

Greensboro Wastewater Advisory Committee

6/12/25 Meeting Minutes 7-8:30pm – draft v1

Attendees:

WWAC: Stew Arnold, Blake Auchincloss, Mary Parker, Jefferson Tolman, Dan Predpall, Davis Barnett

From the public: Christine Armstrong

Stew Arnold (Chair) initiated the meeting:

- Minutes for the WWAC's meeting on 5/15/25 were approved

Public Comment: None

WWAC Activities:

1) Stew Arnold to share feedback from the Selectboard on proposed Charter:

Stew had sent the charter to the town clerk in May, and it was in selectboard packet of information for the June 11 selectboard meeting.

The selectboard reviewed the charter and all 5 SB members signed the charter. The signed charter is now posted on the town website: <https://greensborovt.gov/wp-content/uploads/2025/06/GREENSBORO-WASTEWATER-ADVISORY-COMMITTEE-CHARTER-6.11.25.pdf>

2) How the remaining \$100k funds may be used – Dan Predpall:

To use the remaining funds from the original WW effort, we need to meet with Lynnette Claudon and her team in a daytime(working hours) meeting and propose what the funds will be spent on.

Lynnette Claudon, PE, Chief Pollution Control Design Engineer & Planning Advance Program Lead, at Dept. of Environmental Conservation Water Infrastructure Division: 802-490-6226
lynnette.claudon@vermont.gov

Dan's proposes a 'site selection project', with hydrologists using the P.E.R. report to explore identified but unexamined sites. Testing of sites is expensive, so the hydrologists would be able to identify the sites that are worth testing.

Note, these funds can only be spent on work that Hoyle Tanner performs, and are tied to the mission of creating a wastewater system for the upper village.

Dan's advice:

- Stew needs to communicate to Lynnette Claudon what our intent is:
 - o To look for 3-4 smaller sites, rather than the single large site
- Question for Hoyle Tanner: 'What would you do differently for a cluster/multiple site approach?'
- We should have a meeting with John Reilly (Hoyle Tanner) before we meet with Lynnette
- Have Hoyle Tanner's hydrologist evaluate sites and then the WWAC members would meet with landowners to discuss possibilities

Action Plan:

- A) Stew will contact Lynnette Claudon to set up a meeting: first choice of dates: June 27, alternate: July 11, Fridays, with the assumed time of 12noon

3) Stew to provide details of the Cheney Rd community wastewater system:

Stew brought the maps and design plans for the Cheney Rd system.

Davis and Blake will work with Stew to record and create a template guide on how other neighborhoods may be able to implement a wastewater system in their locations. The guide would provide 1) process, 2) estimated design, build and operating & maintenance costs (based on 2022 design, build and current operating and maintenance costs), 3) contact numbers for contractors who were involved with the Cheney Rd system.

Some of the details: a) total build cost: \$200k shared across 7 properties, b) 3500 gallon/day capacity, c) \$1600 maintenance(filters for central system) for 18 months operation, d) expected \$300 pumping for each property's tank, when necessary.

While this neighborhood system is not the primary mission of this WWAC, this may help neighborhoods/communities not located in the village, with the purpose of keeping Caspian Lake cleaner. Note that the primary mission of the WWAC is to create a Greensboro Village wastewater system.

Action Plan:

- A) Blake, Stew and Davis to meet to discuss and create the template → Blake to set up the meeting

4) Feasibility of Siting WW systems on Greensboro Land Trust Land:

Dan has not heard back from Clive Gray on the feasibility. John Cannon (GLT) previously responded that the wording of most land trusts do not allow wastewater systems.

Dan's view is that older land trust properties will not allow wastewater systems, while new land trusts may be more flexible. The sentiment is that people are scared of wastewater systems. We would probably want to propose land swaps to land trusts, if the sites supported wastewater.

We will not consider existing land trust properties at this time. If we hear of an intention to create a new land trust, we could get involved and see if the land would be able to support wastewater.

Davis recently responded to an email from John Cannon that the community would be well served if we consider all of the possible uses of newly available land, before we lock it up in a land trust.

5) Purpose of the 3.5 acres of town land near the ballfield, on Lake Shore Road

The town owns a 3.5 acre parcel on Lake Shore Road, between the ballfield and Randolph Road. The parcel is a long narrow piece that is part of the Caspian Lake watershed. Stew's view on land within the lake's watershed is that these lands should only support wastewater for houses within the lake's watershed. Based on this viewpoint, we stopped considering this parcel for a site.

