

This will be a hybrid meeting. Join in-person at Greensboro Town Hall Meeting Room or join remotely via Zoom conference call using your computer or phone.

For a meeting link and phone number, visit the town calendar at the *greensborovt.gov* home page.

For help with joining the meeting, call the Town clerk at 533-2911 during office hours

GREENSBORO SELECTBOARD

September 24, 2025 – Agenda

6:30 pm

CALL TO ORDER & ADDITIONS TO THE AGENDA (6:30 – 6:35)

MINUTES (6:30-6:45)

September 10, 2025 Minutes draft

September 16, 2026 Budget Meeting draft

PUBLIC COMMENT – GENERAL (6:35-6:45)

ONGOING BUSINESS - (6:45-7:00)

Public Comment

DISCUSSION ITEMS – 7:00-7:30)

Wastewater Committee Report

Caspian Dam integrity and water level conversation

Tolman 4-Corner Safety Issue

Road Reclassification

OTHER BUSINESS (7:30-7:45)

Caspian Arts & Art Festival recap – Isa Oehry

Recycling Attendant pay

EXECUTIVE SESSION-

Greensboro Selectboard

September 10, 2025 – Minutes

[This was a hybrid meeting held in the Community Room at the Greensboro Town Hall]

SELECTBOARD MEMBERS PRESENT: Ellen Celnik, Mike Metcalf, Judy Carpenter, Tim Brennan

SELECTBOARD MEMBERS ABSENT: MacNeil

OTHERS PRESENT in person: Davis Barnett, Audra Pitts, Kim Greaves, Josh Karp, Tom Camarra, Beth Meachem, Steve Freihofner

OTHERS PRESENT remote: Christine Armstrong, Chief Dave Brochu, Jr., Elissa Mackin, Janet Long, Jennifer Ranz, Jerilyn Virden, Lise Armstrong, Peter Romans, John Mackin, Michelle Mackin

CALLED TO ORDER: 6:30 PM

ADDITIONS TO THE AGENDA

None this evening.

MINUTES

Aug. 13 regular meeting unanimously approved as amended.

Aug. 21 special meeting unanimously approved as written.

PUBLIC CONCERNS

1. Davis asked if a second selectboard meeting is scheduled for Sept. 24, and if the wastewater committee is on the agenda. Tim said a second meeting is scheduled for that date and the wastewater committee will be on the agenda.
2. Christine requested that the 2025 Grand List be posted to the website, and noted that some selectboard meeting recordings are missing from the website. She added that the town's new meeting owl is providing great remote audio and video.

SPECIAL TOWN MEETING

1. **New fire truck.** Chief Brochu said that the GFD's 2006 pumper is problematic and could be dangerous to personnel. It has had ongoing electrical issues and has let them down on some calls. Tim said we want to keep people safe and it feels like the time is right to purchase a replacement truck.
Brindlee Mtn. Fire Apparatus has agreed to a \$25k non-refundable deposit to hold the new truck; they are aware that the purchase is contingent on voter approval. Tim said the VT Bond Bank and a few commercial banks are interested in financing the truck purchase once there is voter approval, with interest rates on a 10-year note ranging from 4.8% to 5.8%.
2. **Hardwick beach property – municipal tax.** Regarding the municipal tax bill sent to Hardwick for the beach property, Tim said the town attorney recommend an approach that would allow this year's taxes, and taxes for the next four years, to be exempted. This exemption can be renewed every five years.
3. The selectboard approved a 1% Local Option Tax on rooms, meals and served alcohol at its Aug. 13 meeting. Town voters must now approve this tax.

4. **Date, location, and warning.** Kim has learned that the challenging of the voter checklist does not affect when this special town meeting can be held. With a minimum 30-day warning required, Kim suggested Wed. Oct. 22 for the meeting. She added that the Highland Center and Fellowship Hall are both available. This meeting will not have a remote option.

The board preferred Fellowship Hall for the meeting location.

Ellen made the following motion:

The town will hold a special town meeting on Oct. 22 for the voters to consider four items:

1. *Shall the voters of the Town of Greensboro authorize the Selectboard to borrow up to \$500,000 for the purpose of purchasing a fire truck?*
2. *Shall the voters of the Town of Greensboro authorize the Selectboard to purchase a fire truck?*
3. *Shall the voters of the Town of Greensboro authorize a municipal property tax exemption for the Caspian Beach property, owned by the Town of Hardwick, for a period of five years, including an exemption for the 2025 municipal taxes?*
4. *Shall the voters of the Town of Greensboro approve implementing a 1% local option tax on rooms, meals and served alcohol?*

Judy seconded the motion which carried (Celnik, Carpenter, Metcalf in favor; Brennan not voting as acting chair)

ORLEANS COUNTY SHERIFF'S DEPT.

The Board reviewed the August OCSD report.

