

Greensboro Selectboard

September 14, 2022 – Minutes

[Meeting was held via video conference]

SELECTBOARD MEMBERS PRESENT: Peter Romans, Ellen Celnik, Gary Circosta, Tracy Collier, David Kelley

SELECTBOARD MEMBERS ABSENT: None

OTHERS PRESENT: Kim Greaves, Josh Karp, Dan Predpall, Chief Dave Brochu, Jr., Brett Stanciu, Beth Meacham, Joan Feffer, Anne Altman, Nancy Lammert, Miriam Rogers, Maggie Altman, Tom Camarra, Christine Armstrong

CALLED TO ORDER: 6:30 PM

ADDITIONS TO THE AGENDA

Kim: NEK Waste Mgmt. District proposal

Peter: Driveway plowing – further discussion

MINUTES

Minutes from August 10 regular meeting approved as amended.

PUBLIC CONCERNS

None this evening.

GREENSBORO FIRE DEPT – Chief Dave Brochu, Jr.

- 1. Chief's report.** Chief Brochu reported that the FD had a very busy July and August, with 16 alarms and a range of incidents. He noted there have been a few car accidents at the bottom of French Hill; Kim asked VTrans to cut back brush at the intersection to improve visibility.
- 2. New turnout gear.** The town's insurance company requested that interior firefighters with expired gear be issued new gear. Chief Brochu recently ordered 15 sets of new gear to outfit firefighters who enter buildings. The remaining eight sets of expired gear, used only by outside firefighters, will be replaced over the next three years.

Three of the 15 sets will be paid for from the FD's FY22 budget and another three will be paid for from the FY23 budget, leaving nine sets (approx. \$24,750) in need of funding. Dave applied for ARPA funding and if received, he suggested these funds could reimburse whatever other fund is used to pay for the gear in the immediate term.

Discussion of additional funding options; Chief Brochu suggested using funds earmarked for new fire trucks. Dave made the following motion:

The Board accepts Chief Brochu's proposal to pay for nine sets of new turnout gear using funds set aside for new fire trucks.

Ellen seconded the motion. Discussion about whether the truck fund will be able to cover the cost of the gear.

Discussion of using Capital Budget funds for the gear.

Gary noted that the Selectboard has the final say over how ARPA funds are spent and could simply decide to use these funds to purchase the gear. Dave felt that the Board shouldn't bypass the ARPA committee process. Dave amended his motion:

The nine sets of turnout gear will be paid for using Capital Budget funds allocated for fire equipment.

Tracy seconded the amended motion, which carried unanimously.

- 3. Overflow parking at Highland Center (HCA).** During an event at the HCA on Aug. 19, Chief Brochu noticed cars parked on both sides of Hardwick Street, from the four corners down towards the Wilson Farm. He's concerned this could make it difficult to get fire trucks safely through the area. Chief Brochu said it was his understanding that the ball field parking area was to be used for HCA overflow parking.

Dave Kelley will discuss the issue with HCA management.

ORLEANS COUNTY SHERIFF'S DEPT.

The Board reviewed the August OCSD report.

BEND REVITALIZATION COMMITTEE – NBRC GRANT – Dan Predpall

Dan said the town received a grant from the Northern Border Regional Commission for approx. \$153,000. Funds are being actively raised for the required 20% match.

The original plan was to purchase the Goldberg property in the Bend to create off-street parking and a business incubator space.

It turns out there's less wetland area on the VTrans parcel than anticipated, and both VTrans officials and Bend residents favor putting parking on an area of Vtrans land adjacent to Warren Hill's lot. The parking area would have 8-10 spaces, with a food truck pad at the back end.

Another change from the grant application is that Bend Depot owner Mark Snyder has tentatively offered a large portion of the old freighthouse to serve as the business collective space – reducing the need for new infrastructure that was proposed for this purpose. Dan added that said some work on Mark's building will be required.

