Greensboro Selectboard

August 12, 2026 – Minutes

SELECTBOARD MEMBERS PRESENT: MacNeil, Mike Metcalf, Tim Brennan, Judy Carpenter (arrived 6:36 p.m.), Ellen Celnik (joined remotely)

SELECTBOARD MEMBERS ABSENT: None

OTHERS PRESENT in person: Chris Roy, Jay Barrett, Jane Hoffman, Jennifer Ranz, Christine Armstrong, Peter Romans, Beth Meachem, Erika Karp, Rob Brigham, Nancy Riege, Ila Hunt, Blake Auchincloss, Mary Parker, Pieter van Loon, Will Marlier, Dede Stabler, Ken Pick, Kim Greaves, Josh Karp, Brett Stanciu, Jane MacAuley, Kate Sudhoff

OTHERS PRESENT remote: Miriam Rogers, Janet Long, Lise Armstrong, Anne Stevens, Davis Barnett, Chris Steel, Robin Hardy, Kent Hansen, Kristen Leahy, Emma Palumbo, Jenny Bayles

CALL TO ORDER: 6:30 p.m.

ADDITIONS TO THE AGENDA

Kim: Salt contract.

CONSENT AGENDA

A. Orleans County Sheriff's report

B. Treasurer's report

C. FY27 budget status report and July check warrants

D. Fire Dept. report

E. Road Supervisor's report

Neither a fire dept. or road supervisor's report was available. Tim made the following motion:

The Board accepts the consent agenda, less items D and E.

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

APPROVE SELECTBOARD MEETING MINUTES

1. 7/8/26 – Regular meeting

2. 7/15/26 – Special meeting (set tax rate)

Mike made the following motion:

The Board approves the minutes from 7/8 and 7/15.

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

PUBLIC COMMENT – GENERAL

1. **Erika Karp** expressed concern about the Greensboro Conservation Commission (GCC) considering use of glyphosate for Japanese knotweed control. Referencing the pollinator-friendly resolution approved at the 2024 town meeting, Erika questioned passing resolutions at Town Meeting if they are not followed. MacNeil said these resolutions are not binding, adding that in this case it's up to the GCC how they choose to honor the resolution.

   GCC member Will Marlier said after much research, the GCC voted 8 to 1 to approve the use of herbicide, applied by stem injection, for pilot projects on private land. He said the GCC has offered to subsidize 50% of the applicator costs for private landowners who take part in the pilot project.

   Will said the GCC does not support the widespread use of herbicide, but when used by a licensed professional and applied responsibly, it can be a useful tool for managing invasives. He added that there are other methods to manage invasives, such as solarization and hand pulling.

   Nancy asked how many years of treatment would be required. Will said a single stem injection may be up to 95% effective.

2. **Peter Romans** said he's seen roads around town that have not been graded yet. These roads are rough to drive on and prone to erosion.

VERMONT LAND TRUST (VLT) – Pieter van Loon (Forest Program Director, VLT)

Pieter explained that the VLT is seeking Selectboard support for a 1100-acre conservation project in the northeast corner of Greensboro. The project will hopefully be funded through the VT Forest Legacy Program, with the State holding a conservation easement and the VLT owning the property. Taxes on the parcel will continue to be collected by the Town.

Vermont ANR employee Kate Sudhoff said that the conservation easement would allow perpetual public access and sustainable forest management. Public trails will be built on the parcel and will connect to existing trails on the adjacent Black Hills property.

The property has an existing house which may be removed, as it is a fragmenting feature on the landscape. However, the VLT is considering reserving an area with frontage on Highlander Rd. for future housing.

Pieter asked the Selectboard if they'd be willing to support VLT's application to the Forest Legacy Program. Ellen suggested that the GCC review the proposal first. Other Board members agreed; the GCC will be asked to review the proposal and write a letter of support. The Selectboard will approve its own letter of support at the September 9 regular meeting.

ROADS

Road Salt – Cargill contract. Kim said while it appears that Cargill has cornered the salt market, more research could be done to investigate alternate suppliers. The signing of the Cargill contract was tabled so town staff can further research the Town's options.

CONSERVATION COMMISSION

1. **Willey Beach boardwalk.** Chris Steel said the boardwalk is falling apart and has become hazardous. The GCC is proposing a two-phase project: 1) remove the decaying boardwalk, and 2) get an estimate from an experienced path builder like Northwoods, for a replacement walk. Chris

said the GCC has discussed using wood chips for a path, but decided against this approach due to the wet areas on the parcel.

Nancy said a simple boardwalk could be made inexpensively by locals and that the project doesn't need to be hired out. Chris said that GCC members feel that the installation of a new boardwalk should be done professionally, because the path is a public trail and safe access is important.

The estimate would be submitted to the Selectboard for consideration. Chris noted that the cost of the new boardwalk may exceed the GCC's budget, and that additional town funds may be sought. Ellen made the following motion:

> *The Selectboard endorses the two-stage proposal from the GCC to address safety issues at the Willey Beach boardwalk.*

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

Peter said the current boardwalk may have been installed by renegades, and the Town should check whether the deed permits a boardwalk to be installed on the parcel.

2. **Pollinator friendly light fixtures.** Jane said some Vermont towns have been installing pollinator-friendly lighting on outdoor fixtures such as street lights. After discussion, Selectboard members agreed that the GCC should research the cost of replacing exterior lights with pollinator-friendly fixtures, as well as researching whether any existing outdoor lighting can be taken off-line completely.

