

# **Greensboro Wastewater Advisory Committee**

## **9/24/25 Report to the Selectboard**

### **Wastewater Advisory Committee Members:**

Stew Arnold (chair), Blake Auchincloss, Mary Parker, Jefferson Tolman, Davis Barnett (secretary)

Departed members from the initial committee: Mike Metcalf, Dan Predpall

This report represents this committee's activities to-date, starting with a preliminary meeting on February 21, 2025 to the present. Note that the following tables and appendices are included: **Contacts, Glossary of Terms, Appendix A: Process to Amend the Grant to Access the Remaining \$100K, Appendix B: Potential Sites as listed in Hoyle Tanner's PER Report with related reference tables, Appendix C: WWAC Meetings To-Date, Appendix D: Location of WWAC Materials on Town Website**

### **Summary:**

A charter was created for this committee to set up guidelines on how this committee will operate as well as state that this committee's purpose is to establish a wastewater system for Greensboro village.

On March 3<sup>rd</sup>, 2025, Hoyle Tanner, the engineering company which was involved in the initial search for a wastewater site in Greensboro, provided their 400+ page report detailing their activities over the past 5 years in pursuit of a 40,000 gallon/day site that would support the village, businesses and residences. This pursuit was not able to locate an available site to handle the 40,000 g/d volume. This new committee is pursuing alternatives to a 40,000 g/d site, specifically smaller sites.

### **Technology Options:**

There are many solutions for handling wastewater, however the state of Vermont has strict requirements on which kinds of systems may be deployed in the state, because of concerns over the effluent ending up in Lake Champlain and other bodies of water. Cabot and Hardwick have wastewater treatment plants, however we currently do not think Greensboro's needs qualify for a local treatment plant and a plant may not be economically feasible or publicly acceptable for Greensboro. Due to these concerns as

well as the control the state has over what the remaining \$100K funds from the original Greensboro WW initiative's Grant may be spent on, the committee is pursuing the approach of creating multiple smaller conventional WW systems.

### **Current Approach:**

Realizing that there does not appear to be any available town land to site a WW system on in the village, our approach is to work with Hoyle Tanner exploring smaller sites on:

- Lands specified in the Hoyle Tanner PER report (see list of these identified properties in Appendix B). Have Hoyle Tanner examine all village properties to locate soils good for WW. Identify properties where the soils are good for WW and the landowner has a fair amount of land. Keep the search close to village to keep piping costs down.
- Locate the existing septic system and discuss with the land owner whether they would be willing to expand their system to help support the village.
- Work with private landowners who want to rebuild their existing systems, where they would be willing to expand the system to help handle part of the village wastewater's needs

### **Amending the original Grant to use the remaining Funds to pay for Hoyle Tanner:**

There is approximately \$100K of funds remaining in the original grant. To use these remaining funds, we need formal approval from the state agencies involved as well as permission from the Greensboro Selectboard. Note that these funds may only be used to pay for Hoyle Tanner services. If we want to work with other firms, we would need to pursue new grant(s) and/or have the town of Greensboro fund the efforts. We have chosen to work with Hoyle Tanner, pursuing the new direction of smaller systems, with the idea that Hoyle Tanner is familiar with the soil types of the lands in Greensboro and the parcels.

We expect that at the time of this September 24<sup>th</sup> meeting, we will also have a document for the Selectboard to review and approve as part of the process to complete the grant amendment so that we make the \$100K available. See the amendment process and status in Appendix A.

### **Guidance from the State (DEC – Lynnette Claudon):**

We met with Lynnette Claudon on June 27<sup>th</sup>, 2025 to discuss how we may use the remaining \$100K funds from the original grant. The short answer is that Lynnette said that we may use the funds to work with Hoyle Tanner to pursue smaller systems. The longer answer is:

1. We need to amend the town's EPA grant agreement

2. Hoyle Tanner's Engineering Services Agreement (ESA) needs to include two types of tests:
  - a. 1 meter square – surface profile for sensitive archeological significance
  - b. Backhoe test pit(s) – large area for soil scientists work, hydrological work and to answer if the soil matches the soil mapping and wastewater needs

Lynnette's advice:

1. Use hand auger testing before archeological and backhoe testing to eliminate incompatible sites and reduce expense
2. Look for existing private systems that could be expanded, possibly using pre-treatment. If there is town land near a private well, consider moving the location of the well to make the town land a possibility
3. Explore any town-owned land
4. Ask the community: Ask property owners to see if anyone would volunteer their land for a site

### **What would the town be willing to offer private landowners for a WW site(s)?**

Before we start speaking with private land owners about using their lands to help support a village WW system, the town needs to decide what is available to offer these land owners. Note that we expect that to achieve a significant impact for the village, there will need to be multiple sites involved.

### **Other:**

**Requesting Two New Members:** The original committee included Mike Metcalf and Dan Predpall. The Selectboard selected the committee members from a list of community members who responded to an announcement from the Selectboard. We would like the Selectboard to make another announcement to solicit two new members.

**Grant Writing support from Dan:** Dan has offered to provide help/guidance for navigating the grant process. We will reach out if necessary.

**Outstanding/overdue invoices** from Hoyle Tanner to town of Greensboro: MacNeil stated in the August 13<sup>th</sup> SB meeting that the grant funds were never released/paid to the town due to outstanding reporting that Hoyle Tanner needs to provide to the state funding group. **Note:** This item will be discussed in the Sep 9<sup>th</sup> meeting with John Reilly.