Across Main St. from the parking area, also on VTrans land, would be a landscaped area with a pavilion, picnic tables and restrooms (port-o-lets enclosed by a shed).

Dan said he'll have to significantly amend the grant application to reflect these changes in project scope, and is hopeful he'll get approval from the NBRC. Additionally, formal agreements with Vtrans will have to be drawn up and approved. Peter said VTrans indicated support for what the town is proposing at a meeting earlier this week.

Dan said after the grant is amended, if there's not enough funding to complete everything, perhaps he could apply for ARPA funds to cover any funding gap.

Peter and David thanked Dan for his considerable work on this project.

ROADS

1. **Road Foreman's report – Tom Camarra.** The road crew has finished hauling winter sand and will be grading all roads again before winter.
2. **Town pickup.** The pickup needs bodywork; the Board reviewed a quote from Lamoille Valley Ford for the repairs. Discussion; it is assumed the body work will extend the useful life of the truck by two or three years. Tom will solicit an additional quote for the bodywork. Peter made the following motion:
The Board approves spending funds on bodywork for the town pickup, and will accept the recommendation of Road Foreman as to what shop does the work.
David seconded the motion which carried unanimously.
3. **Chloride application.** Joan Feffer's house on Shadow Lake Rd. is very close to the road, and they had issues with dust for a number of weeks this summer. She asked how it's determined when chloride should be applied.
Tom said chloride gets applied immediately after roads are graded. While he agreed that certain sections of road can get dusty during hot, dry periods, the road crew has not historically made special trips to apply chloride due to budget and time constraints.
Peter said that while chloride is indeed expensive, gravel is also expensive and dust could be considered to be the road blowing away. So, in addition to improving quality of life for residents like the Feffers, a case could be made that extra chloride applications could help preserve the road. He proposed that next year, residents call Tom or Board members if serious dust issues arise, the situation can be assessed, and the road crew could make a special application of chloride if prudent.
4. **Speed limit signs on gravel roads.** These will be put up after most summer road work is complete.
5. **Glover/Greensboro gravel pits.** While no test borings have been done, the Glover road crew dug test holes and liked what they found. Ellen and Peter met with Glover Selectboard members and all agreed to continue looking at possibilities. Former Selectboard member Matt McAllister knows the pit well and is willing to assist as necessary.
Peter noted that if Board members of both towns agree that a land sale is worth pursuing, an article would likely be included on the town meeting warnings of both towns.
Kim and/or Ellen will talk with Ken Davis about whether it's possible to put a value on gravel pit acreage without proper test borings.
6. **Shoulder reclaimer – update.** Kim heard from NVDA that Greensboro likely received the shoulder reclaimer grant, with formal notification coming soon.
7. **Driveway plowing.** Continuing the discussion from last month, Peter clarified that the current policy is for business driveways to be plowed only if connected to a residence. He added that the plowing list may be inconsistent on this issue and that the list should be looked over; Gary will work with Kim on reviewing the list.

NEW TOWN GARAGE

1. **Topographic survey of lot.** Peter reported that the topo survey work is expected to begin the week of Sept. 19.
2. **Architectural proposals.** Two proposals were received, from Coe + Coe (\$109k, Glover) and Tom Bursey Designs (\$96k, Burlington). Peter reported that project manager Steve Pitkin felt both proposals are very similar in scope, and all things being equal he'd lean towards the local option,

Coe + Coe. Brett spoke highly of the firm, having encountered them during her job as Zoning Administrator. Additionally, Coe + Coe designed the Glover town garage, which the Selectboard has often referred to as a starting point for a new garage design. Ellen made the following motion:

The Board will retain Coe + Coe for the new town garage project.

Tracy seconded the motion which carried unanimously.

TREASURER – Brett Stanciu

1. The Board reviewed the treasurer’s monthly report, the FY23 budget report, and the August check warrant reports.
2. **Budgeting.** Tracy asked Brett whether she, the treasurer, should take the lead on the budgeting process – or should members of the Selectboard? Brett said she intends to use NEMRC more effectively to compile detailed reports for the Board, to make the budgeting process more efficient. She added that the Capital Budget needs significant attention.

