.surveymonkey.com/r/GreensboroVT2](http://www.surveymonkey.com/r/GreensboroVT2)

Paper copies of the survey are available at the following locations:

Greensboro Town Clerk's Office • Smith's Grocery • Willey's Store • Greensboro Free Library • Greensboro Post Office • Greensboro Bend Post Office • Four Seasons of Early Learning • Greensboro United Church of Christ

**Questions? Please contact the Greensboro Planning Commission:**

Joe Wood (Chair): 533-2148 [joe@woodburymountainfarm.com](mailto:joe@woodburymountainfarm.com)

David Miltenberger (Vice Chair): 533-2917 [djhkswis@gmail.com](mailto:djhkswis@gmail.com)

*This project is supported by a Municipal Planning Grant from the State of VT Agency of Commerce and Community Development.*

TOWN OF GREENSBORO  
81 Lairedon Ave.  
Greensboro, VT 05841

Take the Greensboro Community Survey:  
[www.surveymonkey.com/r/GreensboroVT1](http://www.surveymonkey.com/r/GreensboroVT1)  
Please respond by July 11th.

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# GREENSBORO COMMUNITY SURVEY 2016

The Town of Greensboro was recently awarded a Municipal Planning Grant by the Vermont Agency of Commerce and Community Development to help the Planning Commission gain insights into the planning and land use issues important to all in town. Everyone in the household is encouraged to respond. **Please complete the survey no later than Monday, July 11th.** You can bring your completed survey to any of the following locations: **Greensboro Town Clerk's Office, Greensboro Free Library, Willey's Store, Smith's Store, Greensboro United Church of Christ, Greensboro Post Office, Greensboro Bend Post Office, and the Four Seasons of Early Learning.**

If you'd rather do this online, visit: [www.surveymonkey.com/r/GreensboroVT3](http://www.surveymonkey.com/r/GreensboroVT3)

**Questions? Please contact the Greensboro Planning Commission:**

Joe Wood (Chair)	533-2148	joe@woodburymountainfarm.com
David Miltenberger (Vice Chair)	533-2917	djhkswis@gmail.com
Phil Gray	533-7704	p.grayvt@gmail.com
Linda Romans	533-2571	lromans@myfairpoint.net
Dylan Laflam	533-2168	dlaflam@luhs18.org
Lily McAteer	595-0740	mcateer.lily@gmail.com
Christine Armstrong	363-8500	cfa115@comcast.net

Please note that there is ample space throughout this survey for comments. All responses will be kept confidential unless you wish to identify yourself or if you wish to be contacted by the Greensboro Planning Commission. **Thank you for participating!**

## About You and Your Household

### 1. What is your residency status? (Check ONE)

Full-time       Part-time (seasonal)

### 2. If you are a PART-TIME resident, do you anticipate becoming a full-time Greensboro resident in the next ten years? (Check ONE)

Yes       No

Comment: \_\_\_\_\_

### 3. If you are a PART-TIME resident, do other people stay in your Greensboro home at other times throughout the year? (Check ONE)

Yes       No

Explain: \_\_\_\_\_

### 4. Do you rent or own your Greensboro home? (Check ONE)

Rent       Own       Other \_\_\_\_\_

### 5. Where is your Greensboro residence? (Check ONE)

In or near Greensboro Village       On or near Lake Eligo  
 In or near Greensboro Bend       North Greensboro  
 On or near Caspian Lake       Other area in the Township of Greensboro \_\_\_\_\_

### 6. How many people typically reside in your Greensboro household, including yourself? \_\_\_\_\_

### 7. How many people in your household, including yourself, are under the age of 18? \_\_\_\_\_

### 8. How many people in your household, including yourself, are over the age of 60? \_\_\_\_\_

### 9. If you rent a home in Greensboro, are you planning to own a home in Greensboro? (Check ONE)

Yes       No

Comment: \_\_\_\_\_

## Residential Development

Over the past ten years, Greensboro has seen an average of four new homes per year, one of which is intended for vacation use.

### 10. How would you characterize the rate of residential development? (Check ONE for each row)

	Just right	Not enough	Too much	Don't know/no opinion
In or near Greensboro Village				
In or near Greensboro Bend				
On or near Caspian Lake				
On or near Lake Eligo				
North Greensboro				
Other areas in the Township of Greensboro (Please specify): _____				

### 11. What types of residential development should be ENCOURAGED in Greensboro? (Check all that apply for each row)

	In or near Greensboro Village	In or near Greensboro Bend	On or near Caspian Lake	On or near Lake Eligo	North Greensboro	Other areas in the Township of Greensboro (Please specify below): _____
Single- and two-family homes						_____
Single- and two-family rental units						_____
Multiunit rentals (3 or more)						_____
Condominiums						_____
Clustered housing (grouping in order to preserve open space)						_____
Specialty housing (e.g. senior housing)						_____
None of these (No more residential development needed)						_____
Don't know/no opinion						_____
Other (please specify): _____						_____

### 12. IF YOU INDICATED AN INTEREST IN CLUSTER DEVELOPMENT in Question 11, (e.g. grouping properties on a development site in order to use the extra land as open space, recreation, or agriculture), what should the clustered development consist of -- and where?

(Check all that apply for each row)

	In or near Greensboro Village	In or near Greensboro Bend	On or near Caspian Lake	On or near Lake Eligo	North Greensboro	Other areas in the Township of Greensboro (Please specify below): _____
Single- and two-family homes only						_____
Mixed-use (e.g. retail, community centers)						_____
Multiunit rentals (3 or more)						_____
Condominiums						_____
Income or age-restricted						_____
None of these (No clustered development needed)						_____
Don't know/no opinion						_____
Other (please specify): _____						_____

**13. How affordable do you consider your Greensboro residence to be? (Check ONE)**

- Affordable                       Barely affordable                       Not affordable at all

Comment: \_\_\_\_\_

**14. What contributes MOST to your housing costs in Greensboro? (Select the Top THREE)**

- Taxes                       Mortgage/Rent                       Maintenance or repairs                       Utilities/Hearing

Other: \_\_\_\_\_

**15. How far is your Greensboro residence from your place of work? (Check ONE)**

- Fewer than 10 miles                       More than 10 miles, but fewer than 25                       More than 25 miles  
 More than 25 miles                       Not relevant for the following reason (e.g. retired, work from home, etc.) \_\_\_\_\_

**16. How likely would you consider using the following to go to work or errands, IF it were regularly available? (Check ONE for each row)**

	Highly likely	Somewhat likely	Not likely at all	Don't know/no opinion
Ride share				
Public transportation				
Bike paths				

Comment: \_\_\_\_\_

**Commercial/Economic Development**

**17. Do you currently operate a business in Greensboro – or have you in the past (including farming and logging)? (Check ONE)**

- Yes                       No

Comment: \_\_\_\_\_

**18. Is (or was) your business based out of your home? (Check ONE)**

- Yes                       No

Comment: \_\_\_\_\_

**19. How would you characterize the rate of commercial/non-residential development? (Check ONE for each row)**

	Just right	Not enough	Too much	Don't know/no opinion
In or near Greensboro Village				
In or near Greensboro Bend				
On or near Caspian Lake				
On or near Lake Eligo				
North Greensboro				
Other areas in the Township of Greensboro (Please specify): _____				

**20. What types of commercial/non- residential development should be ENCOURAGED in Greensboro?  
(Check all that apply for each row)**

	In or near Greensboro Village	In or near Greensboro Bend	On or near Caspian Lake	On or near Lake Eligo	North Greensboro	Other areas in the Township of Greensboro (Please specify below):
Home-based "cottage" industries						
Personal services (e.g. hair salon)						
Professional services (e.g. banking, insurance)						
Restaurants, cafes						
Inns, bed & breakfasts						
Assisted living facilities						
Neighborhood retail (smaller than 5,000 sf)						
Retail (larger than 5,000 sf)						
Auto repair, gas stations						
Recreation-based business						
Agribusiness/Agritourism (e.g. farm stands, farm cafes, farm stays)						
Value-added processing (e.g. microbrewing, cheesemaking, etc)						
Small-scale industrial (enclosed 10,000 sf)						
Medium-scale industrial (unenclosed, 10,000+ sf)						
None of these -- no more commercial/nonresidential development needed						
Don't know/No opinion						
Other (please specify):						

**Defining and Protecting Greensboro's Community Character**

**21. The three things I NEVER WANT TO CHANGE about Greensboro are:**

1. \_\_\_\_\_
  2. \_\_\_\_\_
  3. \_\_\_\_\_
- Comment: \_\_\_\_\_

**22. The three things I WANT TO CHANGE about Greensboro are:**

1. \_\_\_\_\_
  2. \_\_\_\_\_
  3. \_\_\_\_\_
- Comment: \_\_\_\_\_

**23. What do you think are the top FIVE priorities for the Greensboro Planning Commission?  
(Select FIVE)**

- Maintaining the school
  - Protecting Greensboro's natural resources
  - Protecting the rural character of Greensboro
  - Improving public transportation
  - Attracting new businesses to Greensboro
  - Developing a network of recreation trails
  - Attracting more families with children
  - Creating more housing opportunities for seniors
  - Improving town services
  - Preserving the character of Greensboro Village
  - Preserving the character of Greensboro Bend
  - Expanding housing opportunities in Greensboro Village
  - Expanding housing opportunities in Greensboro Bend
  - Making housing more affordable
- Other (please specify): \_\_\_\_\_

**24. What defines Greensboro's rural character? On a scale of 1 to 5 rate each of the following aspects, with 1 being the LEAST defining and 5 being the MOST defining. (Check ONE for each row)**

	1 – LEAST DEFINING	2	3	4	5 – MOST DEFINING
Dark skies					
Dirt roads					
Limited noise					
Restaurants, cafes					
Access to passive recreation (e.g. non-motorized recreation e.g. hunting, hiking, x-country skiing)					
Limited traffic					
Freedom to do with my land as I see fit					
Sense of community					
Abundance of wildlife					
Working farms					
Scenic Vistas					
Peace and Tranquility					
Small-scale industrial (enclosed 10,000 sf)					
Other (please specify): _____					

25. What aspects of Greensboro's natural resources should be a planning priority? Please rank each one on a scale of 1 to 5, with 1 being the lowest priority and 5 being the highest. (Check ONE for each row.)

	1 – LOWEST PRIORITY	2	3	4	5 – HIGHEST PRIORITY
Keeping working lands open and viable					
Protecting water quality in and around our lakes					
Protecting water quality in and around our streams					
Making the town more flood resilient (e.g. preventing fluvial erosion, protecting floodplains and wetlands)					
Identifying environmentally sensitive lands for conservation					
Protecting natural communities (rare plants and species)					
Protecting important wildlife and travel corridors					
Other (please specify): _____					

26. The top THREE scenic spots in Greensboro are:

1. \_\_\_\_\_
  2. \_\_\_\_\_
  3. \_\_\_\_\_
- Comment: \_\_\_\_\_

27. Regarding energy, which of the following statements do you agree with? (Check ONE for each row.)

	STRONGLY AGREE	Somewhat Agree	Somewhat Disagree	STRONGLY DISAGREE	No know/No Opinion
New residential development should be appropriately sited (e.g. southern-facing exposure).					
New development should be concentrated in certain areas to minimize sprawl and reduce automobile use.					
Residential-scale renewables should be encouraged.					
There should be carefully considered guidelines for siting small-scale renewables on historic structures.					
Other (please specify): _____					

28. Recent legislation and court decisions make it possible for towns to provide specific guidance on certain types of renewable energy installations. Are there certain specifications for ground-mounted solar installations that you would like the Greensboro Planning Commission to consider? (Check ALL that apply.)

	Projects that cover less than one acre	Projects that cover 1 to 4 acres (about 100 kW)	Projects that cover 4 to 7 acres (about 500 kW)	Projects that cover more than 7 acres
Siting in agricultural soils				
Limitations on clear cutting				
Screening from public rights of ways				
Visibility in scenic viewsheds				
Proximity to residential uses				
Other (please specify): _____				

29. Are there certain specifications for wind towers that you would like the Greensboro Planning Commission to consider? (Check ALL that apply.)

	Projects that cover 1 to 4 acres (about 100 kW)	Projects that cover more than 7 acres
Proximity to residential uses		
Noise		
Screening from public rights of ways		
Visibility in key scenic viewsheds		
Other (please specify): _____		

**General Comments**

30. Do you have any comments replacing issues or concerns for the Greensboro Planning Commission? If so, please enter them here. If appropriate, please let us know how we may contact you. **THANK YOU!**

# Greensboro Community Survey: Survey Results

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GREENSBORO PLANNING COMMISSION

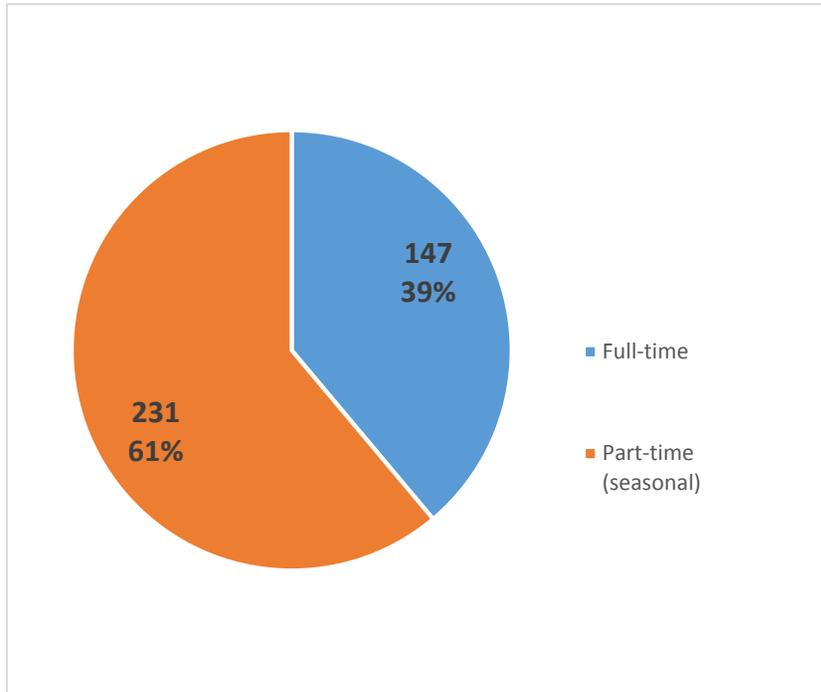
August, 2016

This Community Survey was developed with the assistance of a  
Municipal Planning Grant from the State of Vermont Agency of Commerce and Community Development

# About You and Your Household

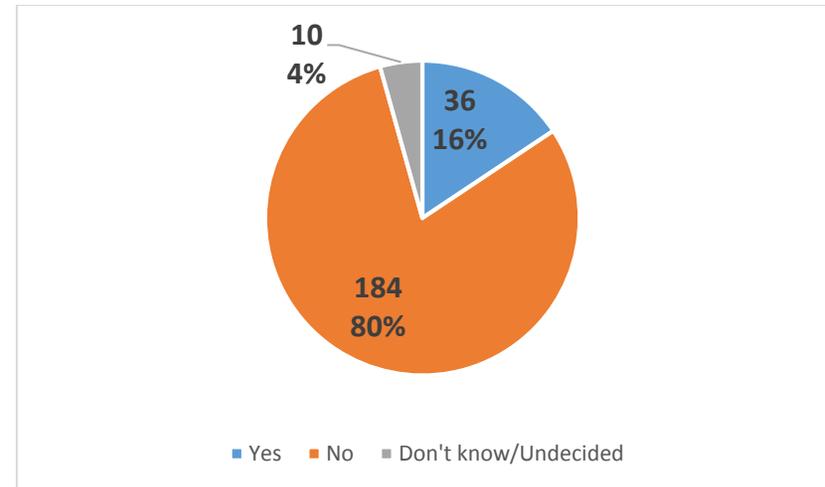
## 1. What is your residency status?