ROADS & DRIVEWAYS

1. **Road Foreman's report – Tom Camarra.** Tom reported that the road crew has been resurfacing roads including Salls, Overlook and Harrington. Peter suggested that the road crew resurface Gebbie Rd., or at least apply chloride as it is currently very dusty. He added that Garvin Hill is also very dusty.

Peter said there is an ongoing issue of stormwater running down Gebbie Rd onto Barton Drive, and then into Porter Brook. The problem is solvable with some work by the road crew, he said.

2. Judy asked about sinking manholes on a few roads in town. Tom said the underlying storm drain infrastructure is old and needs work, which is a significant and expensive project.
3. **New town pickup – extended warranty.** Tom said an extended warranty for the new F350 would cost \$5940, and would cover a wide variety of components and could help keep repair bills lower. The board asked Tom to obtain from the dealer, in writing, a specific list of what items are covered under this warranty.
4. **Skid Steer.** Tom said the dealer finally provided a quote for a 60" snowblower as requested, so now the board has all the information it needs to make a decision.

Peter said the town's Trackless sidewalk machine can be driven down to the Bend, and asked how a tracked skid steer would get there. Tom said it will have to be trailered. Peter said this means someone will have to take the time to do this, which has a cost. Instead of purchasing the skid steer, Peter suggested running the Trackless until it's no longer cost effective to repair. Tom said while the machine is currently functional, the town has spent a lot on repairs and it breaks down often. Mike made the following motion:

The board approves the purchase of a tracked John Deere skid steer for \$76,078, which includes a bucket, forks, snowblower, sander and extended warranty.

Ellen seconded the motion which carried (Celnik, Metcalf, Carpenter in favor; Brennan not voting as acting chair).

5. **Road crew uniform contract.** Kim said Unifirst pricing keeps increasing and now costs over \$200 a week. Tom reached out to Cintas who quoted \$87 a week for a similar service and delivery schedule. Judy made the following motion:

The board will sign a one-year contract with Cintas for road crew uniforms and related supplies.

Ellen seconded the motion which carried (Celnik, Metcalf, Carpenter in favor; Brennan not voting as acting chair).

TOWN CLERK – Kim Greaves

1. **Liquor licenses.** Request to Cater permit applications were received from For the Love of Food Catering (event at Jasper Hill Farm), For the Love of Food Catering (event at Highland Center), and Chefwerks (event at Turning Stone Farm). A Special Events Permit application was also received from Hill Farmstead. Judy made the following motion:

The board approves the Request to Cater Permits from For the Love of Food Catering and Chefwerks, and the Special Events Permit from Hill Farmstead.

Mike seconded the motion which carried (Celnik, Metcalf, Carpenter in favor; Brennan not voting as acting chair).

2. **Listers Errors & Omissions.** The board reviewed the Listers Errors and Omissions form. Judy made the following motion:

The board approves the correction to the 2025 Grand List as requested by the town assessor.

Mike seconded the motion which carried (Celnik, Metcalf, Carpenter in favor; Brennan not voting as acting chair).

3. Kim said Collector of Delinquent Taxes Mike Cloutier is responsible for hiring a delinquent tax collection attorney, and has hired Carolyn Greaves out of St. Johnsbury.

4. **Town Hall – back entrance ramp.** The ramp needs to be replaced. Kim reached out to Mike Lapierre and he submitted a quote of \$3680 to complete the job. He is available immediately. Mike made the following motion:

The board accepts Mike Lapierre's bid of \$3680 to replace the back entrance ramp at the Town Hall.

Judy seconded the motion which carried (Celnik, Metcalf, Carpenter in favor; Brennan not voting as acting chair).

TREASURER – Brett Stanciu / Kim Greaves

1. The Board reviewed the FY26 budget report and the August check warrant reports. Kim reported that tax money has been coming in steadily, and budgeting for FY27 begins next week.
2. **FY24 Audit.** Brandy and Josh have been responding to ongoing information requests from the outside auditor.
3. **Hoyle Tanner – outstanding invoices.** Davis asked why recent Hoyle Tanner invoices have not been paid by the town. Kim said the town has paid Hoyle Tanner a large amount of money and is waiting on reimbursement from the state. While there's no reason to think the town won't ultimately receive the funds, the town is holding off on paying any further invoices until this reimbursement issue is worked out. Brandy has been working hard on this.

Davis said there may be \$100k available for Hoyle Tanner to continue working on wastewater planning for the town. He said that according to Dan Predpall, these funds are connected somehow to Hoyle Tanner and can't be transferred to another consultant. Ellen observed that there are a number of qualified consultants out there and the selectboard should be able to choose who it prefers to work with. Davis said the wastewater committee has had a similar conversation, and is still trying to understand this funding issue.

4. **New town auditor.** The board signed an engagement letter with auditing firm Sullivan Powers. Prior to the FY25 audit, the firm will assist the town in converting the FY25 books from accrual accounting to modified cash, allowing them to charge a lower rate for the audit.

Sullivan Powers will bill on an hourly basis plus expenses for the single audit, which is estimated to cost \$4-5k. This separate audit is required since the town exceeded a federal grants income threshold.

