

# Greensboro Selectboard

## November 12, 2025 – Minutes

**LOCATION:** Town Hall Meeting Room with remote access

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

**SELECTBOARD MEMBERS ABSENT:** None

**OTHERS PRESENT in person:** Maria Amador, Kim Greaves, Josh Karp, Jan Terwiesch, Emma Palumbo, Tom Camarra, Kent Hansen, Beth Meachem, Lydia Parker

**OTHERS PRESENT remote:** Peter Romans, Aileen Gebbie, Christine Armstrong, Davis Barnett, Lise Armstrong, Ross Gouin, Will Marlier, Dede Stabler, Elissa Mackin, Jane Hoffman, Jennifer Lucas

**CALLED TO ORDER:** 6:30 PM

### ADDITIONS TO THE AGENDA

Tim: FY24 Audit update

### PUBLIC CONCERNS

Peter Romans said he's heard that the selectboard is concerned about the Orleans County Sheriff Dept. (OCSD) contract increasing by \$5,000. Mike said he wasn't on the board when the town switched from the Hardwick Police Dept. (HPD) to OCSD, and would like to understand what options there are for our police contract. He plans to contact the OCSD and the Town of Hardwick to clarify what services, coverage and pricing both can offer.

Peter said the HPD contract was unacceptable and too expensive. The town has built a good relationship with the OCSD and the \$5k increase is minimal, only 2.5%, and costs way less than HPD did. He noted that for the first three years, OCSD didn't increase their contract price. Peter added that OCSD has been responsive and approachable, and asked if there are any issues with their service.

Tim said that the board has no specific concerns, but is reviewing every line item as it works on the FY27 budget.

### CONSENT AGENDA & MINUTES

- A. Selectboard meeting minutes: 10/21/25 (budget)
- B. Selectboard meeting minutes: 10/22/25 (second monthly)
- C. Selectboard meeting minutes: 10/28/25 (budget)
- D. Selectboard meeting minutes: 10/28/25 (informational hearing for Australian Ballot vote)
- E. Selectboard meeting minutes: 11/3/25 (special)
- F. Fire Department Report
- G. Orleans County Sheriff's Report
- H. Town Clerk's Report
- I. Treasurer's Report
- J. Appoint Betsy Youngman to conservation commission

MacNeil asked if any items need to be removed from the consent agenda.

Tim requested that Items A and C be pulled out and discussed. MacNeil requested that Item J be pulled out and moved to other business. Mike made the following motion:

*The board accepts consent agenda items B, D, E, F, G, H, I as presented.*

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

Minutes from 10/21 and 10/28 budget meetings were discussed and unanimously approved as amended.

## **ROADS**

### **1. Road Foreman's report – Tom Camara.** Tom reported that winter road maintenance has begun.

Ellen asked Tom to provide the road crew's maintenance log to Brett, to assist her in tracking equipment repair costs.

### **2. Extended warranty for new town pickup.** Discussion. Tom and Tim both agreed that this purchase makes sense, given the complexity of modern vehicles. Tim made the following motion:

*The board approves spending \$5,940 to purchase an extended warranty for the new F350 truck.*

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

### **3. Salt brine.** Christine asked Tom if any progress on salt brine has been made. Tom said while this has been discussed, the selectboard hasn't given approval to move forward. Tim asked Tom to bring a proposal to the next selectboard meeting.

Peter said Hardwick is buying a brine maker and is willing to sell brine to Greensboro. We'd need to either purchase a tank to haul the brine or hire someone to haul it. To treat our 11 miles of paved roads, we'd need to set up one truck to apply brine which would cost \$20k.

Hyde Park and Johnson have used brine for a number of years, believe it to be a very worthwhile investment, and have data on their salt savings. This investment should pay for itself in about five years.

### **4. Road grading.** Peter asked Tom how he determines what roads to grade. Tom said that roads in the worst shape are graded first.

### **5. Snowflake Ridgerunners Snowmobile Club - Ross Gouin.** Ross said for over 25 years one of their snowmobile trails used a ½ - ¾ mile stretch of Bayley Hazen Rd. A few years ago, the club spent a lot of time and money to reroute most of the trail off the road and into the woods of an adjacent property. This property recently sold is no longer available for the trail. Ross asked the board for permission to again use the road for their trail, and added that while this is not an ideal situation, the trail is part of a major north-south connector route and the club has no other options at this time. The club hopes to reroute the trail off the road again in the future. Ross said the club would take care of all signage and trail maintenance, and their parent organization VAST would enforce all regulations such as speed limits.

MacNeil said there are more houses on Bayley Hazen Rd. than there used to be, and he's concerned about safety issues with snowmobile traffic on the public road, especially at night. Tim, who lives on Bayley Hazen Road, said the club used the road a few years ago and he didn't notice any problems, they kept to the snowbank. Ross added that the road crew's winter maintenance operations would not be affected. Ellen made the following motion:

*The board approves the Snowflake Ridgerunners Snowmobile Club using the section of Bayley Hazen Road as discussed. The club will be responsible for trail patrol and signage. This approval is granted for the winter of 2025-2026 only.*

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

- 6. Public comment – Peter Romans.** Peter said it appears that due to the new union contract, the road crew is getting around a 12% increase in pay, not including some additional benefits and additional overtime. The road crew got a good deal with this contract, did the town get anything in exchange? Is the road crew going to be more efficient, more responsive? Normally there's a give and take in a negotiation.

