

# Greensboro Selectboard

May 13, 2026 – Minutes

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

**SELECTBOARD MEMBERS ABSENT:** None

**OTHERS PRESENT in person:** Chris Steel, Bobbie Nisbet, Kim Greaves, Josh Karp, Brett Stanciu, Tom Camarra, Erika Karp

**OTHERS PRESENT remote:** Janet Long, Aileen Gebbie, Gary Circosta, Paul Brierre, Peter Romans, Peter Gebbie, Sandy Gebbie

**CALLED TO ORDER:** 6:30 p.m.

## ADDITIONS TO THE AGENDA

Discussion items: Town Hall third floor - update

## CONSENT AGENDA

- A. 4/8/26 selectboard minutes (regular meeting)
- B. 4/22/26 selectboard minutes (second monthly meeting)
- C. Orleans County Sheriff – monthly report
- D. Treasurer – monthly report
- E. FY26 budget status report and April check warrants

Mike said he would like to amend the 4/8/26 minutes. Judy made the following motion:

*The 4/8/26 minutes will be removed from the consent agenda, with the remaining items being approved.*

Tim seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair). After discussion, Judy made the following motion:

*The board approves the 4/8/26 meeting minutes as amended.*

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

## PUBLIC CONCERNS

1. **Chris Steel.** Chris expressed concern that at its 4/22 meeting, the selectboard approved sending a letter to state government regarding flaws in Act 181, as requested by Peter and Sandy Gebbie.

MacNeil said the Gebbie's letter was on the agenda for consideration and there were no public comments.

As chair of the Greensboro Conservation Commission (GCC), and on behalf of the GCC, Chris submitted a letter to the selectboard in response, asking the board to consider the important conservation elements included in Act 181. He said it was surprising that the board would take such a strong stance against Act 181 on the basis of the Gebbie's letter. He expected there would have been some consultation with relevant town committees, such as the planning commission or GCC, regarding the merits of the letter.

Tim said he abstained from the vote due to lack of background information, and in hindsight would have suggested a consultation with the GCC prior to sending the letter. Mike said while he did vote to send the letter, he appreciated Chris bringing up the issue.

2. **Wastewater Advisory Committee – Davis Barnett.** Davis reported that just one response was received from their RFQ postings. The committee would like more consultants to choose from and has reached out to the state Dept. of Environmental Conservation for advice.
3. **Paul Brierre.** Paul said that stormwater flows down North Shore Rd. impacting his driveway, and he'd like the town to do what it can to improve the situation. MacNeil asked Paul if his driveway is built and maintained to shed water properly. Paul said while he is planning to improve the driveway by installing waterbars, he believes diverting stormwater off North Shore Rd. would help, and would also reduce the amount of stormwater getting to the lake.  
Brett said she will connect Paul with road foreman Tom Camarra to continue this conversation.
4. **Gary Circosta.** Gary saw that the town administrator position is on the agenda under executive session, and asked for an update on the hiring process. MacNeil said the board has received seven or eight applications and will be deciding this evening which candidates to reach out to.

## **ROADS**

1. **Road supervisor's report – Tom Camarra.** Tom said while sections of roads have been graded, overall grading progress has been slow due to rain. The crew has been transitioning equipment from winter to summer use.  
Peter felt that more roads in town should be graded by this time. He added that he's seen a lot of grader berm on Greensboro's roads, which prevents stormwater from flowing off the road and can lead to erosion.
2. **Paving.** Discussion of this year's paving projects, which will be partially funded by a state grant.
3. **New Grader.** The board voted unanimously to table a decision on the new grader, to give board members time to review Tom's memo on the purchase. The board is planning to vote on the grader purchase at its May 27 meeting.

## **DISCUSSION ITEMS**

1. **Town Hall – quotes for door repairs and upgraded locks.** Kim said quotes were received from one contractor:
  - Repairing back doors and installing electronic locks: \$5100
  - Replacing back doors with a 3' / 2' configuration to make the entrance ADA compliant, plus electronic locks: \$7800
  - Repairing back door and installing new keyed lock: \$3600
  - Repair town office front entrance door: \$1000

Kim said Brandy is planning to apply for a VLCT grant that would cover up to \$6k of these costs. Ellen made the following motion:

*The board approves replacing the back door and installing electronic locks, and approves fixing the town office front door. The work will be scheduled soon and the town will apply for the VLCT grant.*

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

2. **Personnel policy update.** Brett, Judy and Kim will revise the personnel policy and present a draft to the selectboard in June.
3. **Town Hall update.** MacNeil said he opened up interior sections of the building as requested by engineer Tim Schall, so he can complete a structural assessment. Tim performed an initial assessment and will return

later this month for further inspection. After Tim’s report is complete, Jay Barrett will begin his code compliance report focusing on the third floor space.