ONGOING BUSINESS

Second monthly selectboard meeting. Tim asked the board and members of the public for agenda items for the second monthly meeting. Ideas included:

- Committee updates.
- Town Plan update, including a review of the planning commission consultant's work and any generated reports.
- Wastewater committee report and discussion about the Hoyle Tanner situation.
- Updates on what the selectboard is currently working on.
- Planning for discussions about the future of the Town Hall.
- Town employee job descriptions.
- Creating the role of an town administrative assistant.
- Caspian Lake dam.
- The selectboard adopting a 'consent agenda' for its first monthly meeting.

OTHER BUSINESS

1. **Hardwick Community Television.** Steve Freihofner, board president of HCTV, gave an overview of the organization. The service area of Hardwick and Woodbury now officially includes Greensboro, and he is seeking one or two Greensboro board members to help HCTV serve the town better. The board meets once every two months. They are also seeking an executive director, and Steve sent MacNeil the job description. HCTV was started about 20 years ago and is the smallest community TV station in the state. They are currently building a studio at Hazen Union, and are hoping this will inspire students to study media or journalism at Lyndon State or another area school.

The HCTV's official 'service area' is the area served by cable providers, but the station can also be found on the internet.

2. **16 dogs picked up by Animal Control Officer.** Ellen said she forgot to add this agenda item at the beginning of the meeting: animal control officer Kevin Rich collected 16 German Shepherds, aged 1-7, from Rick Wash at Rick's request. Ellen felt that the town has a responsibility to make sure these animals are properly taken care of, and the town can't expect Kevin to pay for all the costs, especially vet costs. Kim said a call was put out and a lot food was donated. Kim added that while Kevin does receive a stipend, he has never had to care for this many dogs at once.

Kevin has already found placements for some of the dogs. Ellen said she and Kevin are still trying to find a vet who can come to his location and give shots and other on-site care. Ellen made the following motion:

For these 16 dogs, the Town of Greensboro will reimburse the animal control officer for costs above and beyond what he is able to cover.

Judy seconded the motion which carried (Celnik, Metcalf, Carpenter in favor; Brennan not voting as acting chair).

Christine asked if the motion should have included a limit to the expenses. Discussion of setting a limit at \$4,000. Mike said he appreciates that the animals are being cared for, and that the solicitation of food donations was an excellent idea, but that \$2,000 would be a more reasonable figure. Judy made the following motion:

The board rescinds its previous vote.

Mike seconded the motion which carried (Celnik, Metcalf, Carpenter in favor; Brennan not voting as acting chair). Ellen then made the following motion:

The Town of Greensboro will reimburse the animal control officer for veterinary costs up to \$2,000, beyond what is covered by donations. This figure can be reevaluated if there is additional need.

Judy seconded the motion which carried (Celnik, Metcalf, Carpenter in favor; Brennan not voting as acting chair).

EXECUTIVE SESSION

Mike made the following motion:

The board will enter executive session at 8:21 PM for a personnel issue.

Judy seconded the motion which carried (Celnik, Metcalf, Carpenter in favor; Brennan not voting as acting chair).

Mike made the following motion:

The board will exit executive session at 8:31 PM.

Judy seconded the motion which carried (Celnik, Metcalf, Carpenter in favor; Brennan not voting as acting chair). Mike then made the following motion:

The board appoints Jane Johns to the rail trail NEK Consulting Council.

Judy seconded the motion which carried (Celnik, Metcalf, Carpenter in favor; Brennan not voting as acting chair).

ADJOURNMENT:

The meeting was unanimously adjourned at 8:32 PM.

Respectfully Submitted: Josh Karp, Selectboard Clerk

(Draft)
SELECTBOARD BUDGET COMMITTEE MEETING

September 16, 2025
1:00 pm
GREENSBORO TOWN HALL MEETING ROOM
IN PERSON ONLY

CALLED MEETING TO ORDER: 1:00 pm

PRESENT: MacNeil, Mike Metcalf, Judy Carpenter

OTHERS PRESENT: Kim Greaves, Brett Stanciu, Brandy Smith, Raymonda Parchment

Brett opened the discussion:

A brief overview. Budget committee meetings will continue on Tuesday afternoons, 1-3 p.m. until draft budget is completed; anticipate by Thanksgiving which would allow for public review before a final SB vote. Challenges to this budget include town office payroll and proposed administrative assistant position.

☐ HERF: MacNeil and John Schweizer.

☐ Capital Fund Budget: Brandy offered assistance, with the hope that Jennifer will participate. Mike offered to help specifically with the fire department section. Judy offered to assist with either HERF or Capital Fund Budget; Brett expressed hope that Tim would participate in either or both of these.

☐ Remove Hardwick Rescue from Appropriations and incorporate into General Fund?

Questions were posed about the following appropriations. Judy offered to research how many Greensboro residents participate in these organizations, particularly given that the OSSU's preschool is now at Lakeview.

