

**This will be a hybrid meeting.**

**Attend in-person at the 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**

### **April 22, 2026 – Agenda (SECOND MONTHLY MEETING)**

#### **CALL TO ORDER & ADDITIONS TO THE AGENDA (6:30 p.m.)**

#### **PUBLIC CONCERNS (6:30-6:40)**

#### **ACTION ITEMS (6:40)**

- 1. Planning Commission appointment – Bob Youngman**
- 2. Liquor and tobacco license – Smith’s Store**

#### **DISCUSSION ITEMS (6:40-8:00)**

- 1. Fire Districts #1 and #2 – Discussion about a future relationship between the town and the fire districts**
- 2. Concerns about Act 181 – Letter from Peter and Sandy Gebbie**
- 3. Petition received on 4/8 – Next steps**
- 4. Appealing education tax rate – update**

#### **EXECUTIVE SESSION (8:00)**

Legal

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# ROBERT YOUNGMAN

966 Lake Shore Road | 208-450-1985 | bobyoungman7@gmail.com

**April 11, 2026**

Town of Greensboro  
Select Board

**Dear Town of Greensboro  
Select Board:**

Kent Hansen has informed me that you are requesting a letter from me requesting my appointment to the Greensboro Planning Commission.

My wife, Betsy, and I moved to Greensboro in July of 2026 from Sun Valley, Idaho, a ski resort town of about 1000 full-time residents located in the Northern Rocky Mountains. We desired to be closer to our family in Vermont, New Hampshire, and Massachusetts and are delighted to have been able to relocate here in Greensboro.

After some months of settling in and meeting many of our neighbors and others across the town, we considered ways in which we could contribute to the community. Betsy, with deep interest in conservation, has been appointed to the Greensboro Conservation Commission. I responded to a call for new members of the Planning Commission and have attended several of the Planning Commission meetings over the past few months. After consideration, Kent and I thought that I would be a constructive addition to the Commission.

My background is as a scientist (Ph.D., Solid State Physics/Materials Science) where I worked at National Laboratories, Academia, and, mostly, in corporate Research and Development at two Fortune 100 companies. I retired in 2008 and took up full time residence in Sun Valley where we had a vacation home. I became involved in the community there and in 2010 was elected to a four-year term on the Sun Valley City Council and presided as President of the council in 2012-2013. As a member of the council, I had significant interactions and activity with the Planning and Zoning Commission, Community Development Director, and city

Planning Associates. During my tenure, the council, in concert with the Development Director and the Planning and Zoning Commission, worked toward a new town plan that addressed many outdated zoning ordinances and land-use directives. We conducted numerous community meetings and work sessions to establish updated directions for the City and developed associated zoning and land-use regulations. As such I have considerable experience in zoning and land-use at the city/town level. I think that my knowledge and experience would be of value to the commission and that I would be a constructive member of the commission.

In addition, I also have a significant background in development of workforce housing as such housing has been (and continues to be) deficient in the Sun Valley area since at least the 1990's. During my tenure I worked closely with local housing non-profit organizations to develop and execute upon workforce housing strategies. In implementing these strategies, funding from the City of Sun Valley (via local-option tax receipts), surrounding communities, state, federal, and benevolent organizations has led to the development of more than 150 units of workforce housing over the past 20 years. As you well know, similar deficiencies exist here in Greensboro, and my knowledge and experience may be of value.

I am hopeful that you will agree that I would be a welcome addition to the Greensboro Planning Commission.

Sincerely,

**Robert Youngman**



**Application ID:** DLL - Application - 75363  
**Application for:** Second Class License  
**Category of Business:** Second Class

### Business/ Entity Information

**Business/ Entity Name:** LJ Thompson, LLC  
**Business ID:** 0009971  
**Business Address:** DBA Smith's Grocery,  
Greensboro Bend, Vermont 05842  
**Entity Type:** Limited Liability Corporation  
**Phone:** 802-533-2631  
**Management Type if LLC:**  
**Email:** thogolf@aol.com

### People Information

- **Person:**  
Landon Thompson

**Business Role:** Business Principal  
**Business Address:**  
**Phone:**  
**Email:** thogolf@aol.com  
**US Citizen?**  
**Political Position**  
**Name:** Landon Thompson  
**Office:**  
**Jurisdiction:**

**Violations:**

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
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### Location/ Premises Detail

**Location Name:** **Do you lease this Premises:**

Smith's Grocery

**Location Address:**

767 Main Street,  
Greensboro, Vermont 06842

**Local Jurisdiction/ Town Clerk:**

Greensboro

**Health License:**

Food:  
Lodging:

**Vermont Tax Department:**

**Education Details**

**Student Name:**

Landon Thompson

**Training Completion Date:**

Mon Mar 17 00:00:00 GMT 2025

**Mode of Training:**

DLC Online Training

**Type of Training:**

Second Class (Off Premise)

**Foundational License (if applicable)**

**License Type:**

Second Class

**License Number:**

LP-021363

**Licensee Name:**

Smith's Grocery

**License Status:**

License issued-renewed application

**Licensee Address:**

767 Main St. ,  
Greensboro Bend, Vermont 05842

**License Start Date:**

**License End Date:**

**Documents Attached**

Name	Document Type	Assosicated With
D-31329	Lottery License Agreement	LN-022024
D-31329	Lottery License Agreement	LN-022024

