

Greensboro Selectboard

May 8, 2024 – Minutes

[This was a hybrid meeting held at the Greensboro Free Library, with some participants joining remotely]

SELECTBOARD MEMBERS PRESENT: Ellen Celnik, MacNeil, David Kelley, Peter Romans, Eric Hanson

SELECTBOARD MEMBERS ABSENT: None

OTHERS PRESENT in person: Beth Meachem, Lt. Richard Wells, Terry O'Connor, Erika Karp, Jane Johns, Josh Karp, Kim Greaves, Norm Patenaude, Tom Camarra, Jay Barrett, Darcy Nelson

OTHERS PRESENT remote: Chris Roy, Dan Predpall, Davis Barnett, Lynette Courtney, Robin Hardy, Bill Hardy, Jerilyn Virden, Michael Porrazzo, Elissa Mackin, Lise Armstrong, Brenden Beer, Dede Stabler, Janet Long, Elizabeth Sartorius, BJ Gray, Tim Nisbet, Julie Porrazzo, Christine Armstrong

CALLED TO ORDER: 6:30 PM

ADDITIONS TO THE AGENDA

Liquor license, public concern about roads, FEMA update, hydraulic study for Barton Drive

MINUTES

1. April 24 unanimously approved as written.
2. April 25 unanimously approved as amended.

Ellen suggested that a link to the most recent minutes be posted on FPF, in the interest of improved communications.

PUBLIC CONCERNS

1. **Lowering speed limit in Greensboro Bend – Jane Johns.** Jane reminded the Board that a petition was submitted in May 2023 asking the town to lower the speed limit on Main St. to 25 MPH, and asked for an update on the process. She also read a letter from Four Seasons of Early Learning (FSEL) director Michelle LaFlam, who wrote that speeding has gotten worse due to the bridge on E. Main Street being closed. She requested an increased police presence due to traffic safety concerns.

Peter said in order to lower the speed limit a speed study will be required by the state, and even then, it's not guaranteed that the data will indicate a lower speed limit is necessary. This surprised some of those present, given that there's a childcare center on Main Street. Peter said the Board will clarify what the town's options are. Lt. Wells said the OCSD will perform the speed study.

2. **Drugs in Greensboro Bend – Erika Karp.** Erika told the Board that the house right across from the FSEL is being used for drug distribution, and she's worried the situation will escalate, referencing the recent shooting in Hardwick. Jane added kids at the FSEL are no longer playing out front due to the drug traffic right across the street.

Erika asked what can be done about this situation, and said if there was something like this in Greensboro Village residents wouldn't stand for it. Peter disagreed with this sentiment.

Lt. Wells said the OCSD has put in many hours watching the house, and he implied no action has been taken due to a lack of evidence of crimes being committed. He added that investigations take a long time, and asked residents to provide any information they can, including license plate numbers of cars visiting the house.

3. **Town-community communications – Beth Meachem.** Beth said with all the things happening in the community right now, she wanted to follow up about improvements to town communications. A specific plan would be a great start, she said. Beth expressed concern about decisions made in executive session. Peter said if discussion in an executive session leads to a vote, that vote is made in open session and recorded in the minutes.

ORLEANS COUNTY SHERIFF’S DEPT.

The Board reviewed the April OCSD report.

ROADS & DRIVEWAYS

1. **Road Foreman’s report.** Tom said the road crew has been ditching and grading, with most roads fully graded or at least spot graded. In a letter, Peter Gebbie requested that Gebbie Rd. be graded soon. Tom said while recent rainy weather has slowed down grading progress, the road crew will get to it as soon as possible.

Eric asked what the town can do to make sure culverts aren’t plugged, to minimize damage to roads during heavy rain events. Tom said the road crew cleans out the ends of culverts during ditching, and sometimes the Fire Dept. assists. Regarding the July flooding, Tom said in most cases culverts were fine prior to the storm but became plugged with debris during the event.

Peter noted some junk culverts at the gravel pit need to be cleaned up. Tom said he’d take care of them.

2. **Bid openings.** Before bids were opened, Terry O’Connor expressed concern that he wasn’t notified that the town was soliciting bids. Kim said bids were solicited over the past four to six weeks in the News & Citizen, The Chronicle, and the Hardwick Gazette.
 - **Paving.** One bid was received from Pike Industries for \$166,022.50, to pave 6,600’ of road. Peter made the following motion:

The Board accepts the Pike Industries bid for paving.

MacNeil seconded the motion which carried unanimously.

- **Gravel Crushing (10k yd.) & Sand Screening (5k yd.)**

CONTRACTOR	CRUSHED GRAVEL	SCREENED SAND
McCulloch	\$6.75/yd	\$5.75/yd
Simpson Crushing & Dirt Works	\$5.50/yd	\$2.50/yd
Kingdom Gravel	\$6.25/yd	\$4.50/yd
Matt McAllister	n/a	\$4.25/yd
Manchester Brook Materials (Darcy Nelson)	\$6.13/yd	\$4.13/yd

David made the following motion:

The town accepts the Simpson bids for crushed gravel and screened sand.