☐ Craftsbury Community Care Center

☐ 4 Seasons of Early Learning

☐ Saplings

☐ VCRD. Judy offered to research what VCRD has contributed to Greensboro in the past year?

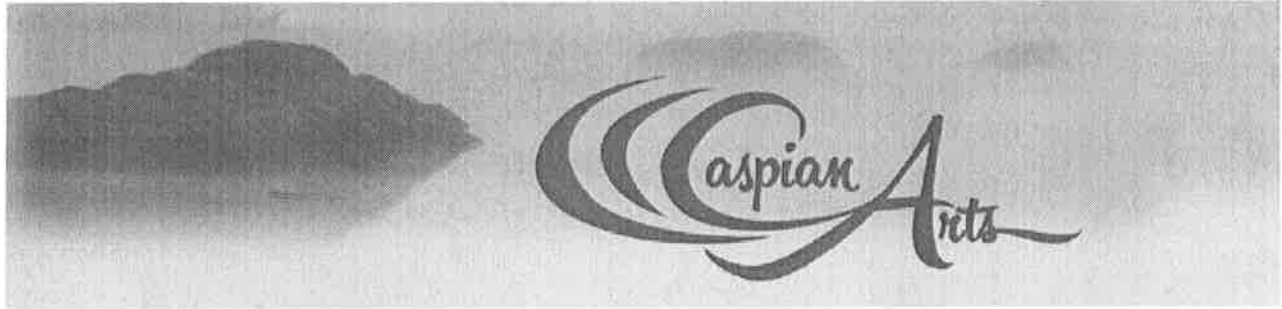
Discussion regarding Selectboard stipends. Agreement to include \$5K, although not all SB members might use the stipend.

Discussion regarding Selectboard Misc line. Agreed to include Xmas bonuses (if applicable) in payroll. Misc will be used for unforeseen needs.

Work will begin at General Expenses section September 23. Town staff to continue working on contracts and other fixed costs.

Motion to Adjourn at 2:45 pm

Respectfully Submitted
Brett Stanciu



To: Greensboro Select Board

From: CaspianArts

September 15, 2025

The members of CaspianArts would like to thank the Greensboro Select Board and Greensboro community for allowing us another successful summer art exhibit at our local grange. During the 18 days the exhibit was open (weekends in July and August) over 400 visitors came to see the exhibit. Many expressed their appreciation for the opportunity to enjoy this caliber and variety of art in our town.

We would also like to extend a thank you for the use of the town green for our first annual Greensboro Art and Community fest. This fest gave not only our artists an opportunity to exhibit more of their art, but also allowed various members of our community to participate. The fest was well attended and feedback was consistently positive.

On this occasion, we would like the Greensboro Select Board to consider the following requests for 2026:

1. Allow CaspianArts the use of the grange from July 4 through August 30, 2026 for their summer art exhibit. Water and septic are not needed (our church graciously has offered to use their facilities if need be). Usually, members of CaspianArts conduct a thorough cleaning of the grange towards the end of June in preparation of the exhibit.
2. Allow CaspianArts to organize another Greensboro Art and Community Fest on the town green on August 15, 2026 (rain day 8/16/26). CaspianArts will be responsible for the organization of the event, including tents, porta-potties, street banner, marketing, and cleanup.

The arts are a wonderful way to bring a community together and we are grateful for these opportunities.

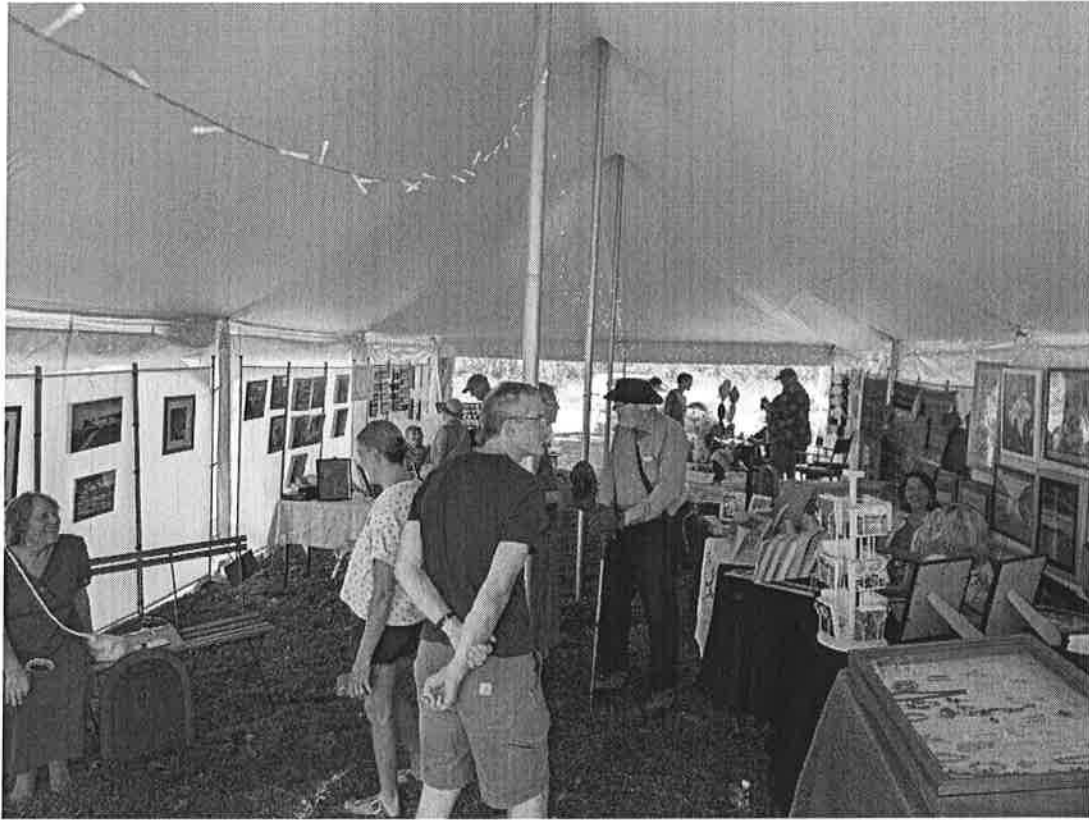
Sincerely,
Isa Oehry
member of CaspianArts steering committee and treasurer