(Responded: 378; Skipped: 3)



## 2. If you are a PART-TIME resident, do you anticipate becoming a full-time Greensboro resident in the next ten years?

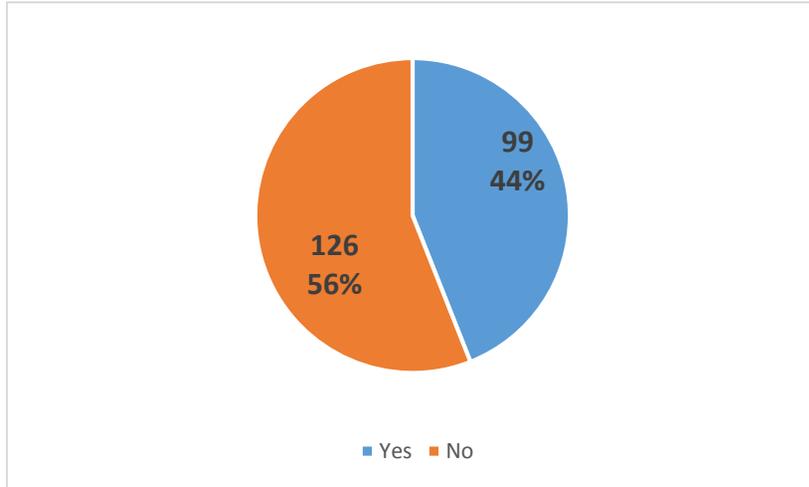
(Responded: 230; Skipped: 1)



Comment: Open-ended comments suggest that “Yes” was defined liberally by respondents. Two “Yes” respondents, for example, indicated a specific timeframe for becoming full-time. Four “Yesses” were more aspirational, qualifying their answers with “maybe” or similar responses. Two respondents conditioned their responses on availability of internet/electricity.

**3. If you are a PART-TIME resident, do other people stay in your Greensboro home at other times throughout the year?**

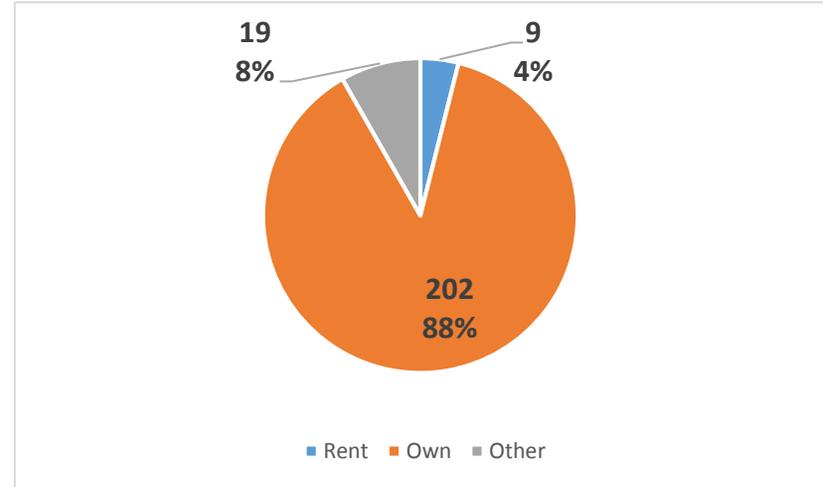
(Responded: 225; Skipped: 6)



Comment: Respondents were asked to explain their answers, but not all did. Among those who did explain, 26 respondents who said YES, indicated that only family and/or guests stayed with them throughout the year. Nine of the YES respondents indicated that they rented out to others, and another 9 YES respondents were unclear. One YES respondent was a renter.

**4. Do you rent or own your Greensboro home? (Part-time respondents only)**

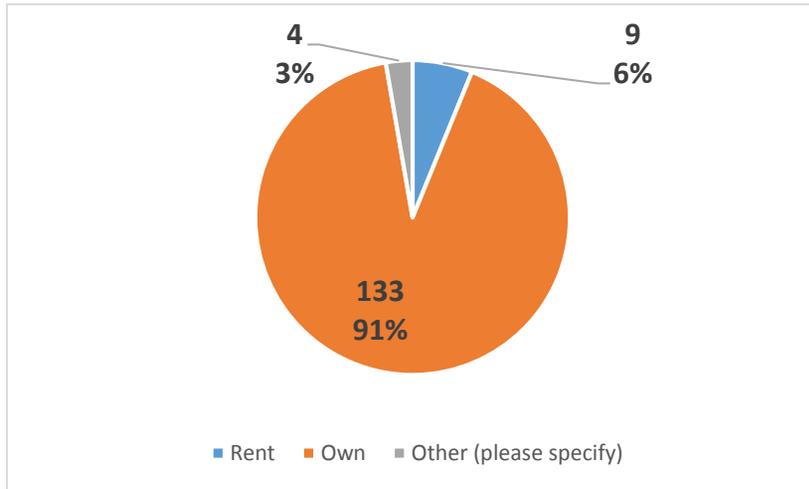
(Responded: 228; Skipped: 3)



Comment: Among “other” respondents: 9 indicated that they stayed on property owned by other family members; 3 indicated that they held shared ownership of property; 3 indicated that they only held land in Greensboro; 1 was an on-site property agent, and 1 owned one property while renting another.

**4. Do you rent or own your Greensboro home? (Full-time respondents only)**

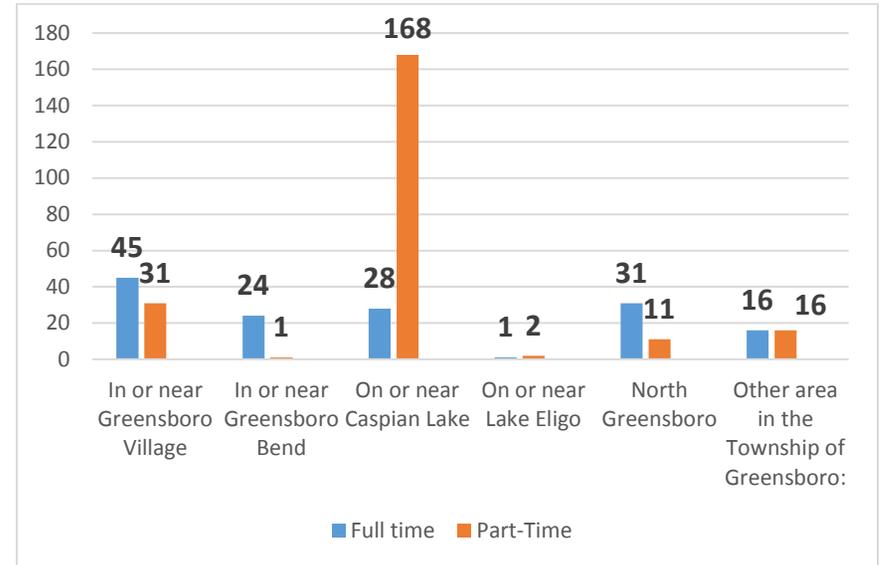
(Responded: 146; Skipped: 1)



Comment: Among the “other”: 2 indicated that they lived in a nursing home, and 2 lived with family.

**5. Where is your Greensboro residence? (Broken out by residency status)**

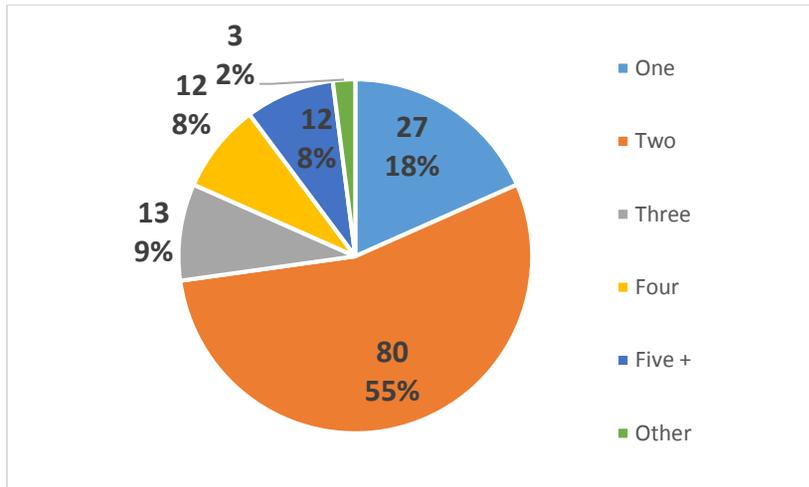
(Full time residents who responded: 145, Skipped: 2; Part-time residents who responded: 228, Skipped: 3)



**6. How many people typically reside in your Greensboro household, including yourself? (Full-time respondents only)**

(Responded: 147; Skipped: 0)

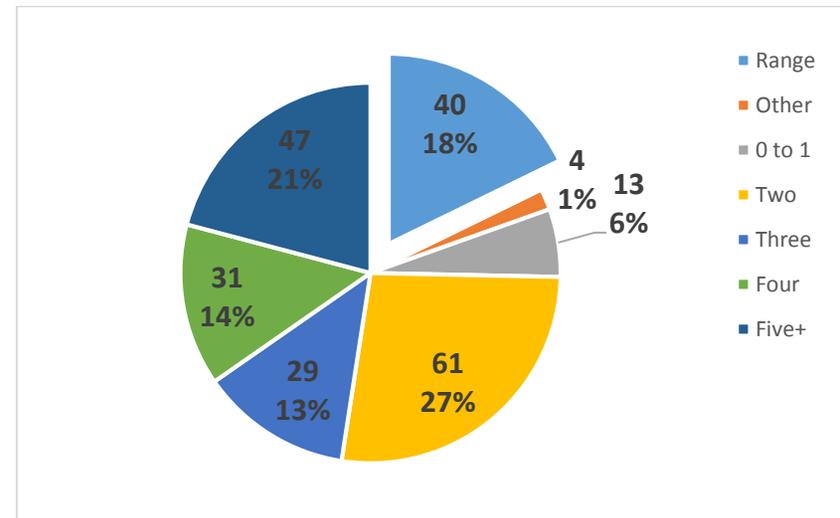
Average household size for the full-time respondent was 2.40 persons. "Other" category consisted of respondents who identified themselves as nursing home residents, and one other respondent who appeared to reside in an institutional setting.



**6. How many people typically reside in your Greensboro household, including yourself? (Part-time respondents only)**

(Responded: 225; Skipped: 6)

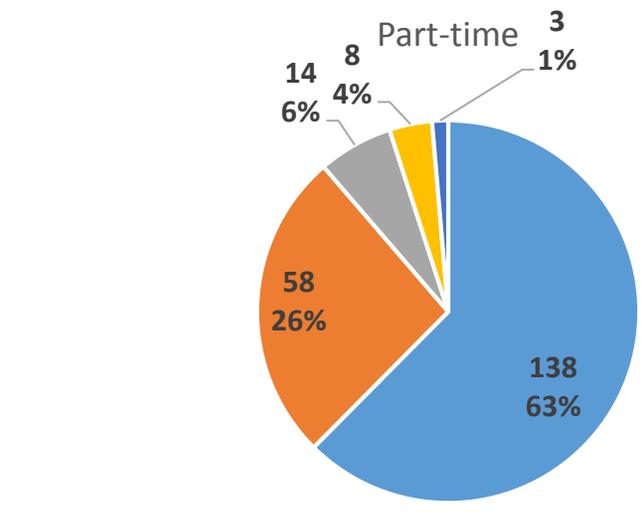
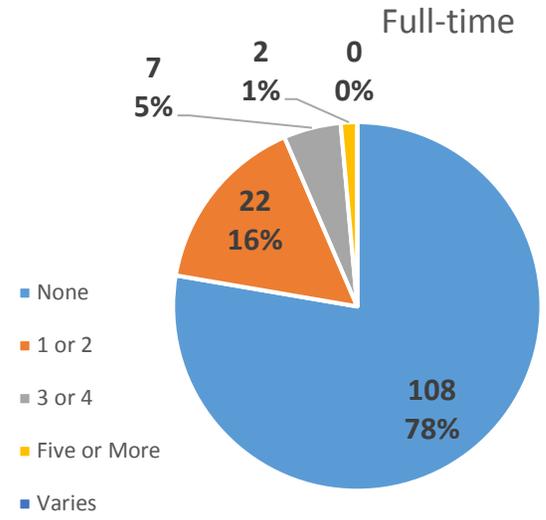
Part-time respondents had far more difficulty pin-pointing a "typical" household size at any given time. 17% indicated that household sizes "ranged" and often significantly, from as low as 0 (not occupied at all) to 25. The mean low end of this range was 2.6 persons, and the mean high end was 6.7. "Other" responses included combined household totals (e.g. multiple properties) where it was difficult to assign any number of range to a specific household.