ONGOING BUSINESS

1. **Greensboro Library – resurfacing driveway.** David said a meeting was held and both the library and Altman’s would like the pavement replaced with staymat. Maggie Altman said they did a lot of research and believe that asphalt is a poor choice ecologically, and that they don’t want more of it on their property.

Tracy asked how staymat would fare during winter with the plow trucks.

Tom, Peter and Gary had concerns about using staymat. Tom felt it could lead to a mess, especially when the ground is soft. Peter said when the town office parking lot was redone, the Board decided against staymat because that area must be salted, and salting on top of staymat would create a mess.

Tracy asked, if stay mat is not appropriate and the Altman’s don’t want asphalt, what are other options?

Beth Meacham said the area needing improvement is small, and that the library is open to alternatives that aren’t asphalt. She said the project needs to satisfy the neighbors, make the drive safe for library patrons, and be aesthetically attractive. Beth said if staymat is put down and sanded as necessary, the library believes patrons will be able to get up and down the drive safely. The existing asphalt can remain; the issue here, she said, is to come up with an acceptable plan to repair areas of the drive that are in rough shape.

Peter proposed that the work be planned for next season, using either using staymat or some other solution, and he will set up a meeting between Boomer and Beth to further discuss options.

Peter asked Tom to make some repairs in the short term to smooth out the rough areas.

2. **Lanphear house.**

- **Asbestos.** A small amount of asbestos was found to be present in the house and must be removed by a specialized contractor prior to demolition; this work is estimated to cost no more than \$2k. The testing company recommended local contractor Eric Lavaggi for the abatement work. Peter made the following motion:

The Board will hire Eric Lavaggi to remove asbestos from the Lanphear house. Since the cost will be under \$5k, it is not required that the town solicit bids.

Tracy seconded the motion which carried unanimously.

- Demolition bid. The Board opened and reviewed the single demolition bid, from All Metals for \$25,800. Tracy made the following motion:

The Board will hire All Metals for the demolition of the Lanphear house, at a cost of \$25,800.

David seconded the motion which carried unanimously.

Kim will notify Lanphear house neighbors about the asbestos mitigation and demolition processes.

It is hoped that the asbestos abatement and demolition work can be completed this fall.

3. Hiring grant writer.

- Dave will ask Louise Calderwood for recommendations.
- Ellen felt that with so much ARPA funding out there, a consultant would easily pay for themselves.
- Brett and/or Ellen will ask VLCT if they have a list of area consultants/grant writers.
- Tracy wondered what the budget might be for hiring a consultant/grant writer, and where funds would come from. Would the town be hiring someone on a short- or long-term basis?

OTHER BUSINESS

- 1. Use of Grange for Halloween.** The Board received a request from Modern Times Theater to use the Grange for Halloween festivities. Peter made the following motion:

The Board approves Modern Times Theater using the Grange on Halloween.

David seconded the motion which carried unanimously.

- 2. Planning Commission appointment.** Chair Kent Hansen requested that the Board appoint Alexis Mattos to the Planning Commission. David made the following motion:

The Board appoints Alexis Mattos to the Planning Commission.

Tracy seconded the motion which carried unanimously.

- 3. Conservation Commission appointment.** Chair Clive Gray requested that the Board appoint William Marlier to the Conservation Commission. Gary made the following motion:

The Board appoints William Marlier to the Conservation Commission.

David seconded the motion which carried unanimously.

- 4. NEK Waste Management District.** Ellen made the following motion:

The Board approves the amendment to the NEKWMD charter: To eliminate the Australian Ballot method of voting on the annual budget and allow the NEKWMD Board of Supervisors to approve the annual budget of the District.

David seconded the motion which carried unanimously.

ADJOURNMENT

The meeting was unanimously adjourned at 8:38 PM.

Respectfully Submitted: Josh Karp, Selectboard Clerk