isa@isaoehry.com

Greensboro Art and Community Fest 2025







Greensboro Wastewater Advisory Committee

9/24/25 Report to the Selectboard

Wastewater Advisory Committee Members:

Stew Arnold (chair), Blake Auchincloss, Mary Parker, Jefferson Tolman, Davis Barnett (secretary)

Departed members from the initial committee: Mike Metcalf, Dan Predpall

This report represents this committee's activities to-date, starting with a preliminary meeting on February 21, 2025 to the present. Note that the following tables and appendices are included: **Contacts, Glossary of Terms, Appendix A: Process to Amend the Grant to Access the Remaining \$100K, Appendix B: Potential Sites as listed in Hoyle Tanner's PER Report with related reference tables, Appendix C: WWAC Meetings To-Date, Appendix D: Location of WWAC Materials on Town Website**

Summary:

A charter was created for this committee to set up guidelines on how this committee will operate as well as state that this committee's purpose is to establish a wastewater system for Greensboro village.

On March 3rd, 2025, Hoyle Tanner, the engineering company which was involved in the initial search for a wastewater site in Greensboro, provided their 400+ page report detailing their activities over the past 5 years in pursuit of a 40,000 gallon/day site that would support the village, businesses and residences. This pursuit was not able to locate an available site to handle the 40,000 g/d volume. This new committee is pursuing alternatives to a 40,000 g/d site, specifically smaller sites.

Technology Options:

There are many solutions for handling wastewater, however the state of Vermont has strict requirements on which kinds of systems may be deployed in the state, because of concerns over the effluent ending up in Lake Champlain and other bodies of water. Cabot and Hardwick have wastewater treatment plants, however we currently do not think Greensboro's needs qualify for a local treatment plant and a plant may not be economically feasible or publicly acceptable for Greensboro. Due to these concerns as

well as the control the state has over what the remaining \$100K funds from the original Greensboro WW initiative's Grant may be spent on, the committee is pursuing the approach of creating multiple smaller conventional WW systems.

Current Approach:

Realizing that there does not appear to be any available town land to site a WW system on in the village, our approach is to work with Hoyle Tanner exploring smaller sites on:

- Lands specified in the Hoyle Tanner PER report (see list of these identified properties in Appendix B). Have Hoyle Tanner examine all village properties to locate soils good for WW. Identify properties where the soils are good for WW and the landowner has a fair amount of land. Keep the search close to village to keep piping costs down.
- Locate the existing septic system and discuss with the land owner whether they would be willing to expand their system to help support the village.
- Work with private landowners who want to rebuild their existing systems, where they would be willing to expand the system to help handle part of the village wastewater's needs

Amending the original Grant to use the remaining Funds to pay for Hoyle Tanner:

There is approximately \$100K of funds remaining in the original grant. To use these remaining funds, we need formal approval from the state agencies involved as well as permission from the Greensboro Selectboard. Note that these funds may only be used to pay for Hoyle Tanner services. If we want to work with other firms, we would need to pursue new grant(s) and/or have the town of Greensboro fund the efforts. We have chosen to work with Hoyle Tanner, pursuing the new direction of smaller systems, with the idea that Hoyle Tanner is familiar with the soil types of the lands in Greensboro and the parcels.

We expect that at the time of this September 24th meeting, we will also have a document for the Selectboard to review and approve as part of the process to complete the grant amendment so that we make the \$100K available. See the amendment process and status in Appendix A.