MacNeil seconded the motion which carried unanimously.

- **Roadside mowing.** Bids were received from Walt Neborsky (\$8,550) and Summit Contracting (\$15,900). Peter noted Neborsky has done the town’s mowing in the past, and made the following motion:

The town accepts the Neborsky bid for roadside mowing.

David seconded the motion which carried unanimously.

3. **After hours contact number for road foreman.** Discussion about how to minimize the phone calls Kim receives after hours about road issues. After discussion, Lt. Wells suggested that residents could call the

OCSD dispatch line (302-334-3333), and Tom’s contact information could be passed along. Board members thought this was a good idea and thanked Lt. Wells for the offer.

4. Gravel pit.

- *Fill material.* There is a quantity of fill material being stockpiled during the overburden removal process. Tom suggested if town residents need fill, they could be given this product instead of bank run gravel, depending what their project is.
- *Subdivision.* Peter said the town is trying to create some revenue and is exploring selling part of the gravel pit property adjacent to Rt. 16. This area is currently in agricultural use and would never have gravel extracted from it. Peter said the farmer using the property might be interested in purchasing it; he’s also talked with the Glover Planning Commission to see if they have ideas for the property. He added that a few additional acres adjacent to this field area could also be sold for house lots.
- Peter said it appears a Glover resident built a structure on part of the town’s gravel pit property. This area is not needed by the town and the landowners have indicated they may be interested in purchasing this land and possibly additional acres. After discussion on how to proceed, David made the following motion:

The Board will consult with attorney Kevin Kite about a possible property line adjustment at the town’s gravel pit property.

MacNeil seconded the motion which carried unanimously. David will contact Kevin Kite.

- 5. FEMA update.** Josh said the FEMA reimbursement process is proceeding well, with almost all documentation submitted to FEMA at this point. He’ll be starting work on the December floods next week.
- 6. Barton Drive.** Peter said hydraulic studies have been completed for two culverts on Barton Drive. It is recommended that the culverts be upsized.

TOWN CLERK – Kim Greaves

- 1. Trustee of Public Funds.** Tabled.
- 2. Recordings of Selectboard meetings.** Kim asked whether recordings should be made available on the town website or distributed upon request. Discussion of stripping the video out of the recordings to reduce the size of these files. Elissa Mackin said the state legislature has a YouTube channel where you can watch recordings of legislative hearings, etc., and the town could consider this approach. Kim said she’d look into it.
- 3. Liquor license – Wilson Herb Farm.** Peter made the following motion:

The Board approves a 2nd class liquor license renewal for Wilson Herb Farm.

MacNeil seconded the motion which carried unanimously.
- 4. Town Hall Generator.** Kim said two bids have been received and should be reviewed by the Board at its next meeting.

ONGOING BUSINESS

- 1. Proposed changes to zoning bylaws – timetable.** Eric said the bylaw review process should move forward and suggested the Selectboard hold its required public hearing in July.

Discussion about the bylaw adoption process. While S100/Act 47, enacted last June, allows a Selectboard to vote a bylaw up or down, the Board has the option to send proposed bylaws to the voters. Josh noted that in Greensboro, bylaw changes have traditionally gone to the voters and asked whether the Selectboard deliberately wants to change this tradition.

Discussion of separating the bylaw review into two parts: 1) The miscellaneous amendments, which Board members believe doesn't include controversial issues, and 2) The Shoreland Protection District (SPD), which will likely garner considerable public interest. MacNeil made the following motion:

The Board will move ahead with a public hearing on the miscellaneous amendments to the bylaw. A public hearing on the Shoreline Protection District changes will be tabled until the Board has had time to review the proposal and discuss with the Planning Commission.

Dave seconded the motion; further discussion. Planning Commission (PC) member Christine Armstrong said the PC did an enormous amount of work to prepare these bylaw amendments, and suggested that moving ahead with a hearing on all sections would show respect for the PC and the process.

At an earlier Selectboard meeting, PC Chair Kent Hansen presented a suggested timeline for the bylaw adoption process. Christine said not following this tight timeline could mean that the SPD review won't happen within the required time period and the PC will have to start the adoption process over.

Christine added that having two separate hearings creates a lot more work for the town office staff.

MacNeil said the SPD portion is much more technical in scope and requires careful consideration by the Board and voters. He said the Selectboard can make its own judgement about an appropriate timeframe.

Ellen said the Board feels more comfortable working on the miscellaneous amendments first, and that it will take some time for the Board to carefully review the SPD proposal.

The vote was held and the motion carried (Celnik, MacNeil, Kelley, Hanson in favor; Romans abstained).

Peter said the Board should meet with the PC soon, and made the following motion:

The proposed bylaw changes will be discussed with members of the Planning Commission at the next Selectboard meeting.

The motion did not receive a second. MacNeil reminded the Board that Zoning Administrator Brett Stanciu requested to be present when the proposed changes are discussed, yet she is unable to attend the Board's May 22 meeting.