### 7. How many people in your household, including yourself, are under the age of 18?

(Full-time respondents answered: 139, Skipped: 8; Part-time respondents answered: 221, Skipped: 10)

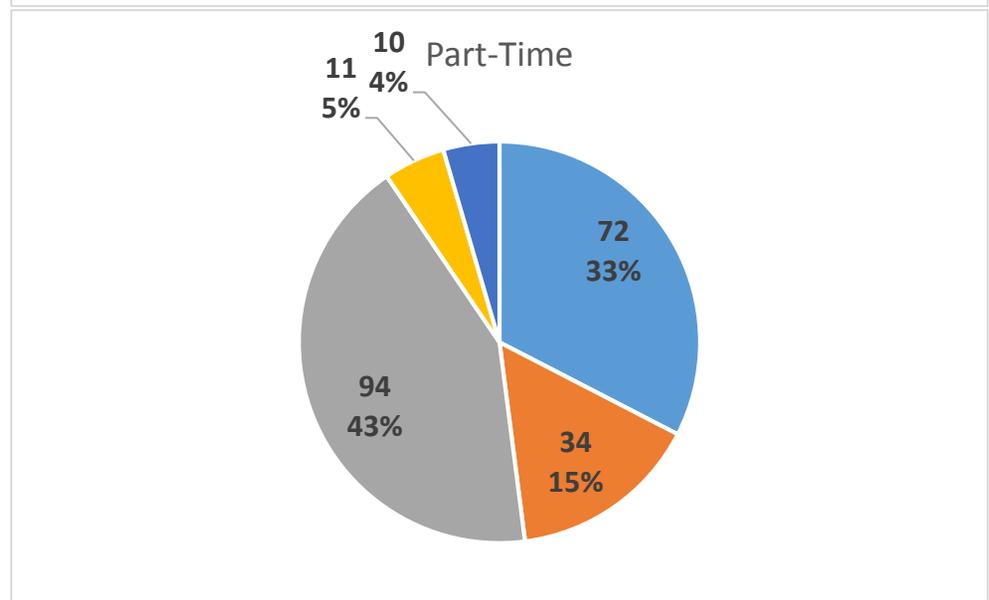
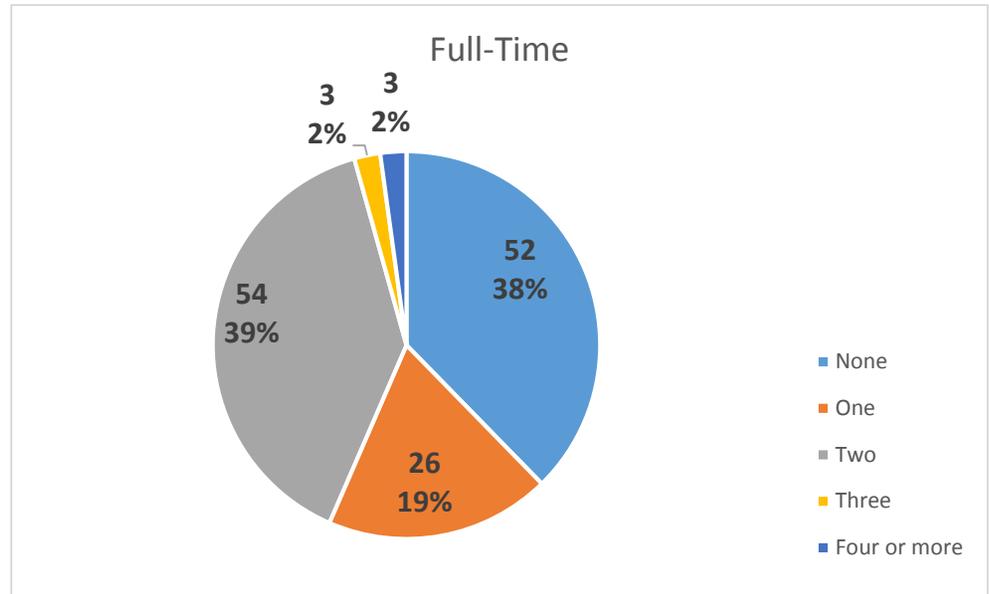
In general, part-time households were more likely to have children under the age of 18, although the majority of both households had no kids at all.



**8. How many people in your household, including yourself, are over the age of 60?**

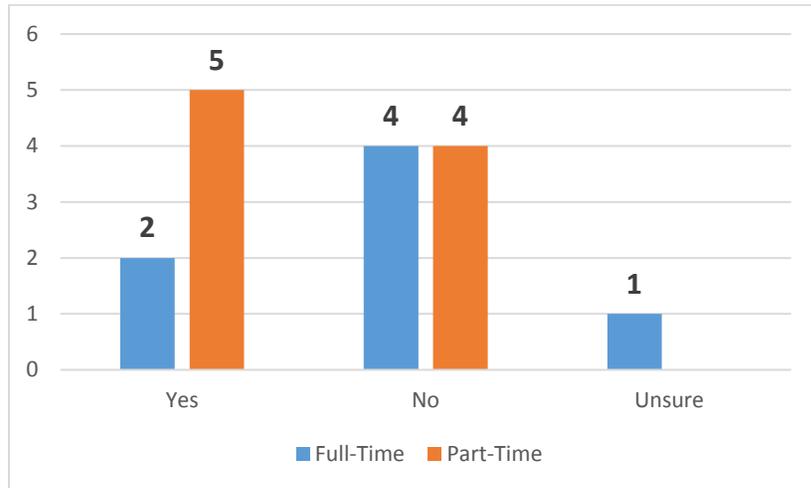
(Full-time respondents answered: 138, Skipped: 9; Part-time respondents answered: 221, Skipped: 10)

Whether full- or part-time, more than half of all respondent households had one or two people over the age of 60.



**9. If you RENT a home in Greensboro, are you planning to own a home in Greensboro?**

(Full-time respondents answered: 7, Skipped: 1; Part-time respondents answered: 9, Skipped: 0)



One part-time renter who responded NO, did indicate that owning was on their “wish list.”

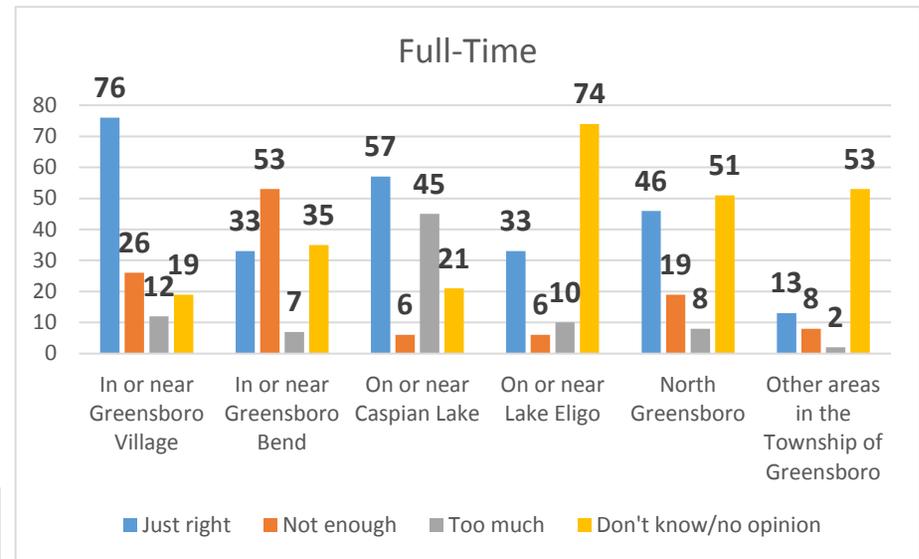
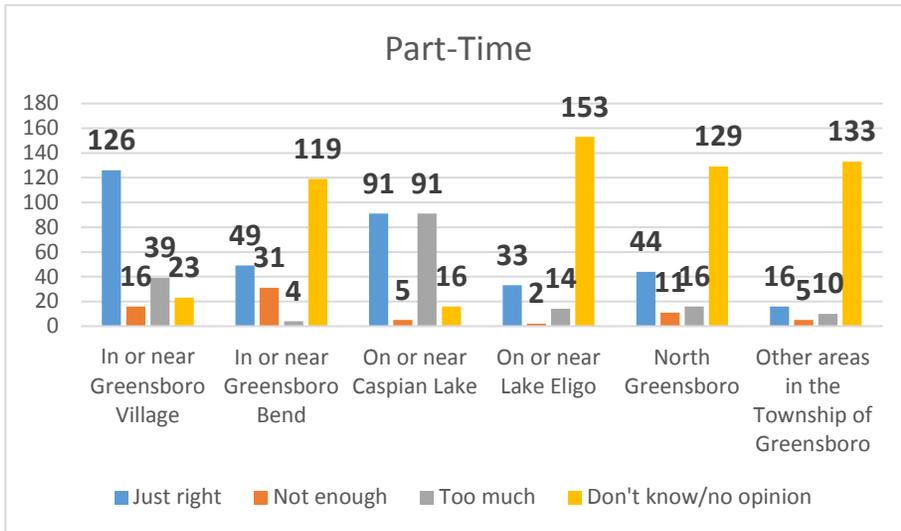
# Residential Development

## 10. How would you characterize the rate of residential development?

(Full-time respondents answered: 133, Skipped: 14; Part-time respondents answered: 208, Skipped: 23) Note: not every respondent rated every geographic area.

In general, both respondent groups felt that the rate of development in or near Greensboro Village was “Just Right,” and the rate of development in or around Caspian Lake was either “Just right” or “Too Much.”

Neither full- nor part-time respondents felt that there was “Not Enough” residential development anywhere, with the notable exception of Greensboro Bend among full-time residents.

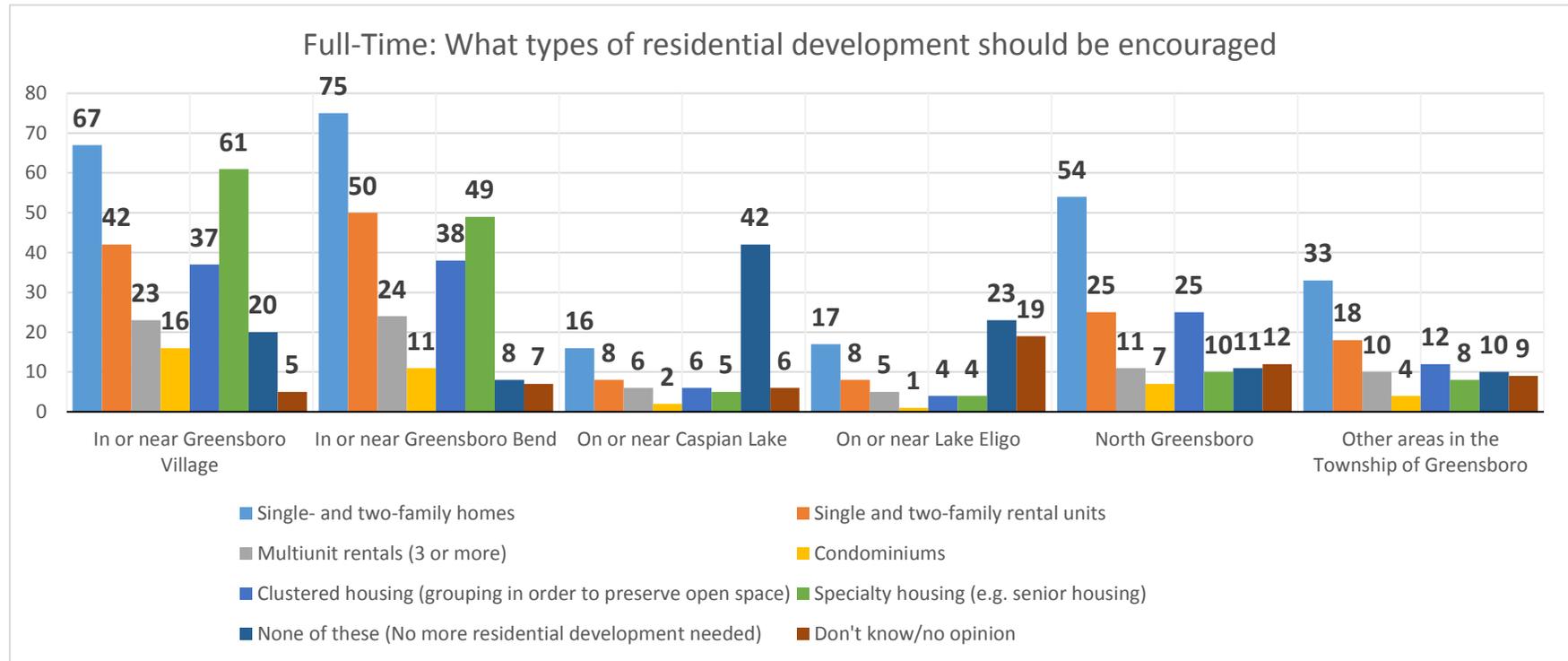


Both respondent groups were least likely to either have an opinion of or know about the rate of residential development in Lake Eligo, North Greensboro, or “Other areas.” The latter areas remained largely undefined by respondents. Only one part-time respondent identified Four Corners, while a few full-time respondents identified the Craftsbury Road area, Town Highway 8, Route 16, the Bend Road, and the area north of North Shore Road.

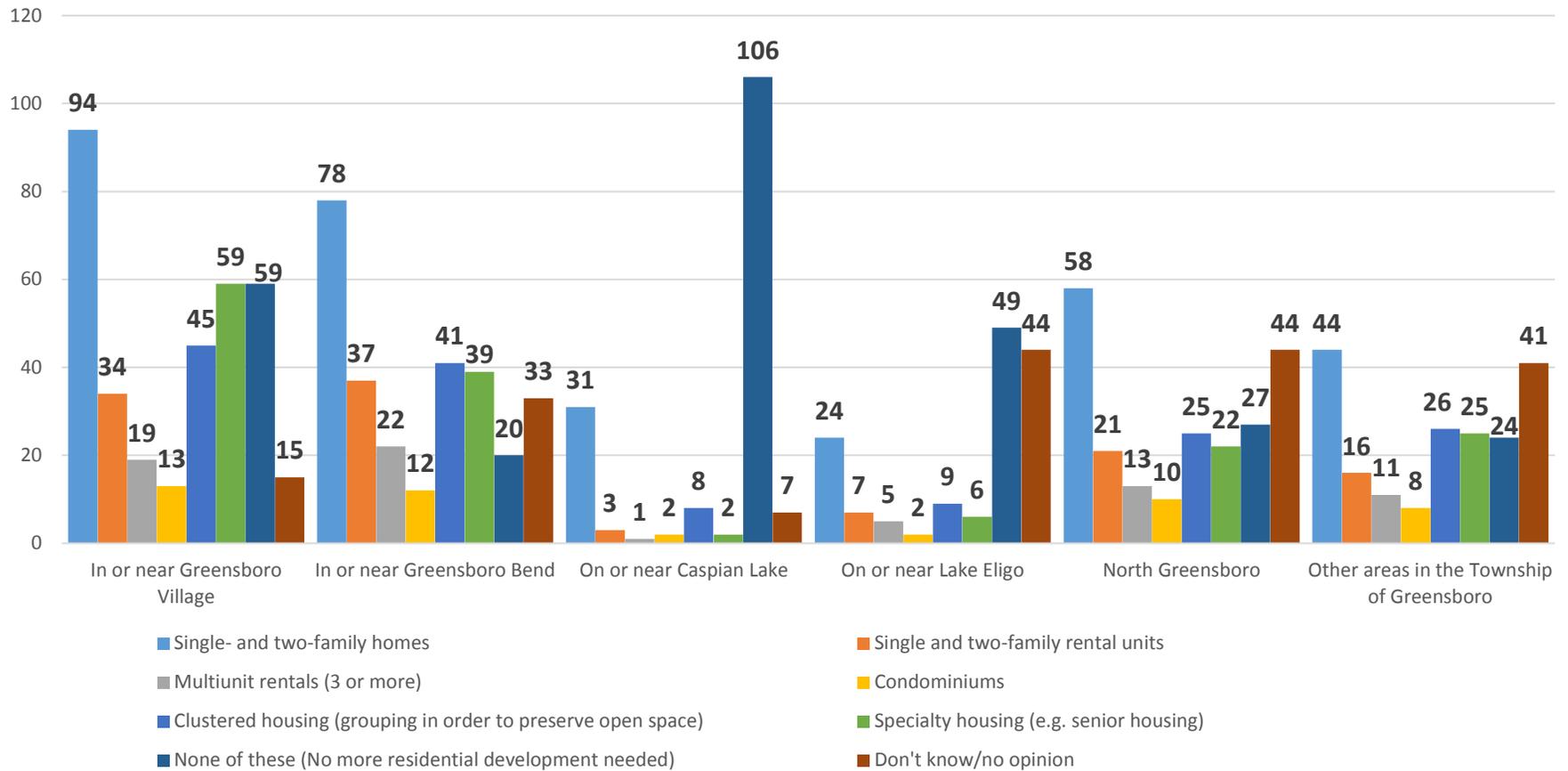
Two respondents voiced some concern over defining the “rate of development” which was seen as “the result of many factors,” making it “hard to comment.”

