**Greene Comprehensive Plan Committee**

**Meeting Minutes – Draft**

**February 7, 2024**

**Greene Town Office**

**Present:** Brent Armstrong (CEO), Julie Mondro (Chair), Lea Chouinard, George Farris Jr., Kevin Healy, Judy Marden, Brad Tuck

**Absent:** Steve Creamer, Amanda Leclerc, Kevin Healy

Julie presented a written agenda:

**1. Call to Order**

**2. Approval of Minutes of January 3, 2024**: George moved to approve the minutes as corrected (corrected the missing “e” on Greene!), Brad seconded the motion, all voted in favor.

**Unfinished Business**

**3:** Julie said the scanned Comprehensive Plan document from 1999 is formatted and ready to revise.

**New Business**

4. Discuss communication of Committee activities to the community: website

**a. Website:**

* Brad submitted written comments (to be made part of these minutes)
* A website would be good so people would know about what is happening.
* Would the Sun-Journal run an article, and reference a website? There should be a communication link on it so people can submit comments.
* Brent said the Committee could have a tab on the Town Website. It could link to survey forms.
* How about an email address for the committee? A feedback mechanism.
* A brief annotation of what the documents are.

**b. Discuss gathering community input.**

* How to get input; how to educate the community about the process?
* How to notify the community that this is going on and how they can get more information?

**c. Discuss identification of specific issues to be addressed in the Plan.**

* Brad said when he talked with people about Greene, most people wanted to keep it as it is: rural.
* People also mentioned having more local agriculture.
* Unanticipated rapid growth is a concern.
* (over 10 years, there has been just a little bit of growth, but Brad feels the quality and value of housing stock is probably going up, with more homes being built.)
* Brent said we can ask the assessor to give us data on valuations listed on building permits. In 2023, there were 66 building permits issued, but the population stayed the same.
* Julie asked if we should start with a mailing? The consensus was no, that first we should publicize that “something in happening” so people will anticipate it.
* We can also use the Facebook page to get information out.
* An address for feedback to the Comp Plan Committee should be put on Facebook.
* Brad asked if the Town could send out a letter informing people? Brent will find out. At the upcoming election: hand out information.
* Should have Public Hearings: notify by posting around town, announce in Sun Journal, on the website, social media, WGLT. Interested people can also come to the regular CPC meetings.
* We need to develop a list of “nice to get done” items:
* Communication between Greene Government and the public in general needs improvement: an Ombudsman?
* Town Meetings: the audio has been terrible, people can’t hear, and then private conversations start and make hearing issues worse.
* List current topics on the Town’s website.
* A “Town Crier” publication once a week—a commitment of the Town to enhance communication back and forth.
* “The diner…”
* Issues: like the desire (of some) to get the last unpaved roads paved.
* Need to develop strategies for actually getting things done.
* We can still call on AVCOG for specific things, but we have to pay them per diem.
* Can images be stored and accessed by a link in Comp Plan so they can be in color? Helps with understanding the maps for those pages to be in color. Can we use the interactive map and put our overlays on it?
* Brad said the people who will respond are those who either really want something good, or are reacting to something bad, such as solar farms (what number of them do we want to accommodate?) Climate change?
* Are there ways we can anticipate how the town will respond in advance? Brad is an economist by training and is an advocate for the competitive market.
* We need a set of well-defined rules that you are allowed to operate within. For example, would an Amazon Warehouse be allowed to open? (The huge solar panel plan has not come up for site plan review yet).
* Brent: There are issues of commercial use vs. property rights.
* George: Our Land Use Ordinance has some parts in it for limiting projects, but also questions: for example, is leasing your land to a solar company a commercial use?
* Julie asked if there is a time that we want to start publicity?
* Would like to have a handout at the election (March 5). Brent said it can be printed at the town Office. Need volunteers to hand it out.
* Julie said updating the data is going to be a monster. Judy asked if we could hire a legal secretary or similar technician.
* Back to communication: Brad said we should state that the Comp Plan revision is an open process, with no preconceived ideas. We have been reviewing the existing document since June, and we want YOUR input. There should be an email address for responses. [CompPlan@townofgreene.net](mailto:CompPlan@townofgreene.net)?
* And a website address.
* State when the committee meets. And tell people they should familiarize themselves with the 1999 Comp Plan and we should provide a link to the website address for it.

FOR THE NEXT MEETING:

The day before: publicize it, with a planned agenda.

* Review website
* Review questions for survey
* Discuss public meeting schedule

The town could vote on the Revised Plan at a Special Town Meeting.

We should have something out by August Town Meeting (August 3) and be able to announce there that there is a draft “for community input.”

Also next meeting:

* start developing the survey.
* Go through the 1999 plan and determine what we can re-use.
* Brent said he would have the tab ready by the next meeting.
* Question: archaeological resources? Are there any new discoveries?

**Adjourn:** George moved to adjourn, Judy seconded the motion, all voted in favor.

Next meeting: March 6, 2024—6:00 PM.

By Judy Marden (Scribe)