WASTEWATER ADVISORY COMMITTEE (WAC)

WAC member Blake Auchincloss provided an update on committee activities, and gave a history of the committee. The WAC was formed in 2024 at the behest of the Selectboard, and began their work by looking carefully at the previous wastewater committee's activities. The WAC also reviewed the preliminary engineering report provided by Hoyle Tanner (HT).

HT was pursuing a community-scale, 30,000 gal/day system, yet very few sites were suitable for a system of this size, and the Town was unable to come to an agreement with the landowners who owned these sites. Blake said the WAC is now considering smaller modular systems, like the one on Cheney Rd. The WAC intends to address the wastewater needs of both villages and parts of the lake district, and members have agreed that developing a small system for Greensboro Village is first on the list.

The WAC released a RFQ seeking firms to investigate modular systems and siting options. Two firms responded and the WAC is currently comparing the bids.

The WAC has had preliminary conversations with a few landowners about siting a modular system on their property.

WAC member Mary Parker said the WAC is very committed to help the town come up with a plan for wastewater infrastructure, which is a key to future town viability. Committee members have energy, perseverance, and expertise, and want to keep moving forward - but need support and commitment from the Selectboard. Tim and Ellen both said they fully support the WAC's efforts. Christine said wastewater is a very high priority in the town plan and always ranks at the top of the priority list at conferences she's attended.

Blake said a small modular system working effectively in downtown Greensboro could serve as a prototype for similar systems in other areas of town. Mike made the following motion:

> *The Selectboard confirms that wastewater systems are a town priority.*

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

RECREATION COMMITTEE (RC)

RC chair Jennifer Ranz presented an update.

1. **Swim program update.** The swim program was successful, with 101 participants. Jennifer thanked Ila Hunt for championing the swim program and seeing it through.

   Ila said the swim program has historically used the Lakeview School gym as a shelter in case of thunderstorms, but it is no longer available. Other spaces in town were looked into but none were available, so Jennifer inquired about using the Town Hall. Jennifer expressed frustration that there was lack of support from the Selectboard as she attempted to quickly secure a safe space in the building. She was ultimately able to reserve the Town Hall meeting room.
2. **Town Hall gym update.** Jennifer asked when the gym will be available for public use. Tim said while progress has been made, background work is still underway.
3. **Greensboro Bend block party.** Jennifer said the block party will be held Saturday Aug. 15 from 5:30 p.m. -7:30 p.m.

ACTION ITEMS

1. **Appoint Michael Malick to Recreation Committee.** Judy made the following motion:

   The Selectboard appoints Michael Malick to the recreation committee.

   Mike seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair).
2. **Approve and sign FY27 contract with Orleans County Sheriff.** The Board signed the OCSD contract for FY27.

DISCUSSION ITEMS

1. **Zoning bylaw – Selectboard review of Misc. Bylaw proposal.** Discussion about Board concerns with language in section 5.2 regarding enforcement. More enforcement could mean increased responsibility, time, and compensation for the zoning administrator (ZA).

   Tim said there is a clock ticking to get this bylaw proposal approved. He suggested that the new enforcement requirements be removed from the Misc. Changes proposal, which could allow the Selectboard to more comfortably schedule a public hearing. Tim said the enforcement section as written has too many questions that need answers. ZA Brett Stanciu agreed that the enforcement section needs to be carefully reviewed and considered. Mike agreed that sending forward the Misc. Changes without this new enforcement language makes sense.

   Christine said Brett, Janet, Tim and herself met and agreed on a compromise regarding the enforcement language. Brett clarified the nature of the compromise: section 5.2 would be re-written to state that the ZA will perform enforcement inspections only for projects that required a conditional use permit.

   Judy asked if the minimum parcel size for a Farm Café could be changed from 10 acres to five acres.

Christine said the planning commission can quickly update the proposal to include this compromise, and also address Judy's Farm Café request.

It was agreed that both the updated Misc. Changes proposal and the Shoreland Protection District proposal will be reviewed at next Selectboard meeting, and the Board will consider scheduling a hearing on both proposals.

2. **Town Hall – opening third floor to public use.**
   - **Fire marshal's report.** The fire marshal visited the Town Hall and reviewed the proposal to open up the third floor to public use. He will permit the gym to be used with conditions, which include a 49-person limit and blocking the door to the fire escape, which he considers unsafe.
   - **Town attorney legal review of ADA issues with third floor.** No update.
   - **Gym use policy.** The Board reviewed a draft gym use policy, based on the approved meeting room use policy. After discussion, it was agreed that the gym will remain unheated at this time, and that gym users may not turn up the heat. Judy made the following motion:

     The Board adopts the Town Hall gym use policy, which is similar to the meeting room use policy.

     Tim seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair).
   - Discussion of adding a lock to the gym entrance. It was agreed that this will be done as soon as possible.
3. **Town Hall – Review Tim Schall's proposal for reinforcing the roof.** Jay Barrett said this is a good engineering proposal and offered to continue assisting with the Town Hall building, in his capacity as both architect and town resident. Tim made the following motion:

   The Board accepts engineer Tim Schall's Town Hall roof proposal as discussed.

   Mike seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair). Josh will let Tim know that his proposal has been accepted by the Board.
4. **Procurement policy – review and approve.** Tabled.
5. **Review draft charter of Town Meeting committee.** Tabled. Josh noted he will continue to advertise that the Board is seeking volunteers to serve on the committee.
6. **Selectboard information sharing**. Tabled.

ADJOURNMENT

The meeting was unanimously adjourned at 9:22 p.m.

Respectfully Submitted: Josh Karp, Town Administrator