### 11. What types of residential development should be ENCOURAGED in Greensboro?

(Full-time respondents answered: 126, Skipped: 21; Part-time respondents answered: 195, Skipped: 35; Please note that not every respondent rated every geographic area.)



### Part-Time: What types of residential development should be encouraged



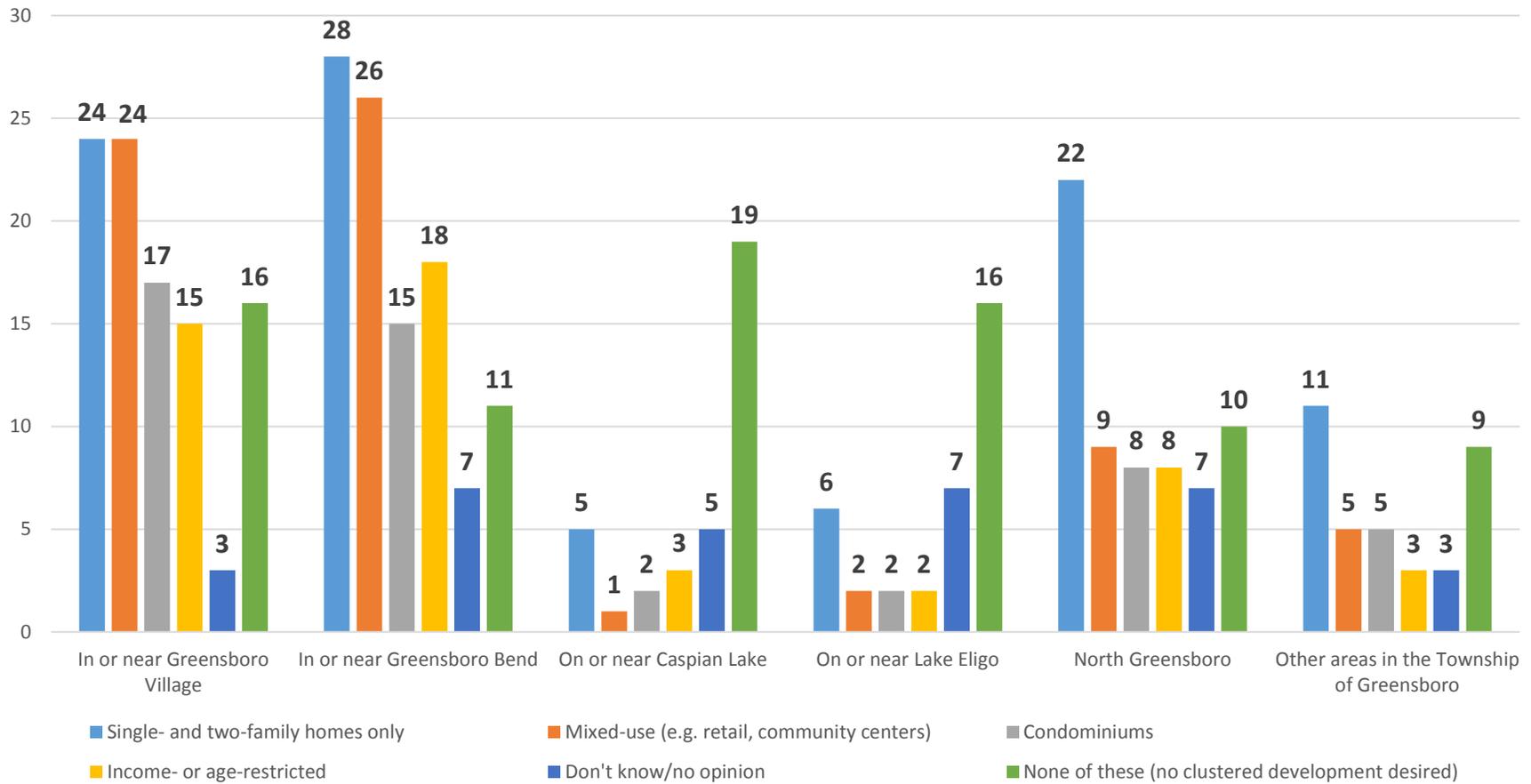
Both groups were more likely to prefer no more residential development around Caspian, although this sentiment was stronger among part-time respondents. While both respondent groups were likely to favor single and two-family homes in the villages, and to some degree in North Greensboro and “Other Areas”, part-time respondents were more likely to have no opinion about the two latter categories. Both groups were more likely to prefer siting rental units in the villages, although there was less support among part-time respondents for these uses in general. Open-ended comment among full-time respondents was more likely to be focused on the need for housing. “I think we need to find ways to encourage your families to settle in Greensboro--financially feasible and in other ways,” wrote one full-time resident. “Senior housing would best be located near the village to meet needs of seniors for shopping, town hall, church, library, beach and social interaction” wrote another. Comment from part-time tended to reveal concerns about potential over-development, which in turn could change the character of the community. “No development should be ENCOURAGED there is enough. Greensboro is on the verge of losing what makes it so special.” Other part-time respondents wanted to see ways to direct steer future development. “...change does occur and it’s not something one can just ignore,” wrote one respondent. “Shouldn’t change be accepted and nurtured positively? Greensboro Bend seems ripe for some changes, but I don’t know enough to say how.”

## **12. IF YOU INDICATED AN INTEREST IN CLUSTER DEVELOPMENT in Question 11 ..., what should the clustered development consist of -- and where?**

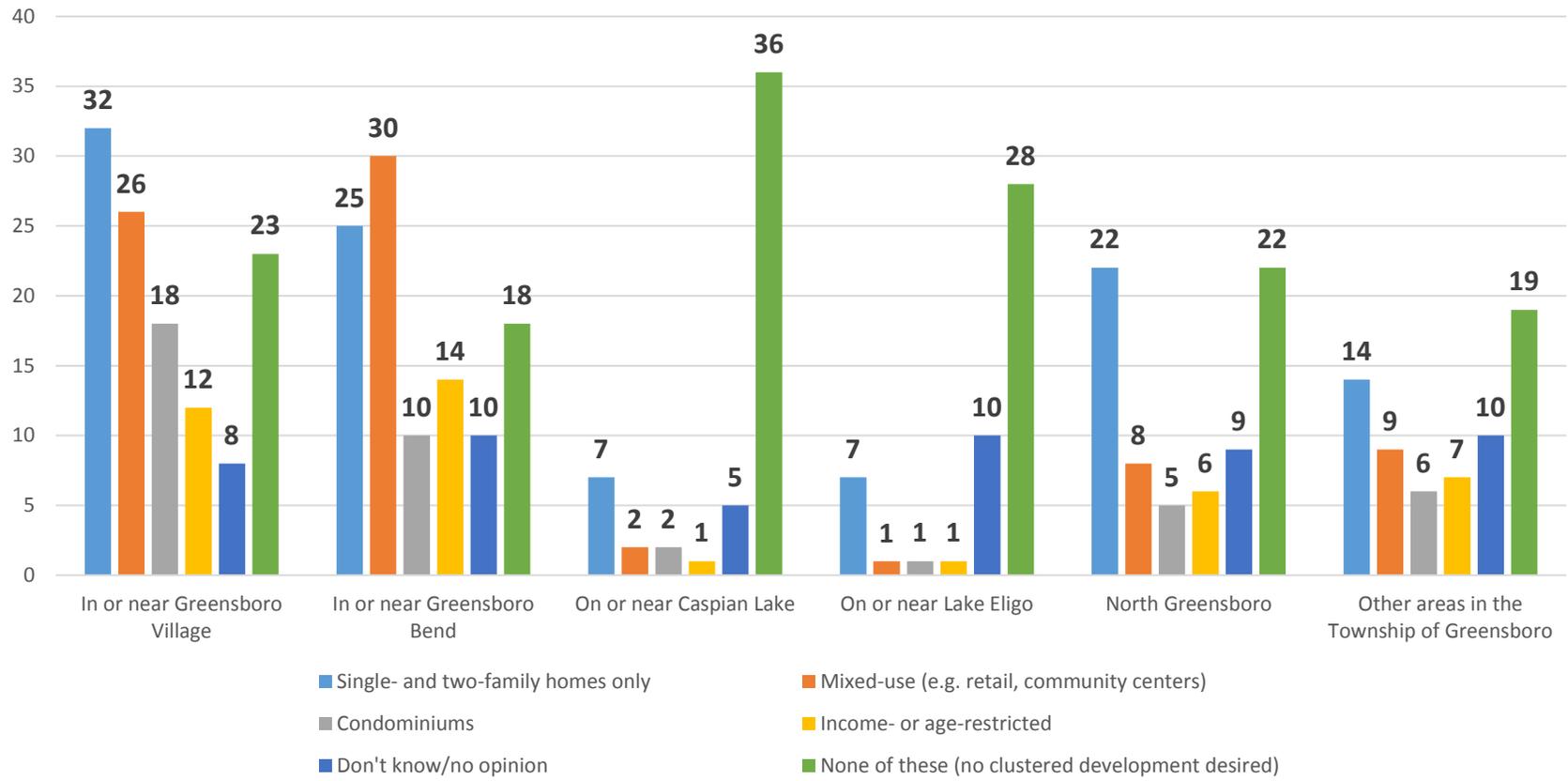
(Full-time respondents answered: 68, Skipped: 79; Part-time respondents answered: 94, Skipped: 137)

Both respondent groups showed the least support for clustered development around either lake. While both groups tended to favor single-and two-family homes, as well as a certain degree of mixed use development in and around the villages, both respondent groups had contingencies that were opposed to clustered development in these areas as well. Full-time respondents were more likely to favor single-and two-family clustering in North Greensboro, while full-time respondents were split on the issue. Open-ended comment among part-time respondents indicated some concern about potential impacts on the town. “I hope you are not envisioning Greensboro as suburbia PLEASE KEEP its rural remote character and feel,” wrote one part-time resident. Comment among full-time respondents, while generally more supportive, seemed to suggest that more dialog on the issue needed to take place: “I like the idea of preserving open space and I also feel like I need to have more conversations with folks to make an informed decision about what that could look like that would best support our town’s development for future generations.”

Full-Time: If you indicated an interest in cluster development...



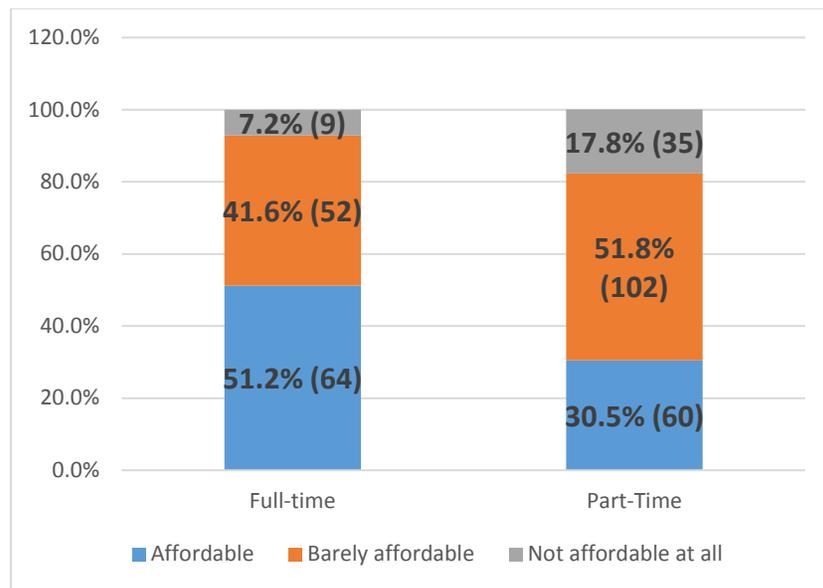
Part-Time: If you indicated an interest in cluster development...



### 13. How affordable do you consider your Greensboro residence to be?

(Full-time respondents answered: 125, Skipped: 22; Part-time respondents answered: 197, Skipped: 34)

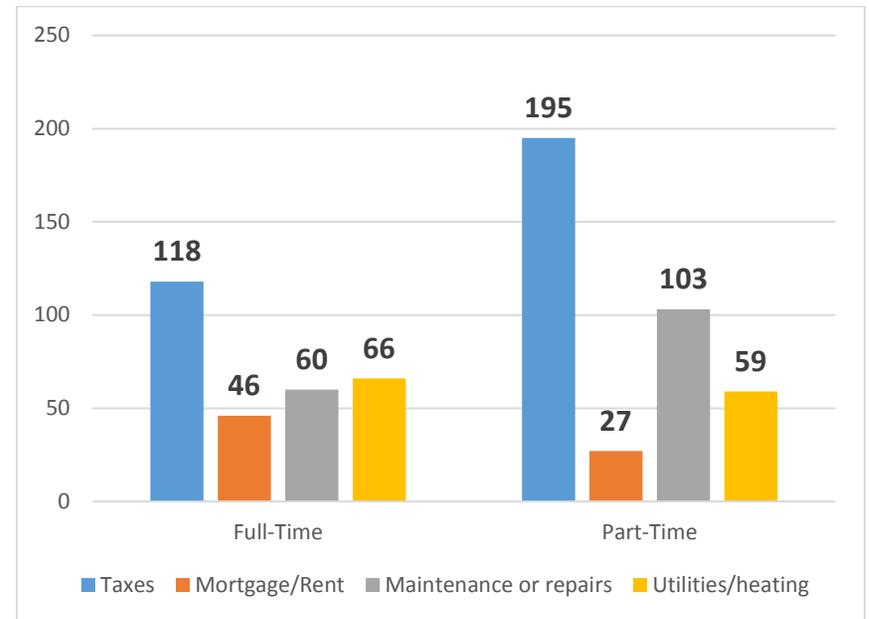
Both respondent groups provided open-ended comment for this question, indicating that taxes were very high. However, a larger share of part-respondents indicated that their Greensboro residence was barely affordable.