Guidance from the State (DEC – Lynnette Claudon):

We met with Lynnette Claudon on June 27th, 2025 to discuss how we may use the remaining \$100K funds from the original grant. The short answer is that Lynnette said that we may use the funds to work with Hoyle Tanner to pursue smaller systems. The longer answer is:

1. We need to amend the town's EPA grant agreement

2. Hoyle Tanner's Engineering Services Agreement (ESA) needs to include two types of tests:
 - a. 1 meter square – surface profile for sensitive archeological significance
 - b. Backhoe test pit(s) – large area for soil scientists work, hydrological work and to answer if the soil matches the soil mapping and wastewater needs

Lynnette's advice:

1. Use hand auger testing before archeological and backhoe testing to eliminate incompatible sites and reduce expense
2. Look for existing private systems that could be expanded, possibly using pre-treatment. If there is town land near a private well, consider moving the location of the well to make the town land a possibility
3. Explore any town-owned land
4. Ask the community: Ask property owners to see if anyone would volunteer their land for a site

What would the town be willing to offer private landowners for a WW site(s)?

Before we start speaking with private land owners about using their lands to help support a village WW system, the town needs to decide what is available to offer these land owners. Note that we expect that to achieve a significant impact for the village, there will need to be multiple sites involved.

Other:

Requesting Two New Members: The original committee included Mike Metcalf and Dan Predpall. The Selectboard selected the committee members from a list of community members who responded to an announcement from the Selectboard. We would like the Selectboard to make another announcement to solicit two new members.

Grant Writing support from Dan: Dan has offered to provide help/guidance for navigating the grant process. We will reach out if necessary.

Outstanding/overdue invoices from Hoyle Tanner to town of Greensboro: MacNeil stated in the August 13th SB meeting that the grant funds were never released/paid to the town due to outstanding reporting that Hoyle Tanner needs to provide to the state funding group. **Note:** This item will be discussed in the Sep 9th meeting with John Reilly.

Village lands: We realize the property in Greensboro Village is limited and there appears to be no town lands that would be suitable. We also realize there is a

flooding issue that flows from approximately the town hall to East St, so that part of town is not suitable for a WW site.

Greensboro Land Trust Lands: We have been in contact with John Cannon to inquire about the use of land trust lands and that does not appear to be an option.

Wolcott Wastewater: On May 15, 2025, Wolcott WW Committee members Linda Martin and Bruce Wheeler joined our monthly meeting to share how they achieved a wastewater system plan approved by the town and funded by the government. The details of our discussion are included in the WW minutes of May 15. This was their second attempt to create a WW system. They are planning to site the system at their elementary school property, with completion expected by September 2026. This system will support 60 hookups/connections – commercial and residential. They feel there were many factors in helping make this possible:

- 1) Outreach program
- 2) Public Roundtable
- 3) Lots of FPF postings to keep the community updated
- 4) Sign-up letters sent out
- 5) Town website developer attended all meetings and kept the town website updated
- 6) 'FAQ' page on the town website
- 7) 2 of the Selectboard members are on the WW committee

Wolcott's suggestions for Greensboro:

- 1) Ask our regional planning commission for help. Note that the program Wolcott was able to get help from no longer exists and that Greensboro's planning commission has different capabilities
- 2) Get seed funds from grant: CWSRF – Clean Water State Revolving Fund – we can apply for two rounds of \$120K each round

Contacts:

| Name | Role |
|----------------------|---|
| Lynnette Claudon, PE | Chief Pollution Control Design Engineer & Planning Advance Program Lead, at Dept. of Environmental Conservation Water Infrastructure Division |
| John Reilly, PE | Associate - Senior Environmental Engineer at Hoyle Tanner |

Glossary – Definition of Terms:

| Term | Definition | Reference |
|--------------------|---|--|
| ANR | Agency of Natural Resources | Lynnette Claudon's office |
| ARPA | | Wolcott received a \$4M grant for construction |
| CRRP | Community Recovery and Revitalization Program | Related to economic development. Wolcott received \$640K |
| CWSRF | Clear Water State Revolving Loan Fund | Wolcott received a \$125k grant |
| Ground discharge | Effluent settles in the ground, ex: leach field | State preference |
| Discharge to water | Effluent flows into an above ground water: stream, river, etc | State has restrictions on this |
| NBRC | Northern Borders Region Commission | Wolcott received \$750K grant |

Appendix A: Process to Amend the Grant to Access the Remaining \$100K

Hoyle Tanner's Process below, provided by John Reilly on August 25:

For further detail, the following upcoming tasks will need to be completed to execute an Engineering Services Agreement Amendment to meet the funding requirements:

Stone Environmental prepares a technical scope of work and fee proposal for Hoyle Tanner.

