Greensboro Selectboard

August 26, 2026 – Minutes

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

SELECTBOARD MEMBERS ABSENT: None

OTHERS PRESENT in person: Chris Roy, Peter Romans, Beth Meachem, Kim Greaves, Josh Karp, Brett Stanciu, Tom Camarra, Liz Steel, Jennifer Ranz, Christine Armstrong, Janet Patterson

OTHERS PRESENT remote: Miriam Rogers, Lise Armstrong, Mike Cloutier, Ila Hunt, Janet Long, Day Patterson, Kent Hansen, Nancy Riege

CALL TO ORDER: 6:30 p.m.

ADDITIONS TO THE AGENDA

Josh: confirm quorum for Sept. 1 special Selectboard meeting

SELECTBOARD MEETING MINUTES

Minutes from 8/12/26 regular meeting unanimously approved as written.

PUBLIC COMMENT

1. **Beth Meachem.** Beth suggested that due to increasing interest in the Town Hall building, the Board form a Town Hall committee. MacNeil thanked Beth for the encouragement, and said the Board has been considering this for some time.
2. **Jennifer Ranz**. Jennifer asked why Breezy Ave. was paved during the busy summer season instead of during the fall. Road Foreman Tom Camarra said there was no timeframe specified when Pike's bid was accepted by the Board.

   Jennifer questioned why the paving wasn't coordinated with sidewalk and storm drain work. She also said it was her understanding that the road would be lowered during the paving process, yet it is now higher than before, making transitions from driveways to the road more difficult.

   Jennifer added that some storm drain inlets are now very deep and should be marked for safety.

   Jennifer asked when the town's emergency management plan would be reviewed, to clarify the issue of access to the Town Hall during emergencies. Judy said that health officer Karl Stein will be convening the emergency planning committee soon.

ROADS

Road salt contract. Tom said he reached out to five area towns and all are signing contracts with Cargill. He noted that other salt companies in the region are not taking on new customers, and that a potential new salt depot at All Metals is not yet constructed.

Liz Steel noted that road salt can be detrimental to plant life. Tom said without salt use, the paved roads would have layers of packed ice and be very rough.

The Board agreed to purchase road salt from Cargill for this winter.

ENERGY & CLIMATE ACTION COMMITTEE

1. **Window inserts for Town Hall.** Discussion of purchasing reusable interior storm window inserts for the Town Hall's middle level. Liz said the inserts would be assembled at a WindowDressers community build, with members of the energy committee and others helping to build the inserts which will keep the cost down.

   Discussion about purchasing additional inserts for the third floor and town offices. Liz agreed to check whether the Craftsbury community build might have capacity for the town office inserts.

   The Board agreed to purchase 20 inserts for the Town Hall's mid-level at a cost of $1,357.18, and approved spending up to $600 on inserts for the town offices. Funds for the inserts will come from the general town budget.

2. **Energy audits for town buildings.** Liz said the energy committee is proposing that energy audits be performed on town-owned buildings. Beth estimated that a commercial energy audit will cost between $1,200 and $1,500 and would result in both short-term and long-term recommendations for saving energy.

   Josh said local energy efficiency contractor Mark Snyder has audited the Town Hall in the past. It was agreed that a Town Hall committee should be formed prior to moving ahead with an energy audit on the building.

ZONING BYLAW UPDATES

1. **Misc Changes revisions.** The planning commission (PC) submitted an updated proposal after a series of discussions between members of the PC and the Selectboard. Judy and Brett agreed that the revisions made were ones that were agreed upon during those meetings. Mike complemented the PC for putting together the language changes as discussed.

   Janet Patterson noted that there are several other changes in the Misc. Changes proposal, other than the revised areas that were specifically discussed. Board members agreed that all the Misc. Changes revisions are acceptable. Mike made the following motion:

   > *The Board accepts the Misc. Changes bylaw revisions as presented by the planning commission.*

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

2. **Shoreline Protection District (SPD) proposal.** Ellen asked Brett if she had any comments on the SPD proposal from the perspective of zoning administrator. Brett said that the section addressing non-conforming structures is the most heavily used, and it's important that the Selectboard fully understand the proposed revisions in this section. The bylaw should be able to be understood by an average person, she added.