### 14. What contributes MOST to your housing costs in Greensboro? Select the Top THREE.

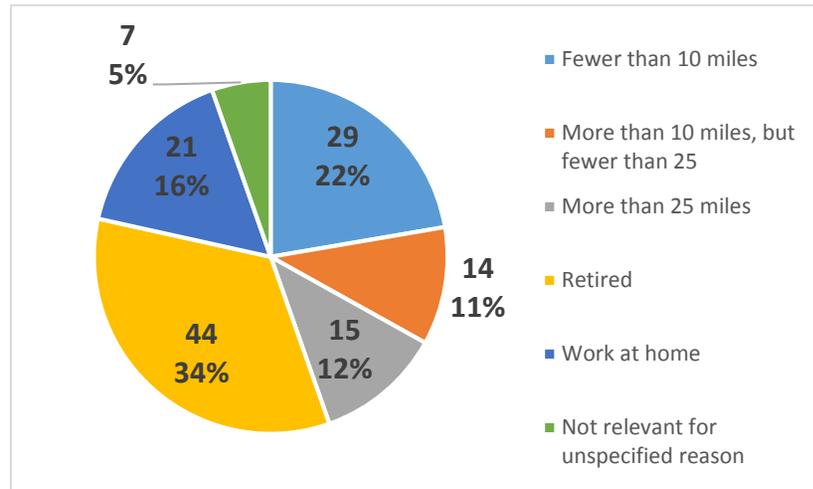
(Full-time respondents answered: 133, Skipped: 14; Part-time respondents answered: 203, Skipped: 28)

Both respondent groups found Taxes to contribute the most to housing costs, and mortgage/rent to contribute the least. A disproportionately higher share of part-time respondents selected taxes (96%), compared to full-time residents (89%). Utilities and heating were the second highest contributor for full-time residents, while Maintenance or repairs were the second highest contributor for part-time residents.



**15. How far is your Greensboro residence from your place of work?**

(Full-time respondents answered: 130, Skipped 17)



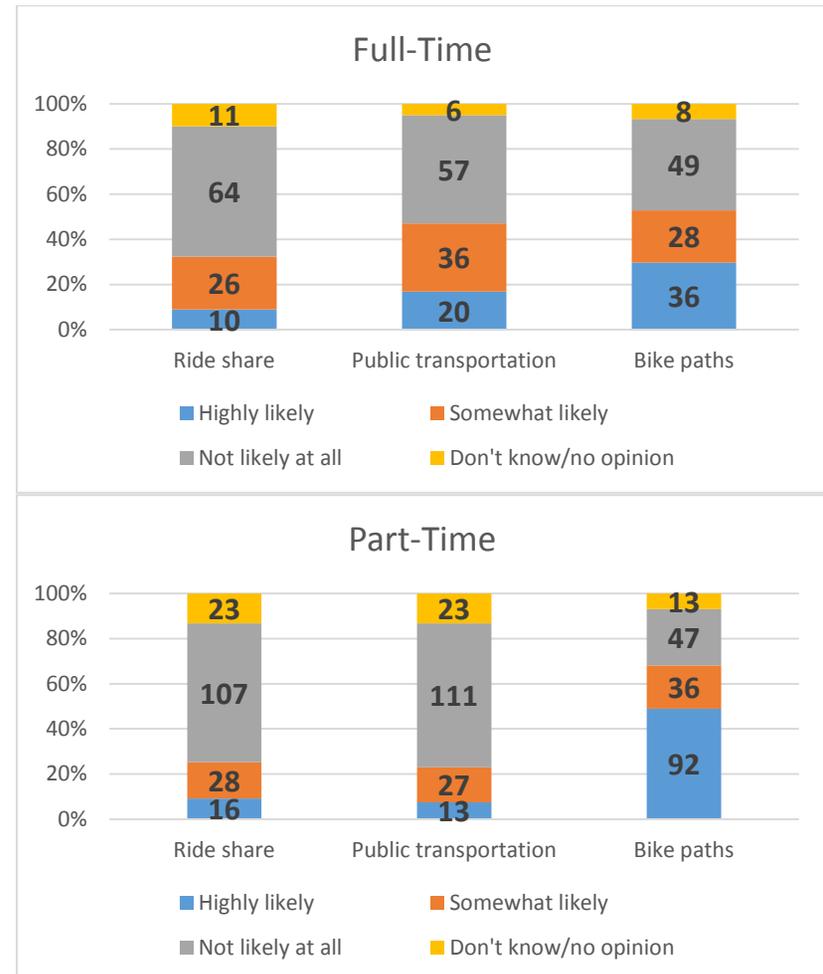
Note: 203 Part-time respondents did answer this question, but 63% indicated that it was not relevant, most often because they were retired or vacationing in Greensboro. Another 35% indicated that the commute was more than 25 miles.

**16. How likely would you consider using the following to go to work or errands, IF it were regularly available?**

(Full-time respondents answered: 130, Skipped 17; Part-time respondents answered: 192, Skipped: 39) Note: not every respondent rated every option.

Both respondent groups were “Not likely at all” to use any of the transportation alternatives with the notable exception of bike paths. More than half of full-time respondents were either Highly or Somewhat Likely to use bike paths, part-time respondents, more than 60%. Three respondents indicated that although they would not use bike paths, they felt that they would add to the community.

More than 40% of full-time respondents were either Highly or Somewhat Likely to use public transportation. “As I lose the right to drive, then rideshare and public transport become more important,” explained one respondent.



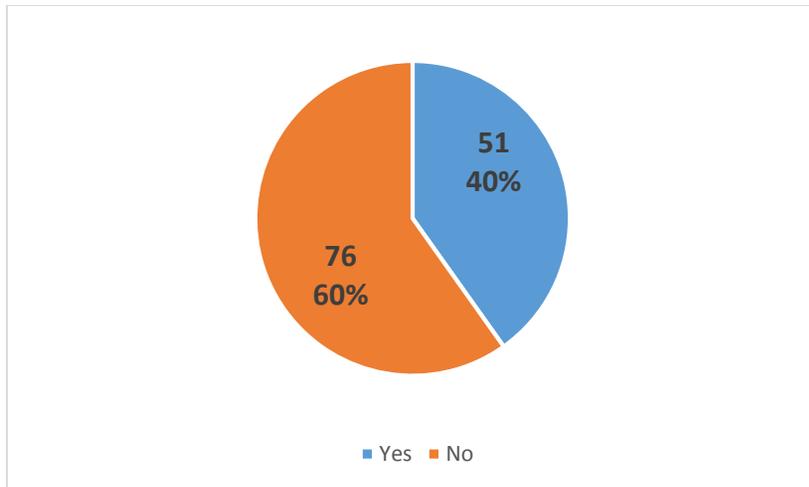
## Commercial/Economic Development

### 17. Do you currently operate a business in Greensboro -- or have you in the past (including farming and logging)?

(Full-time respondents answered: 127, Skipped 20)

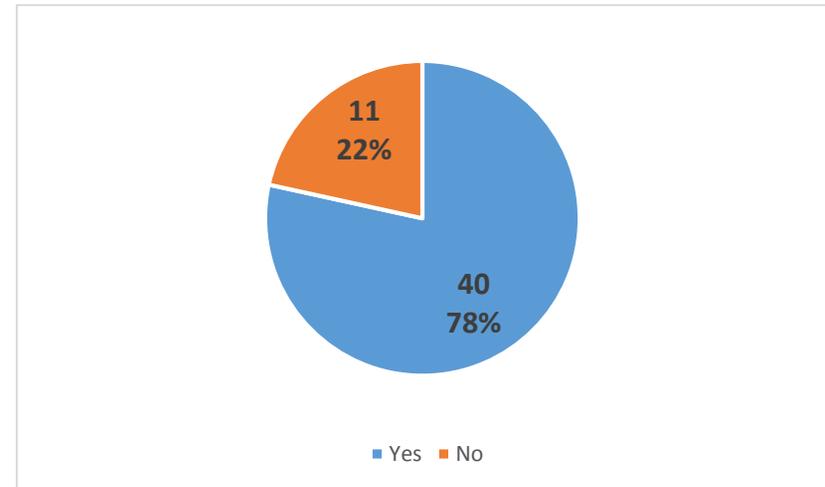
Note: Part-time respondents did answer this question, but the vast majority indicated that they did NOT operate a business in Greensboro. However, 9 part-time respondents indicated that they did (or had in the past). It is unclear what their businesses were, but one part-time respondent indicated that renting out his Greensboro property was viewed as a business.

Full-time respondents were also unlikely to specify their businesses, but four respondents did indicate that they were land-based (farming, sugaring, landscaping, logging), one was a bed and breakfast, and two were finance/real-estate based.



### 18. Is (or was) your business based out of your home?

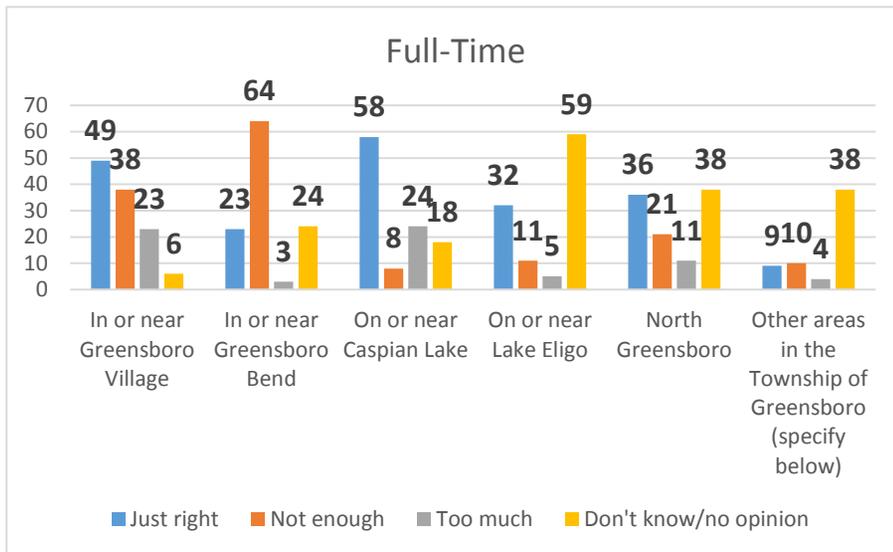
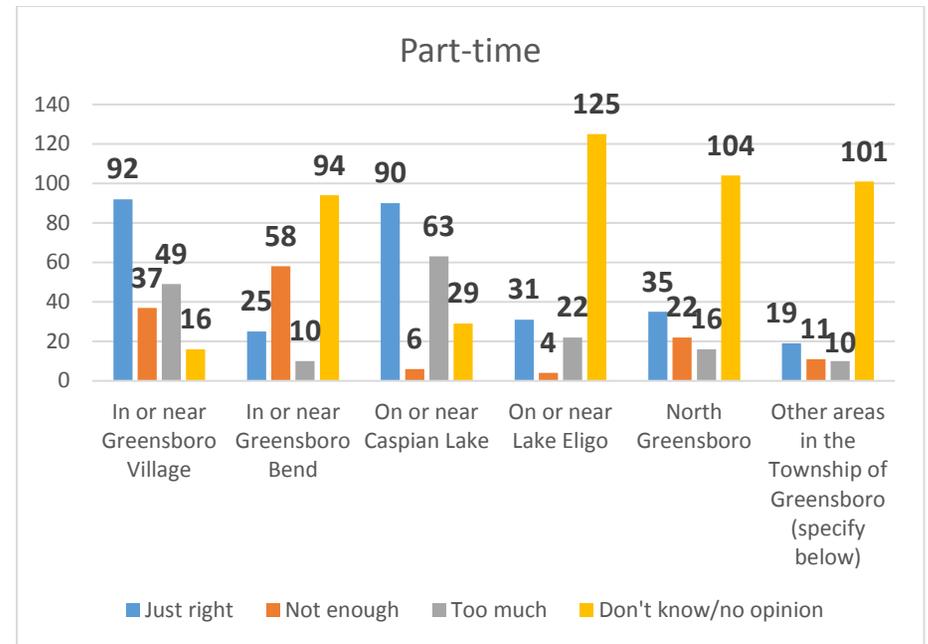
(Full-time respondents answered: 51, Skipped 0)



### 19. How would you characterize the rate of commercial/non-residential development?

(Full-time respondents answered: 122, Skipped: 25; Part-time respondents answered: 196, Skipped: 35) Note: Not every respondent rated every geographic area.

About 42% of full-time respondents felt that the rate of commercial/non-residential development in Greenboro Village was Just Right, compared to about 47% of part-time respondents. The majority (56%) of full-time respondents felt that there was Not Enough in Greensboro Bend, compared to only 33% of part-time respondents. About 22% of full-time respondents felt that the rate at Caspian Lake was Too Much, compared to only 33% of part-time respondents. About 22% of full-time respondents felt that the rate at Caspian Lake was Too Much, compared to 34% of part-time respondents. Both respondent groups were least likely to have an opinion for Lake Eligo, North Greensboro, or Other Areas. Only two respondents could specify any "Other Areas" in Greensboro: Tolman Corners and Four Corners.



## 20. What types of commercial/non-residential development should be ENCOURAGED in Greensboro?

(Full-time respondents answered: 123, Skipped: 24; Part-time respondents answered: 186, Skipped: 45) Note: Not every respondent rated every commercial/non-residential use.

Both respondent groups indicated a preference toward scale. For example, about 88% of full-time respondents rating home-based cottage industries, indicated that they wanted to encourage them in Greensboro Village. 91% of part-time respondents rating home-based industries indicated that they wanted to encourage them in Greensboro Village, while 72% encouraged them in Greensboro Bend. Both groups indicated strong encouragement of restaurants in the village: 98% of full-time respondents and 89% of part-time respondents.