1. Hoyle Tanner obtains subconsultant proposals for other specialty (Archeology) services. Complete
2. Hoyle Tanner prepares an ESA Amendment (including the Stone and Archeology proposals), level of effort and DEC Fee Certification and submits it to the Town for review and comment. Complete
3. The Town reviews the ESA Amendment, level of effort and DEC Fee Certification and returns comments (if any) to Hoyle Tanner. Draft is complete and in internal review. Draft submittal to the Town anticipated by 9/12
4. Hoyle, Tanner addresses Town comments on the ESA Amendment and submits the ESA Amendment, level of effort and DEC Fee Certification to DEC for review and approval.
5. DEC reviews the ESA Amendment, level of effort and DEC Fee Certification and returns comments to Hoyle Tanner.
6. Hoyle Tanner addresses DEC comments on the ESA Amendment, level of effort and DEC Fee Certification and resubmits to DEC for final review and approval.
7. After DEC final review and approval, Town performs final review, execution and approval of the ESA Amendment, level of effort and DEC Fee Certification.
8. Hoyle Tanner performs final review and fully executes and approves the ESA Amendment, level of effort and DEC Fee Certification and submits to DEC

Appendix B: Potential Sites as listed in Hoyle Tanner's PER Report with related reference tables

Table 4. Summary of Desktop Screening Results, Top 20 Priority Parcels

| Parcel ID | Owner | Emergency 911 Address | Parcel Characteristics (acres) | | | | | Soil Class | Parcel Rank |
|-----------|-------------------------------|-----------------------|--------------------------------|----------------|------------------------------|------------------|---|------------|-------------|
| | | | Grand List Total | Suitable Soils | One or More Limiting Factors | Percent Suitable | | | |
| 058-0112. | MOUNTAIN VIEW COUNTRY CLUB | 112 COUNTRY CLUB RD | 77.94 | 58.12 | 19.82 | 75 | 4 | 1 | |
| 408-0081. | ROCHE DOROTHY L | 81 BARR HILL RD | 47.43 | 14.37 | 33.06 | 30 | 4 | 1 | |
| 414-0644. | OHLOGGE RICHARD & KRISTINE | 644 CEMETERY RIDGE | 21.11 | 7.99 | 13.12 | 38 | 4 | 2 | |
| 406-0324. | DESCHAPPER CORNELIA Y | 324 LAUREDON AVE | 20.14 | 6.36 | 13.78 | 32 | 4 | 2 | |
| 406-0518. | MCDONALD MARTIN C | 518 LAUREDON AVE | 16.23 | 6.22 | 10.01 | 38 | 4 | 2 | |
| 414-0670. | DONAGHY LUCY | 670 CEMETERY RIDGE | 23.10 | 5.19 | 17.92 | 22 | 4 | 2 | |
| 406-0160. | COOK BEVERLEE | 160 LAUREDON AVE | 6.53 | 4.34 | 2.20 | 66 | 4 | 2 | |
| 305-0251. | NICHOLS JESSE AND AMY | 251 GRAY BARN RD | 8.35 | 3.91 | 4.45 | 47 | 4 | 2 | |
| 406-0072. | COOK JAMES C TRUSTEE | 72 LAUREDON AVE | 4.93 | 3.31 | 1.61 | 67 | 4 | 2 | |
| 414-0165. | STEGNER TRUST | 165 CEMETERY RIDGE | 9.38 | 3.04 | 6.34 | 32 | 4 | 2 | |
| 406-0228. | COOK PHILIP S REVOCABLE TRUST | 228 LAUREDON AVE | 3.52 | 2.05 | 1.48 | 58 | 4 | 2 | |
| 414-0160. | ISAACSON FAMILY TRUST | 160 CEMETERY RIDGE | 18.49 | 2.00 | 16.49 | 11 | 4 | 2 | |
| 407-0150. | HOWES LIDIE | 150 BAKER HILL RD | 9.69 | 1.68 | 8.01 | 17 | 4 | 2 | |
| 216-0103. | GORDON WILLIAM S III TRUST | 103 HIGH PINES | 4.04 | 1.64 | 2.39 | 41 | 4 | 2 | |
| 406-0315. | PERRON ALICE | 315 LAUREDON AVE | 4.46 | 1.34 | 3.12 | 30 | 4 | 2 | |
| 414-0005. | MACKIN JOHN & MICHELE | 5 CEMETERY RIDGE | 6.03 | 1.14 | 4.89 | 19 | 4 | 2 | |
| 414-0604. | FAIRBANK CAROL | 604 CEMETERY RIDGE | 15.75 | 5.30 | 10.45 | 34 | 6 | 2 | |
| 311-0017. | O'BRIEN JOHN & JILL | 17 PLEASANTS STR | 14.50 | 2.77 | 11.72 | 19 | 6 | 2 | |
| 001-2307. | FLETCHER TODD B & LISA J | 2307 THE BEND RD | 59.37 | 2.73 | 56.64 | 5 | 6 | 2 | |
| 414-0305. | GREENSBORO TOWN OF | 305 CEMETERY RIDGE | 4.22 | 1.57 | 2.65 | 37 | 6 | 2 | |
| 216-0137. | GRAYLIN-FREY ALEXANDRA S | 137 HIGH PINES | 2.73 | 1.44 | 1.29 | 53 | 6 | 2 | |
| 406-0394. | LICHTENSTEIN MARK | 394 LAUREDON AVE | 10.28 | 1.32 | 8.96 | 13 | 6 | 2 | |