6) How to Create a Prioritized Site list to explore

The PER report from Hoyle Tanner's work includes a list of potential sites which have not been explored, please find the list below:

Table 4. Summary of Desktop Screening Results, Top 20 Priority Parcels

Parcel ID	Owner	Emergency 911 Address	Parcel Characteristics (acres)			Percent Suitable	Soil Class	Parcel Rank
			Grand List Total	Suitable Soils	One or More Limiting Factors			
058-0112.	MOUNTAIN VIEW COUNTRY CLUB	112 COUNTRY CLUB RD	77.94	58.12	19.82	75	4	1
408-0081.	ROCHE DOROTHY L	81 BARR HILL RD	47.43	14.37	33.06	30	4	1
414-0644.	OHLROGGE RICHARD & KRISTINE	644 CEMETERY RIDGE	21.11	7.99	13.12	38	4	2
406-0324.	DESCHEPPE CORNELIA Y	324 LAUREDON AVE	20.14	6.36	13.78	32	4	2
406-0518.	MCDONALD MARTIN C	518 LAUREDON AVE	16.23	6.22	10.01	38	4	2
414-0670.	DONAGHY LUCY	670 CEMETERY RIDGE	23.10	5.19	17.92	22	4	2
406-0160.	COOK BEVERLEE	160 LAUREDON AVE	6.53	4.34	2.20	66	4	2
305-0251.	NICHOLS JESSE AND AMY	251 GRAY BARN RD	8.35	3.91	4.45	47	4	2
406-0072.	COOK JAMES C TRUSTEE	72 LAUREDON AVE	4.93	3.31	1.61	67	4	2
414-0165.	STEGNER TRUST	165 CEMETERY RIDGE	9.38	3.04	6.34	32	4	2
406-0228.	COOK PHILIP S REVOCABLE TRUST	228 LAUREDON AVE	3.52	2.05	1.48	58	4	2
414-0160.	ISAACSON FAMILY TRUST	160 CEMETERY RIDGE	18.49	2.00	16.49	11	4	2
407-0150.	HOWES LIDIE	150 BAKER HILL RD	9.69	1.68	8.01	17	4	2
216-0103.	GORDON WILLIAM S III TRUST	103 HIGH PINES	4.04	1.64	2.39	41	4	2
406-0315.	PERRON ALICE	315 LAUREDON AVE	4.46	1.34	3.12	30	4	2
414-0005.	MACKIN JOHN & MICHELE	5 CEMETERY RIDGE	6.03	1.14	4.89	19	4	2
414-0604.	FAIRBANK CAROL	604 CEMETERY RIDGE	15.75	5.30	10.45	34	6	2
311-0017.	O'BRIEN JOHN & JILL	17 PLEASANTS STR	14.50	2.77	11.72	19	6	2
001-2307.	FLETCHER TODD B & LISA J	2307 THE BEND RD	59.37	2.73	56.64	5	6	2
414-0305.	GREENSBORO TOWN OF	305 CEMETERY RIDGE	4.22	1.57	2.65	37	6	2
216-0137.	GRAYLIN-FREY ALEXANDRA S	137 HIGH PINES	2.73	1.44	1.29	53	6	2
406-0394.	LICHTENSTEIN MARK	394 LAUREDON AVE	10.28	1.32	8.96	13	6	2

We discussed the following properties:

Fire House

Mountain View CC (possibly near the driving range)

HCA land, up by David Allen's property

Is there a possibility to bring gravel from the town gravel pit to replace less than ideal soil in a site that are able to get access to?

Christine Armstrong mentioned the ANR overlay map which Jan T. created. After the meeting this overlay map was emailed to the WWAC members from Blake. This map would be helpful to identify areas where the soil is more suitable for siting a wastewater system.

Other:

- Unused funds from the first wastewater project have been handed back to the government agencies – signatures by Greensboro to return funds.
- The state planning group that covers Greensboro does not have wastewater application technologists that were mentioned by Wolcott, so Greensboro's planning group would be able to help us write grants, however they do not have the same wastewater specific knowledge as the planners that cover Wolcott.
- Tour of Wolcott's wastewater plan: Blake and Davis plan to contact Bruce Wheeler and meet with him to see Wolcott's plans.
 - o **Action Plan:** Davis to set up meeting with Blake & Bruce

Next Monthly Meeting: TBD July xx, 2025 @ 7pm – In-person and zoom options, Location TBD

Meeting adjourned.