The Board agreed to schedule a special meeting to discuss the zoning bylaw proposals with the PC.

The Board agreed to schedule a public hearing on the miscellaneous bylaw amendments.

- 2. Community wastewater project.** Eric said that the end of July is the final deadline for the town to sign either a purchase and sales agreement or a permanent easement on at least one of the two properties identified for the disposal field. Since a new bishop was just appointed, it is possible that negotiations with St. Michael's Church can now proceed.

While an appraisal has been completed for the Church property, the town needs to also come up with the value of a permanent easement in case the Church prefers that option. The Board agreed to schedule a meeting with the Church in mid-June.

According to Eric, Hoyle Tanner is now saying they won't be able to deliver a shovel-ready project by 2026, meaning construction funds will be 'clawed back' by the feds. However, funds earmarked for system design will remain in hand and Hoyle Tanner says they'll be able to complete design work with those remaining funds.

- 3. 1% option tax.** Eric suggested holding a public meeting on this idea, since it is a tax increase. Discussion of combining a vote on the 1% option tax with a vote on the purchase and sales agreement with RuralEdge.
- 4. Wilson St. drainage issues – Scoping study/engineering grant.** Dan Predpall reported that the FEMA Advance Assistance grant has been received. The town will select a firm to perform hydrological analysis and develop options to reduce peak water flows and mitigate the flooding problem. It is expected that this work will be completed within six months; the town can then select the mitigation approach it prefers and apply for a federal construction grant to install the project.

The scoping study grant requires a 25% town match which should not exceed \$16k.

5. **Village Trust Initiative.** Dan Predpall looked over the VTI application and noticed that a 501(c)(3) designation is required, which the town does not have. He suggested the town could utilize the Bend Revitalization Committee's 501(c)(3) status on its application.
6. **RuralEdge purchase and sales agreement.** Discussion of beginning negotiations on a purchase and sales agreement. David said the town will need to consult with a lawyer throughout the process.
The Board agreed that Ellen and MacNeil will work on the PSA. Josh said the Board might consider advertising for one or two community members to join the negotiation process. David said there are many folks in town who could be valuable contributors.
The Board agreed that the town will advertise for this and then select one or two members of the public to join the negotiations. Peter added that the Board will be looking for thoughtful people who are open minded about the project.

GRANGE – Jay Barrett

Resident and architect Jay Barrett offered to donate his services to help plan and design a Grange redevelopment. While he supports the town hall housing project, he's unclear about the future of the town offices and giving closet. If the town offices are moved to the Grange, Jay said a renovation could easily cost over \$1 million, due in large part to building code requirements.

David said he'd like to see the Grange preserved, and if it takes \$1 million then we need to find those funds. Jay felt that with 3700 square feet in total, there would be plenty of room for the town offices in the Grange building. Ellen said RuralEdge is fine with the town offices remaining in the town hall basement.

It is unclear what town office renovation costs would be covered by RuralEdge, whether in the town hall or Grange.

Eric said instead of applying to the Village Trust Initiative (VTI) for a Grange redevelopment, why not come up with a plan ourselves and go directly to funders? David said it still feels like a good idea to apply to the VTI for the Grange project. Peter suggested David discuss the VTI application with Naomi, since she first introduced the town to the program and was initially planning on applying for the town hall building.

OTHER BUSINESS

1. **Delinquent tax collector – resignation.** Janet Long has resigned as collector of delinquent taxes after 33 years. Kim offered to take over Janet's duties until a replacement can be found. Janet said since most of her work takes place between November and June, a replacement would ideally be hired by November. Peter made the following motion:

The Board appoints Kim Greaves acting collector of delinquent taxes.

David seconded the motion which carried unanimously. It was agreed to advertise the position for a month.

Janet said she'd be happy to train her replacement.

2. **New attorney for delinquent tax work.** David made the following motion:

The Board authorizes Eric Hanson to sign the engagement letter with attorney Rob Halpert for delinquent tax work.

MacNeil seconded the motion which carried unanimously.

EXECUTIVE SESSIONS

MacNeil made the following motion:

The Board will enter executive session at 9:18 PM to discuss a legal issue.

Dave Kelley seconded the motion which carried unanimously.

The Board exited executive session at 9:22 PM and Dave Kelley made the following motion:

The Board approves the proposed settlement agreement between Rocco Realty and the Town of Greensboro.

MacNeil seconded the motion which carried unanimously.

Peter Romans made the following motion:

The Board will enter executive session at 9:23 PM to discuss a legal issue.

MacNeil seconded the motion which carried unanimously.

The Board exited executive session at 9:30 PM and Dave Kelley made the following motion:

After studying the allegation of a conflict of interest the Board found no violation that rose to the level of enforcement.

Ellen seconded the motion which carried (Celnik, Kelley, Romans in favor; Hanson, MacNeil abstained).

ADJOURNMENT

The meeting was unanimously adjourned at 9:35 PM.

Respectfully Submitted, Josh Karp, Selectboard Clerk