MacNeil noted that he inspected the attic and found a minimal amount of cellulose and no indication of rot.

## **ACTION ITEMS**

### **1. Local Emergency Management Plan (LEMP).** Kim and Chief Brochu updated the town’s LEMP.

Mike made the following motion:

*The board adopts the updated LEMP, which can be sent to NVDA for approval.*

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

### **2. Special town meeting – date and venue.** MacNeil said the HCA is available Tues. June 16 and Thurs. June 18. Gary said he’s heard from residents that a Thursday is preferable. Judy made the following motion:

*The special town meeting will be held on Thursday, June 18 at 6:30 p.m. at the Highland Center for the Arts.*

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

Discussion about two versions of the draft warning. Version One included just the two articles from the petition:

- 1. Shall the Town of Greensboro adopt all budget articles by Australian ballot?*
- 2. Shall the Town of Greensboro vote on all public questions by Australian ballot?*

Version Two added a third article:

- 3. Shall the registered voters of Greensboro, Vermont elect its town officers by floor vote on Town Meeting day?*

MacNeil, Judy and Ellen noted they’ve heard sentiment from some town residents supporting a change back to electing officers from the floor at Town Meeting.

Regarding Version Two of the warning, MacNeil said that if Articles 1 and 2 are not adopted, town meeting is preserved and the moderator would proceed to Article 3. Whereas, if Articles 1 and 2 are adopted, the moderator would declare Article 3 moot and a vote on this article would not take place.

Judy made the following motion:

*The board will post the version of the warning containing three articles, as a way to get a lot of public input.*

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

Further discussion. Judy said Version Two of the warning doesn’t state the specific voting sequence that was explained by MacNeil earlier. Josh said it’s his understanding that Article 2, regarding ‘public questions’, and Article 3, regarding the election of town officers, are separate, unrelated questions.

Regarding Article 3, Chris said that those who voted for that change in 2025 might be very disappointed that the selectboard did not allow voting for town officers via Australian Ballot to play out for at least one more year.

Gary agreed with Chris, adding that at the 2026 Town Meeting more people voted for town officers using the Australian Ballot than voted on questions with paper ballots from the floor.

Janet said she is disappointed that this appears to be another split in the town, adding that she would hate to see town meeting go away.

The board voted again whether to accept the version of the warning with three articles. The motion carried (MacNeil, Celnik, Brennan in favor; Metcalf and Carpenter abstained).

## **OTHER BUSINESS**

1. **Upcoming: public hearing on zoning bylaw amendments.** The selectboard will hold a public hearing on proposed amendments to the *Flood Hazard Area Regulations* section of the zoning bylaw on May 18, at 6:30 p.m. in the Town Hall meeting room.
2. **Upcoming: Mountain View Union third budget vote**
  - Informational meeting: Thurs. May 14, 6 p.m. at Hardwick Elementary School.
  - Australian Ballot Vote: Wed. May 20, polls open from 10 a.m. – 7 p.m. at the Greensboro Town Hall. Absentee ballots may be requested.
3. **Upcoming: Tax Sale.** The tax sale will be held on Tues. June 2, at 9:30 a.m. at the Greensboro town office. The tax sale package is available at the town office. MacNeil will represent the town at the sale.

## **EXECUTIVE SESSION**

Tim made the following motion:

*The board will enter executive session at 8:05 p.m. to discuss the road crew union contract and the town administrator position, with Kim Greaves present.*

Mike 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 8:25 p.m.

The Board agreed that MacNeil will meet with attorney Matt Bloomer to share discussion points from the Board regarding the union contract. Ellen made the following motion:

*The board will reach out to three candidates for the town administrator position and invite them for interviews.*

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

Kim will contact the candidates and set up interviews. The board appointed Tim and Kim to conduct the interviews, and Judy will join if she's able.

## **ADJOURNMENT**

The meeting was unanimously adjourned at 8:35 p.m.

*Respectfully Submitted: Josh Karp, Selectboard Clerk*