

Greensboro Selectboard

October 12, 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, Brett Stanciu, Maggie Altman, Ross Gouin, Eric Hanson

CALLED TO ORDER: 6:30 PM

ADDITIONS TO THE AGENDA

Peter: LVRT Community Grant

MINUTES

Minutes from 9/14/22 regular meeting unanimously approved as written.

PUBLIC CONCERNS

None this evening.

GREENSBORO FIRE DEPT.

No report available this evening.

ORLEANS COUNTY SHERIFF'S DEPT.

The Board reviewed the September OCSD report.

SNOWFLAKE RIDGE RUNNERS SNOMOBILE CLUB

Snowflake Ridge Runners Trailmaster Ross Gouin requested permission to use 1/3 mile of Bailey Hazen Rd. for part of their trail network. A parcel of land that hosted one of their trails for many years was recently sold and the new owner doesn't want the trail on her property.

Ross said using the public road is not a long-term solution, and the club hopes to lay out a new trail on nearby properties over the next year. He added that this trail is an important north-south corridor, and losing it would negatively impact local users and businesses.

Peter said the Board has allowed temporary use of town roads in the past, and he didn't remember any problems. Peter added that if recurrent problems crop up, the Board could rescind any permission given.

Ross said that VAST and local clubs routinely use sections of town roads, and added these are convenient places for law enforcement to check snowmobile registration and insurance.

Gary asked Ross whether he asked area residents for their thoughts about snowmobilers using the road. Ross said he made a real effort to work something out with the new property owner, but was unable to

get her permission. He added that the club would work with the road crew to determine which side of the road was best to use.

Dave made the following motion:

The Board approves Snowflake Ridge Runners Snowmobile Club using the short stretch of Bailey Hazen Road as requested, for one year. The Board may rescind permission if there are problems or complaints.

Peter seconded the motion which carried unanimously.

Peter encouraged the club to put up good signage, do what it can to keep speeds low, and work on a better solution for next year. Peter will inform the Orleans County Sheriff about the use of the road by snowmobiles.

GREENSBORO BEND REVITALIZATION COMMITTEE – Dan Predpall

- 1. VTrans Community Grant Program.** Dan told the Board that the NBRC grant application had to be withdrawn. After the grant was approved the committee decided that purchasing land for rail-trail parking was not the best approach; this major change to the NBRC grant made it unworkable.

VTrans is willing to lease a portion of the railroad right-of-way, adjacent to the Warren Hill parcel, for the parking area.

Dan recommended to the Board that the town apply for a grant through the VTrans Community Grant Program. He explained that this grant application would be similar in scope to the NBRC grant, and would include the development of a parking area, pavilion with picnic tables, ADA compliant ramp on the Depot freighthouse, and other amenities to serve rail trail users and to encourage local businesses.

Dan estimated the grant request will be for \$250k with an in-kind match of \$34k, adding that much of the match has already been raised.

Dave made the following motion:

The Board fully supports applying to the VTrans Community Grant Program, as described by Dan Predpall.

Gary seconded the motion which carried unanimously.

Board members thanked Dan for his many hours of work on these grant applications.

- 2. Bend Depot.** David said that working VTrans on a lease option for the Bend Depot has been a long, challenging process, but it looks like there's finally a solution.

The idea is to integrate the Depot lease into the upcoming rail-trail agreement with VTrans. For this to work, part of the building will need to serve the public in some way. As previously discussed, Depot owner Mark Snyder has offered a portion of the Depot freighthouse as space for a business collective.

A meeting with Vtrans will be held on 11/3 to further discuss the rail-trail developments and the Depot.

ROADS

- 1. Road Foreman's report – Tom Camarra.** Tom was not present this evening.
- 2. Salt Contract.** Kim reported that Cargill bought last year's salt supplier, American Rock Salt, and now is the only company shipping salt to northern VT. This year's price is \$96/ton. Peter made the following motion:

The town will purchase road salt from Cargill at \$96/ton.

Tracy seconded the motion which carried unanimously.

- 3. Glover/Greensboro gravel pits – update.** Ellen met with Ken Davis and they discussed the value of the seven acres of Greensboro's gravel pit that the town of Glover has expressed interest in. At this time, without proper test borings, Ken indicated that \$200k would be a good starting point for a valuation. This figure could easily change as more information comes to light.

Peter felt that more work needs to be done to come up with a fair market value for the piece, and then the Board can decide whether to move forward or not. Tracy suggested the town reach out to a realtor; David volunteered to this.

Ellen said that while those seven acres are not easily accessed by Greensboro, the land would be easily accessed by Glover as it's directly adjacent to their gravel pit – just one factor to keep in mind as a land sale is discussed. Peter said that the land is likely more valuable to Glover than to anyone else.

Gary said he's heard it's getting hard to get a new gravel pit permitted.

Discussion of a land swap with Glover. This appears to be complicated and not advantageous in any way.

Peter visited the pit with former Selectboard member Matt McAllister, who knows the pit well. Matt believes there's many decades of gravel left and thought it would be reasonable to sell the seven-acre piece – assuming it's sold for what it's worth.

Peter said he'll ask the Glover Selectboard to make an offer, and discussions can continue from there.

- 4. Shoulder reclaimer.** No update.
- 5. Driveway plowing – update.** Gary reviewed the driveway snowplowing list, and compiled a list of possible items that may not be residences. Discussion.

Discussion of amending the driveway plowing policy to include school parking lots and bus turn-arounds.

Tracy made the following motion:

The Board agreed to include, on the plowing list, these non-residential places: the Four Seasons of Early Learning parking lot, and a school bus turn-around on Rt. 16.

David seconded the motion which carried unanimously.

NEW TOWN GARAGE

Peter reported that not much progress was made last month, mostly due to the fact that topo maps have yet to be completed.

TOWN CLERK – Kim Greaves

1. Modern Times Theater has decided not to use the Grange building for Halloween this year.
2. Kim said an RFP for the reappraisal will be going out soon. Due to the very high demand for reappraisal firms, it's likely that the process won't begin until 2024 or 2025.
3. Town assessor Stearns Allen has submitted his resignation. Kim is drawing up a posting for the position.

TREASURER – Brett Stanciu

1. The Board reviewed the treasurer's monthly report, the FY23 budget report, and the September check warrant reports.
2. **ARPA Committee.** Brett reported that the ARPA committee received 26 applications for funding. A meeting will be held on October 26 where applicants will have the opportunity to pitch their project to the committee.
The committee is hoping to submit funding recommendations to the Board in early December. Tracy expressed concern that the meeting is lacking a virtual option, meaning those with health or transportation issues may not be able to attend. Brett will look into this.
3. Discussion of budget committee work and which Board members will join in on the work this year. The first budget meeting will be held on October 19.

ONGOING BUSINESS

1. **Lanphear house – update.** Asbestos mitigation work is expected to be completed over the next few weeks. After that, All Metals can come in, remove the structure, and do basic reclamation of the site.
2. **Hiring grant writer – update.** David talked with Maddie Johnston (Craftsbury), who has grant writing experience. Brett and Ellen had an initial meeting with her; a second meeting will be held soon that will include VLCT staff.
It was agreed that the town needs to clarify what kinds of grants it wants to pursue.

ADJOURNMENT

The meeting was unanimously adjourned at 8:10 PM.

Respectfully Submitted: Josh Karp, Selectboard Clerk

AMENDED 11/9/22 J.K.