**Payment and Acknowledgement**

**Signed by:**

Landon Thompson

**State of Vermont / DLL Application Fee:**

70.00

**Date of Submission:**

2026-04-13 12:40:50

**State of Vermont / DLL Payment Status:**

**Local Application Fee:**

70

**Local Control Payment Status:**

false



**Application ID:** DLL - Application - 75364  
**Application for:** Tobacco License  
**Category of Business:** Tobacco

### Business/ Entity Information

**Business/ Entity Name:** LJ Thompson, LLC  
**Business ID:** 0009971  
**Business Address:** DBA Smith's Grocery,  
Greensboro Bend, Vermont 05842  
**Entity Type:** Limited Liability Corporation  
**Phone:** 802-533-2631  
**Management Type if LLC:**  
**Email:** thogolf@aol.com

### People Information

- **Person:**  
Landon Thompson

**Business Role:**  
Business Principal

**Email:**  
thogolf@aol.com

**Business Address:**

**US Citizen?**

1  
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**Political Position**

**Phone:**

**Name:** Landon Thompson

**Office:**

**Jurisdiction:**

**Violations:**

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
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### Location/ Premises Detail

**Location Name:** **Do you lease this Premises:**

Smith's Grocery

**Location Address:**

767 Main Street,  
Greensboro, Vermont 06842

**Local Jurisdiction/ Town Clerk:**

Greensboro

**Health License:**

Food:

Lodging:

**Vermont Tax Department:**

**Education Details**

**Student Name:**

Landon Thompson

**Training Completion Date:**

Mon Mar 17 00:00:00 GMT 2025

**Mode of Training:**

DLC Online Training

**Type of Training:**

Second Class (Off Premise)

**Foundational License (if applicable)**

**License Type:**

Tobacco

**License Number:**

LP-021364

**Licensee Name:**

Smith's Grocery

**License Status:**

License issued-renewed application

**Licensee Address:**

767 Main St. ,  
Greensboro Bend, Vermont 05842

**License Start Date:**

**License End Date:**

**Documents Attached**

Name	Document Type	Assosicated With
D-31329	Lottery License Agreement	LN-022024
D-31329	Lottery License Agreement	LN-022024

**Payment and Acknowledgement**

**Signed by:**

**Date of Submission:**

2026-04-13 12:42:14

**State of Vermont / DLL Application Fee:**

110.00

**Local Application Fee:**

0

**State of Vermont / DLL Payment Status:**

**Local Control Payment Status:**

false

April 13, 2026

Greensboro Select Board Members:

We're sure you have heard about Act 181 and the current concerns for rural landowners. Many town select boards in Vermont have shared their opposition to Act 181 by writing letters to the Vermont legislature. If you agree with this, we would ask that you also send a statement to the legislature opposing Act 181. We could list the various effects Act 181 would have on rural Vermont but a letter written to the legislature by Ken Sullivan (Panton, VT) expresses it best and we are including it in our letter to you. It's long but accurate. Thank you for your time and attention to this.

Peter & Sandy Gebbie

Greensboro, VT.

To Members of the Vermont Legislature,

I am submitting this testimony as a Vermont tradesman, landowner, and small business operator who works directly in the built environment—where policy decisions become real costs, real delays, and real consequences for working people.

Act 181 should be repealed.

This law introduces a fundamental shift in land use policy that places new uncertainty, new constraints, and new layers of control over rural landowners, builders, and small businesses—before the mapping and implementation are even complete. It changes the rules midstream in a state that already struggles with affordability, workforce retention, and housing availability.

At its core, Act 181 does three things that are deeply problematic:

1. It creates uncertainty that freezes development.

Before a single shovel hits the ground, projects now face ambiguity tied to future mapping, tier classifications, and evolving rules. Lenders hesitate. Property owners delay. Contractors lose work. In rural Vermont, uncertainty alone is enough to kill projects.

2. It shifts control away from local people to centralized frameworks.

The tiered system and expanded oversight reduce the ability of landowners and local communities to make practical decisions about their own land. Vermont has always

relied on local knowledge and common-sense stewardship. Act 181 replaces that with abstract classifications that do not reflect real-world conditions.

3. It makes it harder—not easier—to build housing and sustain rural economies.

Vermont has a housing shortage. We need more homes, not more barriers. We need to support trades, not restrict them. We need to allow families to build on their land, not subject them to unclear and evolving constraints that increase cost and risk.

As someone actively working in plumbing, heating, and construction, I see firsthand how fragile project feasibility already is. Material costs are high. Labor is limited. Financing is tight. Adding another layer of regulatory complexity—especially one that is not fully defined—pushes projects from “possible” to “not worth the risk.”

That means fewer homes built. Fewer jobs. Less economic activity. More young families leaving the state.

Supporters of Act 181 argue that it protects Vermont’s landscape and guides growth. Vermont already has some of the strongest land use protections in the country. The issue is not a lack of regulation—it is overregulation that fails to balance environmental goals with economic reality.

We do not need incremental fixes, delays, or “technical corrections.”

We need to acknowledge that this framework is flawed at a structural level.

Act 181 should be repealed in full.

Replace it, if necessary, with a system that:

Provides clear, stable, and predictable rules

Respects rural landowners and working Vermonters

Encourages housing development across all regions of the state

Supports trades, small businesses, and local economies

Vermont cannot afford policies that make it harder to live, work, and build here.

Respectfully submitted,

Kenneth William Sullivan

Panton, Addison County

Pioneer Mechanical LLC