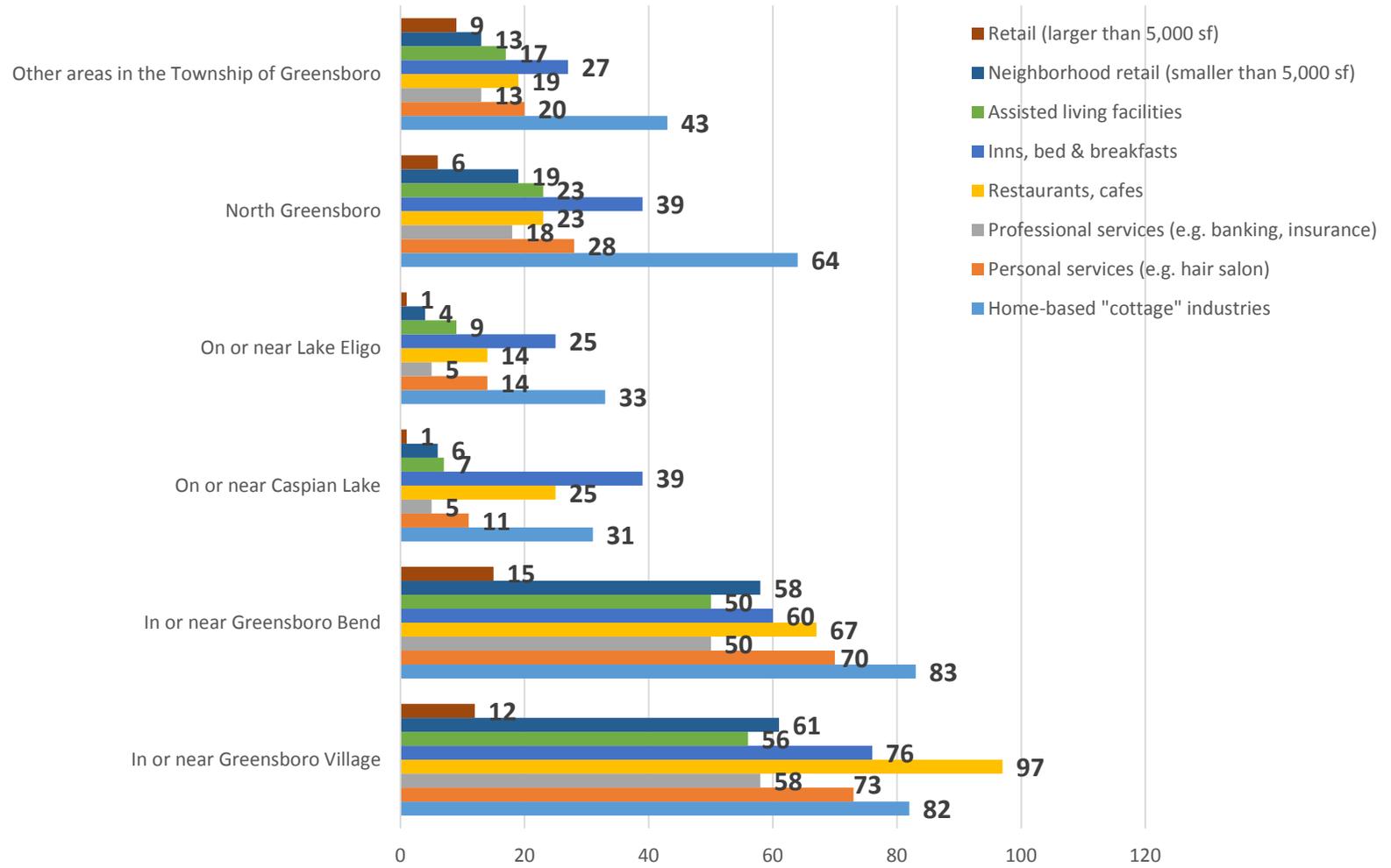
Open-ended responses indicated some concerns about scale. “I think we [have] just the right amount of industry and businesses in the SMALL town,” wrote one full-time respondent. “People need jobs. Who am I to say what kind,” wrote another. “Clean jobs, responsible growth.”

Part-time respondents also indicated concerns about siting uses with consideration to scale and character. “Having completed this, I do wish to add: don't lose the uniqueness of Greensboro with too much 'development'; retain the unique rural character and community feel,” wrote one respondent. “What is already in service (Willeys, Miller's Thumb, Lake View Inn, hair salon) is fine,” wrote another part-time respondent. “Don't need any more. Other development can be done in Hardwick. Commercial entities, such as

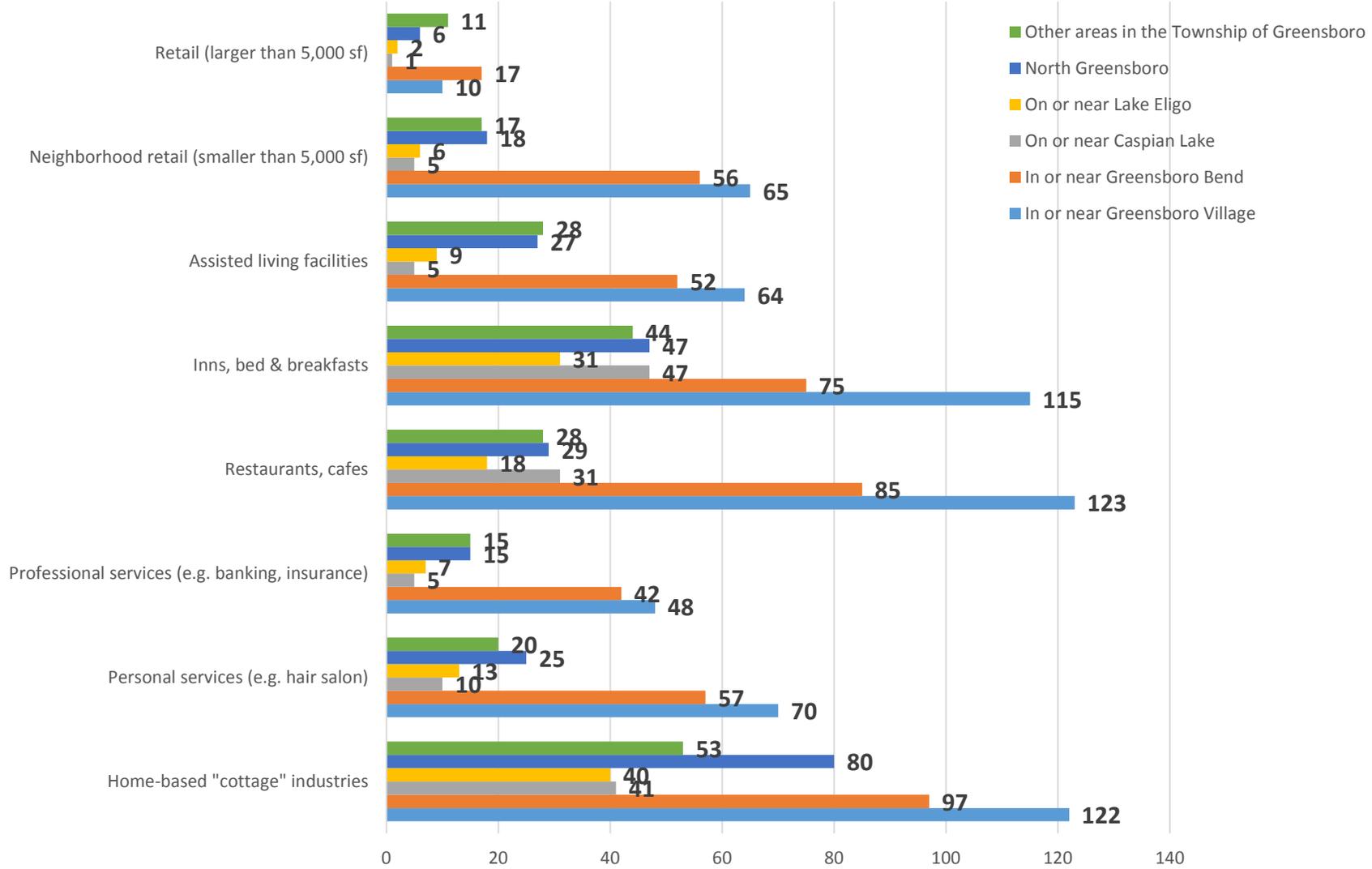
Hillstead Brewery and Jasper Hill Farm are fine where they are. Do not need any more commercial space near Greensboro.”

It is interesting to note that although some respondents selected “None of these” for any geographic area nothing prevented them selecting other commercial uses for that same area. Understandably, when this did occur, respondents tended to select smaller-scale uses. For example, 41 respondents selected “None of these” for Greensboro Village. Of this respondent group, 13 also indicated a desire to encourage cottage industries and 9 encouraged restaurants in the village.

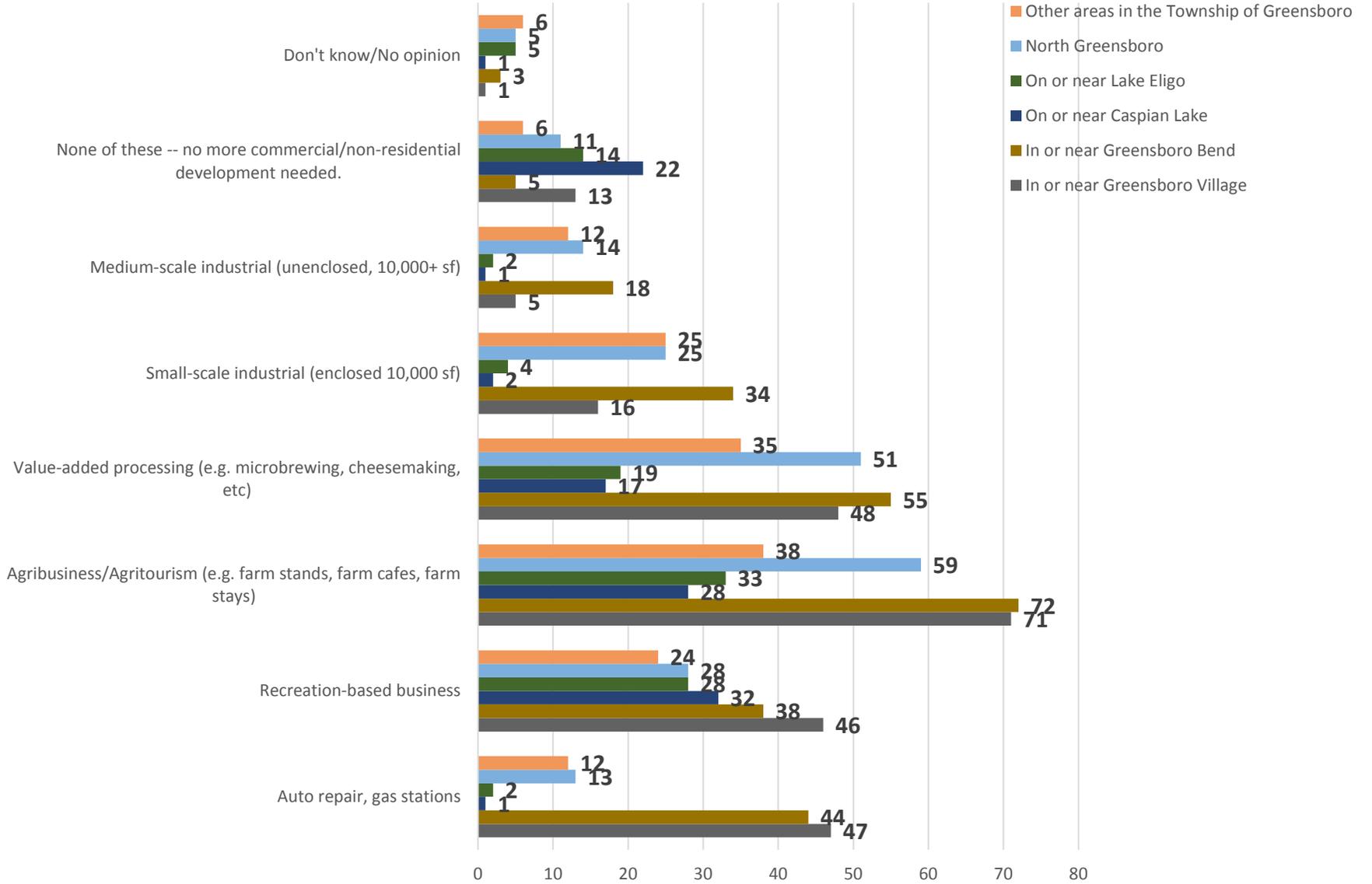
### Full-Time

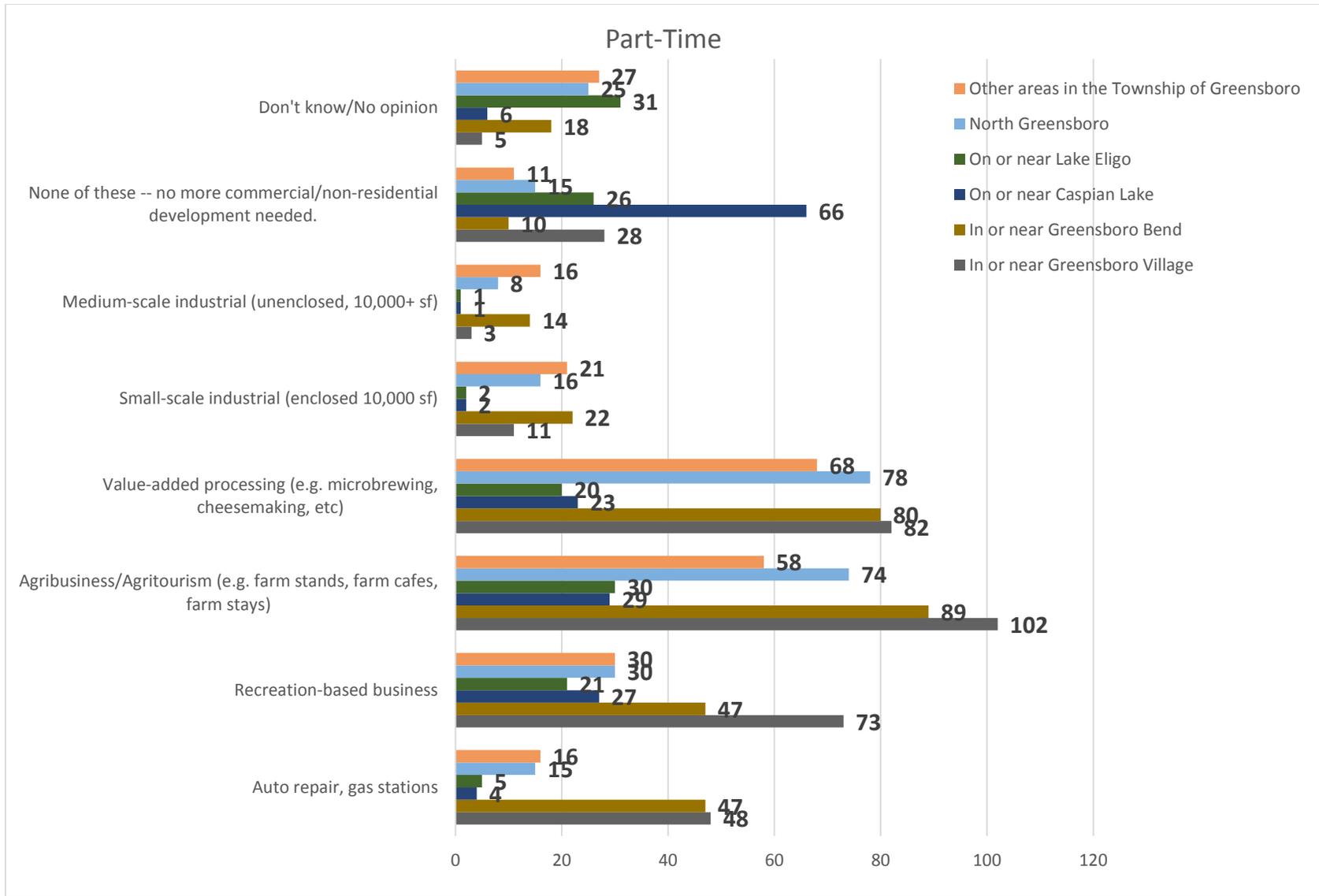


### Part-Time



### Full-Time





## Defining and Protecting Greensboro's Community Character

### 21. The three things I NEVER WANT TO CHANGE about Greensboro are:

(Full-time respondents answered: 102, Skipped: 45; Part-time respondents answered: 166, Skipped: 65); Note: Responses were open-ended, so answers were tabulated by categories.