Table 2. Small-scale (less than 6,500 gpd design flow) wastewater disposal system soil suitability criteria

| Soil Series Ranking | Wastewater Disposal System Type | Minimum Depth to Bedrock (inches) | Minimum Depth to Seasonal High Groundwater (ft) | Maximum Depth to Seasonal High Groundwater (ft) | Minimum Slope (%) | Maximum Slope (%) |
|---------------------|---|-----------------------------------|---|---|-------------------|-------------------|
| 1 | Conventional Subsurface | 72 | 5.0 | | 0 | 20 |
| 2 | Conventional w/Excessive Slope or Permeability | 72 | 5.0 | | 20.01 | n/a |
| 3 | At-Grade or Filtrate + Conventional | 48 | 3.0 | | 0 | 20 |
| 4 | Mound or Filtrate + At-Grade | 24 | 2.0 | | 3 | 20 |
| 5 | Mound with Curtain Drain or Filtrate + Mound | 24 | 1.5 | | 3 | 20 |
| 6 | Filtrate + Mound with Curtain Drain | 18 | 0.5 | | 3 | 20 |
| 7 | Not Suited | 0 | 0.0 | | 31 | n/a |
| 8 | Not Suited or Two-Year Time of Travel and/or Store and Dose | 6 | 0.0 | 0.5 | 0 | 20 |
| 9 | Not Rated | 999 | 99.9 | | 999 | 999 |

Table 3 Parcel suitability prioritization rankings and criteria.

| Prioritization Ranking | Distance to project area (ft) | Suitable Area (acres) | Other |
|------------------------|--------------------------------|-----------------------------------|-------------------------------|
| 1 | Completely within or bordering | Greater than or equal to 10 acres | |
| 2 | Completely within or bordering | Between 1 and 10 acres | |
| 3 | Distance > 0 | Greater than or equal to 10 acres | |
| 4 | Distance > 0 | Between 1 and 10 acres | |
| 5 | Distance > 0 | Less than 1 acre | |
| 6 | | | Encumbered (UVA or conserved) |

Appendix C: WWAC Meetings To-Date

| Meeting / Date | Purpose | Attendees |
|---|---|--|
| WWAC Preliminary Organizational 2/21/25 | Introductions of committee members, charter, chair & secretary decided | Stew, Blake, Mike Metcalf, Mary, Dan, Jefferson, Davis |
| Hoyle Tanner PER Rpt review 3/3/25 | Review H/T's 400 page PER report | Amy Decola (H/T), John Reilly (H/T), Dave Edson (H/T), Eric Hanson, Ellen Celnik, Davis Barnett, Blake Auchincloss |
| WWAC April Mtg 4/8/25 | Reviewed proposed charter, process to use remaining funds, discussed various potential sites, Jefferson explained small/tech systems | Stew, Blake, Jefferson, Dan, Davis, Bill Hardy |
| WWAC May Mtg 5/15/25 | Wolcott WW Comm explained how they achieved plans, funding and approval for system. Dan proposed how we gain access to the remaining \$100K grant funds. Response from John Cannon regarding siting WW on land trust land | Stew, Blake, Mary, Dan, Davis, Lise Armstrong, Linda Martin (Wolcott), Bruce Wheeler (Wolcott) |
| WWAC 6/12/25 | Dan's guidance on engaging with Lynnette C. to get access to the \$100K. Stew reviewed how he created the Cheney Rd WW system. Reviewed the list of | Stew, Blake, Mary, Jefferson, Dan, Davis, Christine Armstrong |

| | | |
|-----------------------------------|---|---|
| | prioritized properties in H/T's PER report. | |
| Lynnette Claudon (DEC) 6/27/25 | Discuss how Greensboro should pursue a village WW system and get initial acceptance of approach for purpose of receiving remaining \$100K grant funds | Stew, Blake, Dan, Davis, John Reilly, Lynnette C. |
| WWAC 8/12/25 | Reviewed the Lynnette mtg., how to get grant amended, reviewed approach to find site with private landowners. Need to approach Selectboard members to discuss what the town would be able to offer private landowners | Stew, Blake, Mary, Dan, Davis, Sheila Dillon |
| WWAC 9/4/25 | Discuss how to create report for Selectboard. Reviewed Hoyle Tanner's process list to complete the grant amendment | Stew, Blake, Mary, Davis |

Appendix D: Location of WWAC Materials on Town Website

| | |
|---|---|
| WWAC members, contact, links to charter and original WW project | https://greensborovt.gov/government/contact/#wastewater |
| WWAC mtg agendas, minutes, by meeting date | https://greensborovt.gov/agendas-minutes/?eeFolder=Minutes/Wastewater-Advisory-Committee&eeFront=1&eeListID=1&ee=1 |