Judy said she spent 35 years as a union employee and was never asked to work harder, this would not be appropriate to include in a contract. She suggested to Peter that he put his concerns in writing. Ellen said the union request was made by the road crew and the town had no choice but to negotiate. She added that the union asked for twice as much as the town ended up agreeing to. The town only agreed to a two-year contract so it will be renegotiated soon.

### **GREENSBORO PLANNING COMMISSION –Kent Hansen, Chair**

Kent gave a Greensboro Planning Commission (GPC) update.

- The GPC has five members and is seeking two new members.
- The GPC is working with NVDA to understand Act 181, which overhauls Vermont's land use planning framework.
- **Town Plan update.** The town received a municipal planning grant to work on housing. With this grant, the GPC hired SE Group earlier this year; they just submitted their final report which will be available on the town website. Kent said that at the GPC's December meeting, SE Group's recommendations will be discussed and prioritized.

As part of updating the town plan, the GPC has done surveys, hosted community conversations, and held a housing workshop with SE Group. The next step is to solicit public comment on a town plan vision and mission statement to help the GPC understand in what directions the community wants to head over the next five or ten years. The GPC will then review the town plan section by section, keeping in mind the overall vision expressed by the public. Kent said the GPC's goal is to have a town plan draft completed in June 2026 followed by summer public meetings.

- **Zoning bylaw updates.** Updates to the town's flood regulations are required in order for residents to be eligible for flood insurance. The GPC used a FEMA model bylaw to update these regulations, and both NVDA and VT-DEC have approved the updates. Kent noted that the GPC has added river corridors to the town's flood regulations. FEMA is currently updating its flood maps and these will be incorporated into the bylaw when completed.

Ellen said that the bylaw update should include a provision for mixed-use buildings. This is really important for the future of the town, she said; without this, housing development could be hampered. Kent said the GPC will be considering this.

Kent asked the board to consider scheduling a public hearing in May 2026 to discuss updates to the flood regulations and shoreline protection district, along with a new round of 'miscellaneous changes' to the bylaw.

The GPC will be also be working with Brett and the DRB to revise the zoning application form.

## **ONGOING BUSINESS**

1. **Breezy Ave. scoping study.** Josh said the town's budgeted match for this grant is \$2k shy. He suggested funding this shortfall by reducing the 'mowing/brush' line item in the roads budget by \$2k. Tim made the following motion:

*The board approves shifting \$2k from mowing/brush to the Breezy Ave. scoping study grant match.*

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

2. **Wilson St. flood mitigation project.** Josh said in the spring of 2025, the town applied for a grant to upgrade drainage infrastructure to mitigate flooding risk to properties on Wilson St. and East St. At that time the town was not selected for funding. Now, the state has notified the town that there is a new round of grant funding and suggested the town reapply. The project is estimated to cost \$600k and the state would cover the local match.

Josh said if the grant is received, construction wouldn't begin until 2028. He suggested that the town consider a temporary fix to protect the Sims/Shultz residence on East St. from flooding in the interim.

3. **Wastewater / Hoyle Tanner / VT-DEC.** Kim said over \$100k in outstanding wastewater grant reimbursements have recently been approved by DEC.

MacNeil spoke with Lynette Claudon at DEC, who clarified that the remaining ±\$100k in wastewater grant funding can be used by the town to hire an engineering firm of their choice. While Hoyle Tanner is currently approved to continue their work with the town, the town can elect to choose a new firm. This would require putting out a new RFP. It was not clear how long this remaining grant funding is available.

Tim said he's looking for guidance on whether the town should continue with Hoyle Tanner, or start over with a new firm. Wastewater committee member Davis Barnett said that the committee would like to move forward one way or another.

4. **FY24 audit.** Tim reported that the FY24 audit is complete and thanked Kim, Brett and Brandy for all their work to get it done. The auditor gave a clean opinion on FY24, and as is typical, made recommendations to correct minor deficiencies. Tim said the town will work to address these.

## **OTHER BUSINESS**

1. **The Nature Conservancy - Lydia Parker.** The Nature Conservancy (TNC) has protected land around Long Pond for many years. TNC now has an opportunity to purchase land on the eastern side of Long Pond and expand the protected natural area by 92 acres. Lydia said that funding for the purchase is being sought from VHCB, and asked the board for a statement of support for the purchase. She said TNC has reviewed the purchase plan with the Greensboro Conservation Commission, and member Emma Palumbo said the GCC is fully in support of the purchase. Tim made the following motion:

*The selectboard supports The Nature Conservancy's acquisition of the Miller Parcel on Long Pond, and supports their funding request to VHCB.*

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

2. **Conservation commission appointment.** Tabled. Information about the potential new member was not distributed to selectboard members.
3. **Proclamation for the 250<sup>th</sup> anniversary of USPS.** Ellen read a summary of the proclamation:  
Resolved: that this body appreciates the role of the USPS on its 250<sup>th</sup> Anniversary, salutes the hard-working postal workers from all walks of life who serve the people and business community, and supports a robust and thriving public Postal Service for generations to come.  
Ellen made the following motion:  
*The board supports the proclamation on the 250<sup>th</sup> anniversary of the USPS.*  
Mike seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair).
4. **Selectboard meetings.** The board agreed that there will be no second monthly meeting in either November or December.

### **EXECUTIVE SESSION**

Mike made the following motion:

*The board will enter executive session at 8:20 PM to discuss a legal matter, with Josh Karp and Kim Greaves present.*

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

The board voted unanimously to exit executive session at 9:12 PM, and took no action.

### **ADJOURNMENT**

The meeting was unanimously adjourned at 9:13 PM

*Respectfully Submitted: Josh Karp, Selectboard Clerk*