#### Full-time responses

Attribute #1	Count	Attribute #2	Count	Attribute #3	Count
People	16	Willey's (and other key businesses)	14	Willey's (and other key businesses)	10
Water Quality of Caspian	15	People	9	People	9
Rural Character	12	Open space	8	Open space	8
The Lake	9	Rural Character	7	Water Quality of Caspian	7
Lack of development	7	Caspian Lake Beach	5	School	5
Willey's (and other key businesses)	7	Cultural	4	Cultural	4
Open space	6	Lack of development	4	The Lake	4
Small Town Feel	6	Recreation	4	Recreation	4
Peace and quiet	5	Small Town Feel	4	Rural Character	3
Caspian Lake Beach	3	Water Quality of Caspian	4	Small Town Feel	3
School	3	Limited development on the Lake	3	Barr Hill	2
Cultural	2	Environmental integrity	2	Caspian Lake Beach	2
Village	2	The Lake	2	Limited Traffic	2
Dirt Roads	1	Natural beauty	2	Village	2
Limited development on the Lake	1	Peace and quiet	2	Dark Skies	1
Natural beauty	1	School	2	Dirt Roads	1
Quiet on the Lake	1	Village	2	Environmental integrity	1
		Barr Hill	1	Limited development on the Lake	1
		Dirt Roads	1	Nature	1
		Limited Traffic	1	Quiet on the Lake	1

**Part-Time Responses**

<b>Attribute #1</b>	<b>Count</b>	<b>Attribute #2</b>	<b>Count</b>	<b>Attribute #3</b>	<b>Count</b>
Water Quality of Caspian	37	Water Quality of Caspian	21	Willey's (and other key businesses)	23
Rural Character	17	Willey's (and other key businesses)	17	Open space	15
Willey's (and other key businesses)	12	People	13	Rural Character	13
People	11	Open space	12	Cultural	12
Peace and quiet	10	Peace and quiet	10	Lack of development	10
The Lake	9	Small Town Feel	10	Small Town Feel	9
Open space	9	Lack of development	8	People	8
Natural beauty	8	The Lake	8	Water Quality of Caspian	8
Lack of development	7	Village	8	The Lake	5
Limited development on the Lake	7	Quiet of the Lake	7	Peace and quiet	5
Small Town Feel	5	Caspian Lake Beach	4	Dirt Roads	4
Village	5	Cultural	4	Quiet of the Lake	4
Barr Hill	4	Dirt Roads	4	Limited development on the Lake	3
Caspian Lake Beach	3	Limited Traffic	4	Dark Skies	2
Dirt Roads	2	Natural beauty	4	Limited Traffic	2
Quiet of the Lake	2	Recreation	4	Caspian Lake Beach	1
Cultural	1	Rural Character	4	Natural beauty	1
Limited Traffic	1	Dark Skies	1	Nature	1
Nature	1	Limited development on the Lake	1	School	1
		School	1	Village	1

## 22. The three things I want to CHANGE about Greensboro are:

(Full-time respondents answered: 101, Skipped: 46; Part-time respondents answered: 145, Skipped: 86); Note: Responses were open-ended, so answers were tabulated by categories.

### Full-Time Respondents

Attribute #1	Count	Attribute #2	Count	Attribute #3	Count
Taxes	37	Restaurants, cafes, other eating places	15	Taxes	13
Restaurants, cafes, other eating places	30	Unite the community	13	Unite the community	11
Unite the community	16	Sidewalks, walking, cycling amenities	12	Restaurants, cafes, other eating places	10
No large development	13	Taxes	12	More enforcement on the Lake	9
Jobs	11	More enforcement on the Lake	10	Sidewalks, walking, cycling amenities	7
More control on development	11	More control on development	9	More events and recreation opportunities	6
More young people and families	11	Affordability of housing	7	More young people and families	6
Theater	11	Better roads/reduce runoff	6	Better roads/reduce runoff	5
Better cell and Internet	7	Jobs	6	Improve parking	5
Sidewalks, walking, cycling amenities	7	More businesses	6	More control on development	5
Traffic/speeding concerns	7	Traffic/speeding concerns	6	Jobs	4
Noise (ordinances, concerns in village, etc.)	6	Fewer zoning restrictions	5	More businesses	4
Affordability of housing	5	Improve parking	5	More guidance/controls on noisy renters	3
More businesses	5	Lodging (B&Bs, reopen the lodge, etc.)	5	NIMBYism	3
Lodging (B&Bs, reopen the lodge, etc.)	4	Noise (ordinances, concerns in village, etc.)	5	Noise (ordinances, concerns in village, etc.)	3
More events and recreation opportunities	4	Revitalize the Bend	5	Preserve open space	3
NIMBYism	4	More guidance/controls on noisy renters	4	Diversify the community	2
Better connection to the Bend	3	Theater	4	Fewer zoning restrictions	2
Diversify the community	3	More events and recreation opportunities	3	Lodging (B&Bs, reopen the lodge, etc.)	2
Revitalize the Bend	3	More senior housing	3	No large development	2
Sewer	3	NIMBYism	3	Revitalize the Bend	2
Better roads/reduce runoff	2	Preserve open space	3	Theater	2
Fewer zoning restrictions	2	More young people and families	2	Better cell and Internet	1

More enforcement on the Lake	2	No large development	2	More senior housing	1
More senior housing	2	Better cell and Internet	1		
Support existing businesses and farms	2	Better connection to the Bend	1		
Improve parking	1	More services in town	1		
More guidance/controls on noisy renters	1	Sewer	1		
More services in town	1				
Street lights in village	1				

Notes about categories:

“Unite the community” was expressed in numerous ways, among both respondent groups. Some noted the division between full and part-time residents. “More ways to discuss issues between full-time and part-time residents,” wrote one respondent. Others felt excluded or under-represented in the decision-making process. “Voting rights for property owners.” Others noted the division between the two villages, Greensboro and Greensboro Bend.

“More enforcement on the lake” included desires to see more restrictions on motor boats, speed limits, and littering on the beach,” and “limit clear-cutting”, while “more controls on development” included desires to limit size, type, and scale of development in the lakeshore area.

“Restaurants” were most likely to specify smaller-sized ventures, such as cafes, or “light fare” places to “socialize” and gather.

**Part-Time Respondents**

<b>Attribute #1</b>	<b>Count</b>	<b>Attribute #2</b>	<b>Count</b>	<b>Attribute #3</b>	<b>Count</b>
Taxes	30	Taxes	10	More enforcement on the Lake	9
Restaurants, cafes, other eating places	21	More enforcement on the Lake	9	Taxes	9
No large development	10	Sidewalks, walking, cycling amenities	9	Restaurants, cafes, other eating places	6
Theater	9	More control on development	7	Unite the community	6
Jobs	6	Restaurants, cafes, other eating places	7	Sidewalks, walking, cycling amenities	5
More control on development	6	Noise	5	Street lights in village	5
Better cell and Internet	4	Unite the community	5	Jobs	3
Lodging (B&Bs, reopen the lodge, etc.)	4	Fewer zoning restrictions	4	More control on development	3
More young people and families	4	Lodging (B&Bs, reopen the lodge, etc.)	4	More guidance/controls on noisy renters	3
Sidewalks, walking, cycling amenities	4	More businesses	3	Better roads/reduce runoff	2
Diversify the community	3	More guidance/controls on noisy renters	3	More businesses	2
More events and recreation opportunities	3	Affordability of housing	2	More events and recreation opportunities	2
Traffic/speeding concerns	3	Better roads/reduce runoff	2	More young people and families	2
Unite the community	3	Jobs	2	NIMBYism	2
Noise	2	More events and recreation opportunities	2	No large development	2
Affordability of housing	1	More senior housing	2	Noise	2
Better roads/reduce runoff	1	No large development	2	Preserve open space	2
Fewer zoning restrictions	1	Theater	2	Diversify the community	1
More businesses	1	Traffic/speeding concerns	2	Improve parking	1
More enforcement on the Lake	1	Better cell and Internet	1	Lodging (B&Bs, reopen the lodge, etc.)	1
More guidance/controls on noisy renters	1	Better connection to the Bend	1	More senior housing	1
More services in town	1	More young people and families	1	Theater	1
NIMBYism	1	NIMBYism	1		
Preserve open space	1	Sewer	1		
Revitalize the Bend	1				
Sewer	1				

### 23. What do you think are the top FIVE priorities for the Greensboro Planning Commission?

(Full-time respondents answered: 118, Skipped: 29; Part-time respondents answered: 180, Skipped: 51)

Full-Time	%	Count		Part-Time	%	Count
Protecting the rural character of Greensboro	69.5%	82		Protecting Greensboro's natural resources	88.3%	159
Protecting Greensboro's natural resources	64.4%	76		Protecting the rural character of Greensboro	86.7%	156
Maintaining the school	49.2%	58		Preserving the character of Greensboro Village	78.3%	141
Preserving the character of Greensboro Village	48.3%	57		Maintaining the school	40.0%	72
Attracting more families with children	47.5%	56		Developing a network of recreation trails	34.4%	62
Making housing more affordable	30.5%	36		Attracting more families with children	30.6%	55
Attracting new businesses to Greensboro	29.7%	35		Making housing more affordable	23.3%	42
Developing a network of recreation trails	25.4%	30		Attracting new businesses to Greensboro	19.4%	35
Improving town services	22.0%	26		Improving town services	12.8%	23
Creating more housing opportunities for seniors	22.0%	26		Preserving the character of Greensboro Bend	12.2%	22
Expanding housing opportunities in Greensboro Bend	21.2%	25		Creating more housing opportunities for seniors	10.6%	19
Preserving the character of Greensboro Bend	19.5%	23		Expanding housing opportunities in Greensboro Village	7.8%	14
Expanding housing opportunities in Greensboro Village	16.1%	19		Expanding housing opportunities in Greensboro Bend	5.0%	9
Improving public transportation	9.3%	11		Improving public transportation	2.8%	5

**24. What defines Greensboro's rural character? On a scale of 1 to 5 rate each of the following aspects, with 1 being the LEAST defining and 5 being the MOST defining.**

(Full-time respondents answered: 118, Skipped: 29; Part-time respondents answered: 185, Skipped: 46)

Attribute	Full-Time Average Rating	Attribute	Part-Time Average Rating
Scenic Vistas	4.59	Peace and tranquility	4.67
Peace and tranquility	4.5	Scenic Vistas	4.62
Sense of community	4.26	Limited noise	4.41
Working farms	4.23	Working farms	4.34
Access to passive (e.g. non-motorized) recreation (e.g. hunting, hiking, x-country skiing)	4.18	Access to passive (e.g. non-motorized) recreation (e.g. hunting, hiking, x-country skiing)	4.3
Abundance of wildlife	4.09	Limited traffic	4.14
Limited traffic	3.88	Sense of community	4.12
Dirt roads	3.86	Dirt roads	4.06
Limited noise	3.78	Abundance of wildlife	4.02
Freedom to do with my land as I see fit	3.29	Dark skies	3.53
Dark skies	3.25	Freedom to do with my land as I see fit	2.52

Three respondents, one full-time and two part-time, identified the water quality of Caspian Lake as defining Greensboro’s rural character. Other respondents offered broader perspectives on balancing the need to preserve rural character with the vitality of the community. “I consider working farms a part of rural character, but they more often than not come with noise - a lot of it,” wrote one respondent. “Rural recreation often includes snow machines.

It's a part of the character of this part of the state, and a way that many of our neighbors recreate. Comes with noise. Do I love it? No. But I find a way to communicate my boundaries with my neighbors in a respectful way. Rural character is about respect and communication, not about utopia.” “We need a balance of views, rural, and economic opportunities. I don't want to live in a beautiful, but dead, town,” wrote another.

**25. What aspects of Greensboro's natural resources should be a planning priority? (Please rank each one on a scale of 1 to 5, with 1 being the lowest priority and 5 being the highest.)**

(Full-time respondents answered: 115, Skipped: 32; Part-time respondents answered: 184, Skipped: 47)

<b>Attribute</b>	<b>Full-time Average Rating</b>	<b>Attribute</b>	<b>Part-time Average Rating</b>
Protecting water quality in and around our lakes	4.79	Protecting water quality in and around our lakes	4.92
Protecting water quality in and around our streams	4.67	Protecting water quality in and around our streams	4.78
Keeping working lands open and viable	4.42	Keeping working lands open and viable	4.33
Protecting important wildlife and travel corridors	4.12	Identifying environmentally sensitive lands for conservation	4.1
Protecting natural communities (rare plants and species)	3.88	Protecting important wildlife and travel corridors	4.1
Identifying environmentally sensitive lands for conservation	3.83	Protecting natural communities (rare plants and species)	3.89
Making the town more flood resilient (e.g. preventing fluvial erosion, protecting floodplains and wetlands)	3.74	Making the town more flood resilient (e.g. preventing fluvial erosion, protecting floodplains and wetlands)	3.64

Other natural resources planning priorities included slowing/stopping the spread of invasives (2), preventing stormwater/nutrient runoff, and promoting intelligent logging practices.