   Mike said he appreciated the meetings between members of the Selectboard and PC, where the SPD proposal was discussed.

   MacNeil asked Janet to highlight some of the changes in the SPD proposal. Janet and Selectboard members discussed a number of proposed changes including revised language on lake access paths;

reduced floor areas for new boathouses; clarification of management of vegetative cover within 250' of the lake; and allowances for minor renovations to existing structures.

Ellen commended members of the PC for their diligent work on the bylaw revisions. Judy made the following motion:

> *The Board accepts the revisions to the Shoreline Protection District bylaw as presented.*

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

3. **Review of bylaw revisions by an attorney.** MacNeil said the Selectboard would like a legal review of the bylaw proposals before scheduling a public hearing. Kent suggested that the Board work with an attorney experienced in land use regulation. Mike agreed to contact NVDA for an attorney recommendation. Tim will ask the town's attorney if anyone in his firm has expertise in this area.

   Janet noted that since there are only four towns in the state with delegation, it may be difficult to find a knowledgeable attorney on the subject matter. She suggested flagging required statutory changes, and offered to clarify any questions an attorney may have.

DISCUSSION ITEMS

1. **Procurement policy – review and approve.** Tim said the draft policy is based on a model provided by VLCT, and that the town's outside auditor would like to see the town adopt this policy. Josh requested more time to review the draft and said suggested he and Tim review the proposal before the Sept. 9 meeting. Further discussion tabled.

2. **Review draft charter of Town Meeting committee.** The board reviewed the charter and changed the committee's start date to Sept 9. The Board intends to appoint committee members at its Sept. 9 meeting. Tim made the following motion:

   > *The Board endorses the formation of a town meeting committee, and approves the committee charter as discussed.*

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

3. **Town Hall Gym – lock quote.** The Board reviewed a quote for the installation of a digital lock for the gym entrance. Jennifer asked why a lock is necessary; MacNeil said the space needs to be managed and it's not consistent with the gym use policy to have anyone enter the space at any time. With the digital lock, town staff can provide a code to those who request to use the space. Ellen made the following motion:

   > *The Board approves the installation of a digital lock on the gym door, and accepts the Kelley Bros. quote of $1602.04 for the installation.*

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

   Jennifer asked when the space will be open for public use. MacNeil said before this decision can be made the Board needs to consider legal questions, which will be discussed during executive session later this evening. Questions regarding administration of the space and the use policy also need to be clarified.

4. **Information sharing**. Judy said not everyone seeks out the official Selectboard minutes on the town website. This can lead to people interpreting, and possibly misinterpreting, what happens at

Selectboard meetings. Judy suggested that if Josh was willing to create a summary of each Selectboard meeting, and distributed this more widely, it could be a more accessible way for residents to learn what's going on at Board meetings. While they weren't opposed to the idea of a meeting summary, both Jennifer and Liz felt that the town website should be the primary source of information.

5. **Selectboard meeting schedules.** The Board agreed to hold just one regular Selectboard meeting per month during budgeting season.

   Discussion of a proposed special meeting on Sept. 1 at 1 p.m. Three Board members committed to attending.

EXECUTIVE SESSION

Tim made the following motion:

> *The Board will enter executive session at 8:30 p.m. to discuss a legal matter regarding the Town Hall.*

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

The board agreed unanimously to exit executive session at 9:03 p.m. Mike made the following motion:

> *The Board will ask the town attorney for a written opinion concerning the town's legal liability regarding ADA compliance on the third floor.*

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

ADJOURNMENT

The meeting was unanimously adjourned at 9:04 p.m.

Respectfully Submitted: Josh Karp, Town Administrator