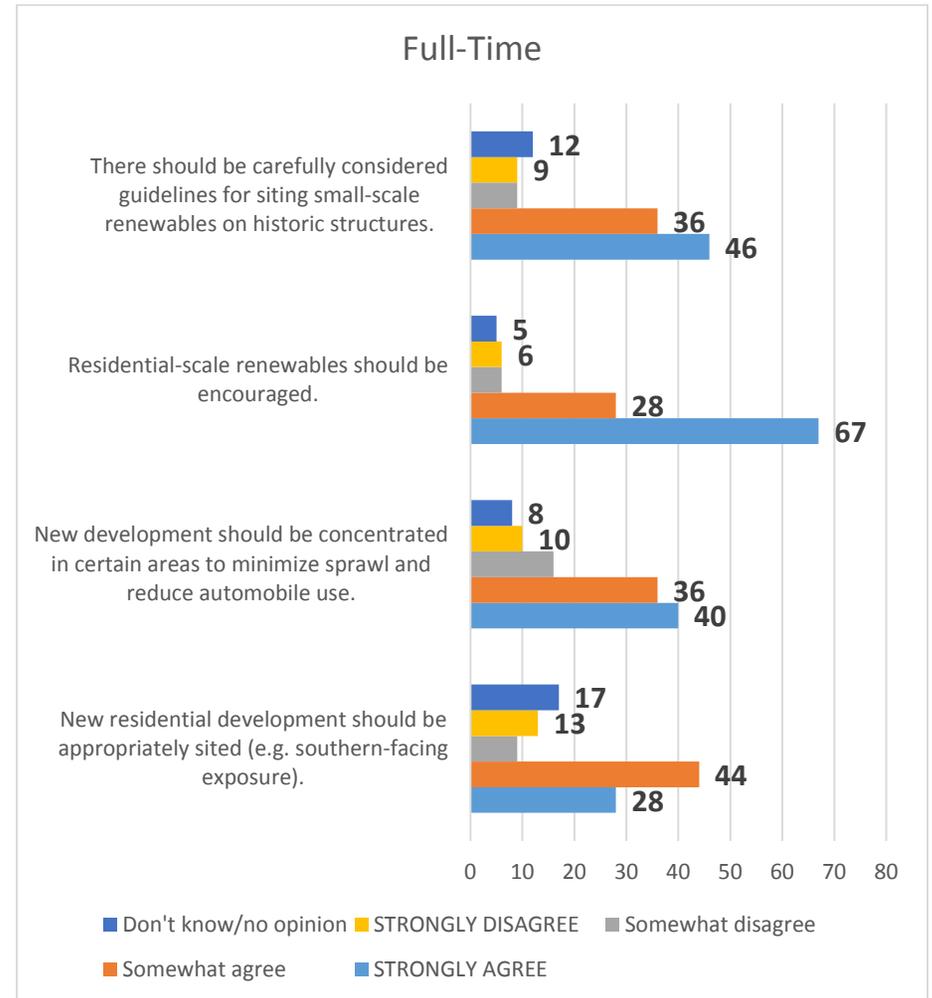
## 26. The top THREE scenic spots in Greensboro are:

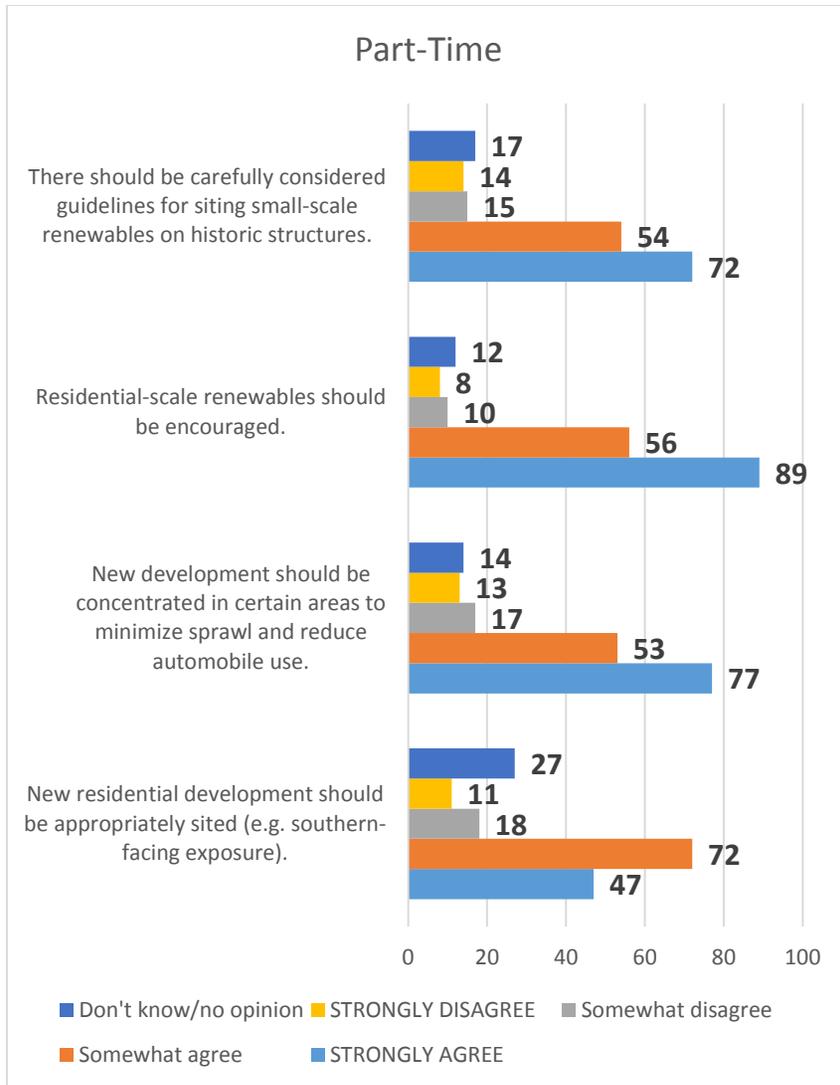
(Responded: 261, Skipped 120) Note: There was very little difference between full- and part-time respondents, so answers are not broken out. Responses were open-ended and grouped by category. Many respondents indicated that their own property was the most scenic spot in town! Nevertheless, Barr Hill, general views of Caspian Lake, and various views from the Mountain View Country Club were most cited.

	Total times cited
<b>Barr Hill</b>	<b>215</b>
<b>Caspian Lake</b>	<b>120</b>
<b>Views from the MVCC</b>	<b>44</b>
Long Pond	23
Various views from Greensboro Village	23
Various views from North shore/Lakeshore Roads	20
Campbell's Corner	18
Caspian Beach	15
Gebbie Farm	14
Highland Lodge	14
Views along Breezy Ave	12
Center Road	10
Cook Hill	9
Jaffin Flats	8
Young Farm	7
Perron Farm	7

## 27. Regarding energy, which of the following statements do you agree with?

(Full-time respondents answered: 116, Skipped: 31; Part-time respondents answered: 179, Skipped: 52)



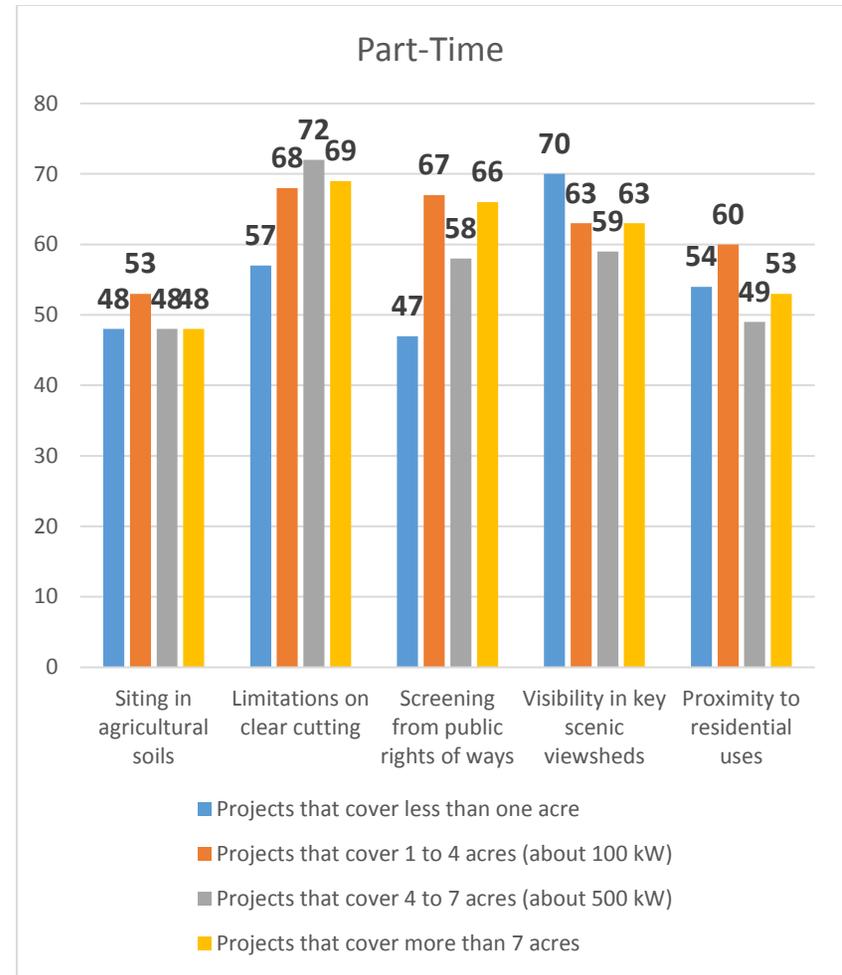
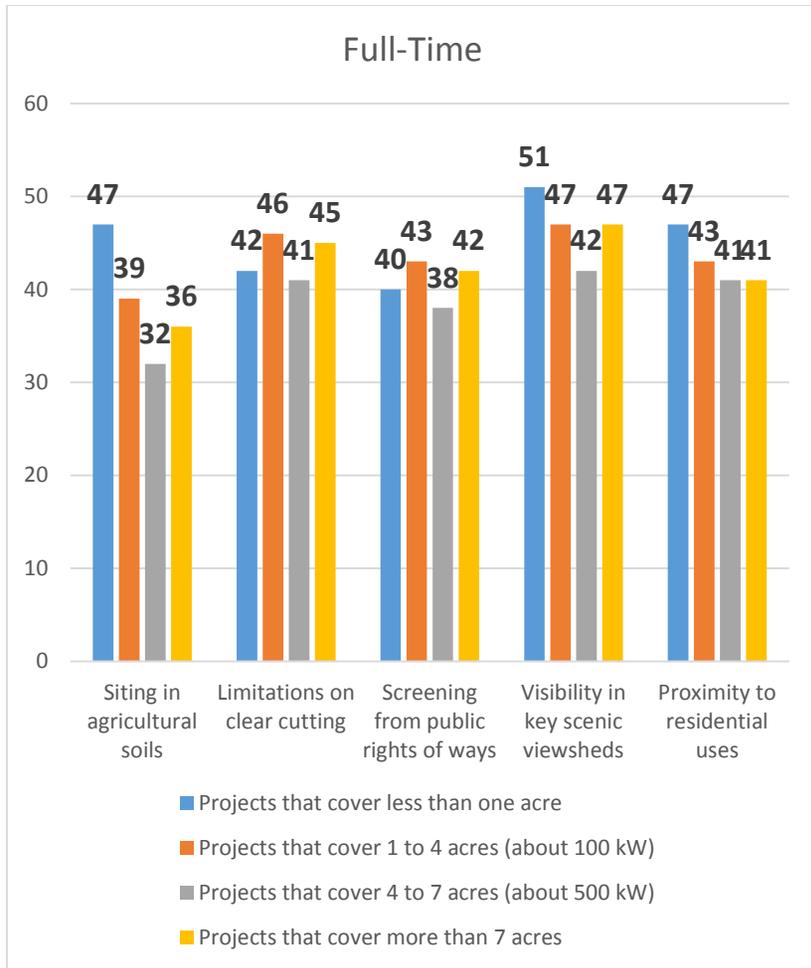


**28. Recent legislation and court decisions make it possible for towns to provide specific guidance on certain types of renewable energy installations. Are there certain specifications for ground-mounted solar installations that you would like the Greensboro Planning Commission to consider?**

(Full-time respondents answered: 92, Skipped: 55; Part-time respondents answered: 179, Skipped: 52)

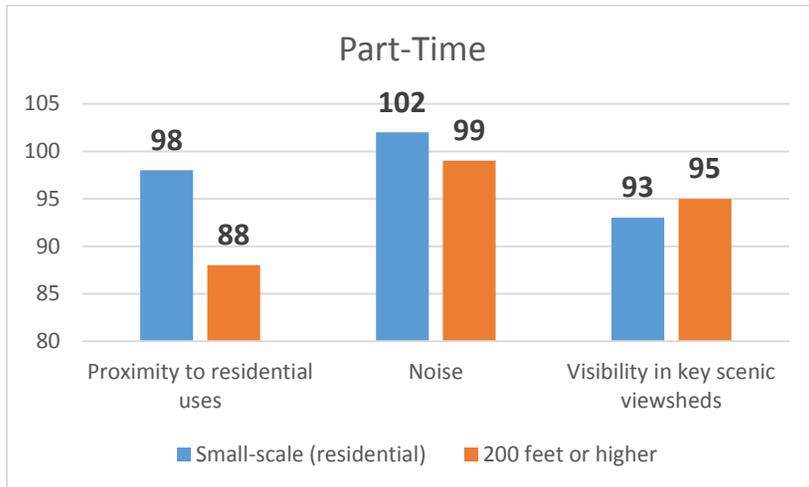
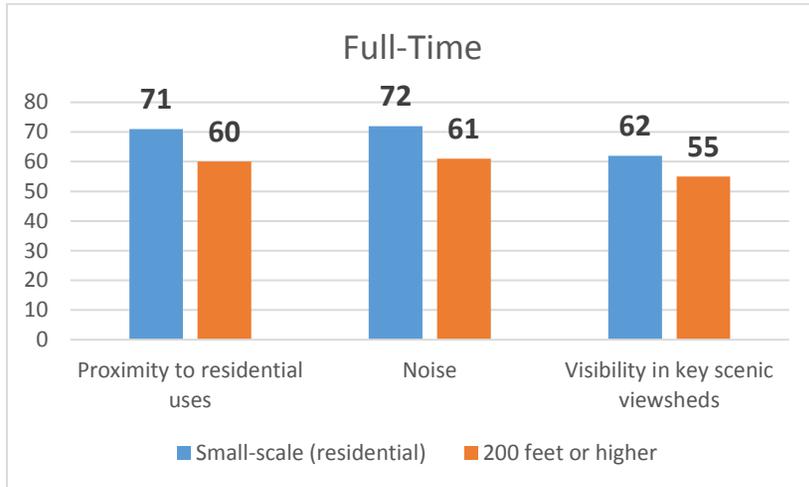
Notes: The smallest development selected was determined to be considered the respondent's preferred threshold for siting guidance.

A number of respondents indicated that they did not fully understand the question in open-ended comment. Finally, a large number from BOTH respondent groups skipped this question and Question 29, suggesting that more dialog may be necessary.



**29. Are there certain specifications for wind towers that you would like the Greensboro Planning Commission to consider?**

(Full-time respondents answered: 94, Skipped: 53; Part-time respondents answered: 144, Skipped: 87)



## Methodology

The Greensboro Community Survey was developed by the Planning Commission. Postcards with two URLs (collectors to a Survey Monkey link) were mailed to individuals on the voter checklist and to individuals on the Grand List, representing a total of more than 870 addresses. Because EVERY member of every household was encouraged to respond, the postcards provided two collectors. Additional collectors were advertised on posters placed in various spots around town. Paper copies were made available and collected at numerous sites around town: Willey’s Store, Smith’s Store, both post offices, Greensboro UCC, the Town Clerk’s Office, the Greensboro Free Library, and Four Seasons of Early Learning. Of the 381 responses received, 62 were paper copies, which were then entered into the Survey Monkey database. Links to the survey were also distributed on Front Porch Forum.

Postcards were mailed the week of June 20<sup>th</sup>, with an advertising closing date of July 11<sup>th</sup>. However, the survey collectors remained open until July 28<sup>th</sup>, while paper copies were being collected and tabulated.