**Village lands:** We realize the property in Greensboro Village is limited and there appears to be no town lands that would be suitable. We also realize there is a

flooding issue that flows from approximately the town hall to East St, so that part of town is not suitable for a WW site.

**Greensboro Land Trust Lands:** We have been in contact with John Cannon to inquire about the use of land trust lands and that does not appear to be an option.

**Wolcott Wastewater:** On May 15, 2025, Wolcott WW Committee members Linda Martin and Bruce Wheeler joined our monthly meeting to share how they achieved a wastewater system plan approved by the town and funded by the government. The details of our discussion are included in the WW minutes of May 15. This was their second attempt to create a WW system. They are planning to site the system at their elementary school property, with completion expected by September 2026. This system will support 60 hookups/connections – commercial and residential. They feel there were many factors in helping make this possible:

- 1) Outreach program
- 2) Public Roundtable
- 3) Lots of FPF postings to keep the community updated
- 4) Sign-up letters sent out
- 5) Town website developer attended all meetings and kept the town website updated
- 6) 'FAQ' page on the town website
- 7) 2 of the Selectboard members are on the WW committee

Wolcott's suggestions for Greensboro:

- 1) Ask our regional planning commission for help. Note that the program Wolcott was able to get help from no longer exists and that Greensboro's planning commission has different capabilities
- 2) Get seed funds from grant: CWSRF – Clean Water State Revolving Fund – we can apply for two rounds of \$120K each round

**Contacts:**

<b>Name</b>	<b>Role</b>
Lynnette Claudon, PE	Chief Pollution Control Design Engineer & Planning Advance Program Lead, at Dept. of Environmental Conservation Water Infrastructure Division
John Reilly, PE	Associate - Senior Environmental Engineer at Hoyle Tanner

**Glossary – Definition of Terms:**

<b>Term</b>	<b>Definition</b>	<b>Reference</b>
ANR	Agency of Natural Resources	Lynnette Claudon's office
ARPA		Wolcott received a \$4M grant for construction
CRRP	Community Recovery and Revitalization Program	Related to economic development. Wolcott received \$640K
CWSRF	Clear Water State Revolving Loan Fund	Wolcott received a \$125k grant
Ground discharge	Effluent settles in the ground, ex: leach field	State preference
Discharge to water	Effluent flows into an above ground water: stream, river, etc	State has restrictions on this
NBRC	Northern Borders Region Commission	Wolcott received \$750K grant

## **Appendix A: Process to Amend the Grant to Access the Remaining \$100K**

Hoyle Tanner's Process below, provided by John Reilly on August 25:

For further detail, the following upcoming tasks will need to be completed to execute an Engineering Services Agreement Amendment to meet the funding requirements:

Stone Environmental prepares a technical scope of work and fee proposal for Hoyle Tanner.

1. Hoyle Tanner obtains subconsultant proposals for other specialty (Archeology) services. **Complete**
2. Hoyle Tanner prepares an ESA Amendment (including the Stone and Archeology proposals), level of effort and DEC Fee Certification and submits it to the Town for review and comment. **Complete**
3. The Town reviews the ESA Amendment, level of effort and DEC Fee Certification and returns comments (if any) to Hoyle Tanner. **Draft is complete and in internal review. Draft submittal to the Town anticipated by 9/12**
4. Hoyle, Tanner addresses Town comments on the ESA Amendment and submits the ESA Amendment, level of effort and DEC Fee Certification to DEC for review and approval.
5. DEC reviews the ESA Amendment, level of effort and DEC Fee Certification and returns comments to Hoyle Tanner.
6. Hoyle Tanner addresses DEC comments on the ESA Amendment, level of effort and DEC Fee Certification and resubmits to DEC for final review and approval.
7. After DEC final review and approval, Town performs final review, execution and approval of the ESA Amendment, level of effort and DEC Fee Certification.
8. Hoyle Tanner performs final review and fully executes and approves the ESA Amendment, level of effort and DEC Fee Certification and submits to DEC

## Appendix B: Potential Sites as listed in Hoyle Tanner’s PER Report with related reference tables

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

Parcel ID	Owner	Emergency 911 Address	Parcel Characteristics (acres)					Soil Class	Parcel Rank
			Grand List Total	Suitable Soils	One or More Limiting Factors	Percent Suitable			
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.	DESCHEPPER 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	

Table 2. Small-scale (less than 6,500 gpd design flow) wastewater disposal system soil suitability criteria

Soil Series Ranking	Wastewater Disposal System Type	Minimum Depth to Bedrock (inches)	Minimum Depth to Seasonal High Groundwater (ft)	Maximum Depth to Seasonal High Groundwater (ft)	Minimum Slope (%)	Maximum Slope (%)
1	Conventional Subsurface	72	5.0		0	20
2	Conventional w/Excessive Slope or Permeability	72	5.0		20.01	n/a
3	At-Grade or Filtrate + Conventional	48	3.0		0	20
4	Mound or Filtrate + At-Grade	24	2.0		3	20
5	Mound with Curtain Drain or Filtrate + Mound	24	1.5		3	20
6	Filtrate + Mound with Curtain Drain	18	0.5		3	20
7	Not Suited	0	0.0		31	n/a
8	Not Suited or Two-Year Time of Travel and/or Store and Dose	6	0.0	0.5	0	20
9	Not Rated	999	99.9		999	999

Table 3 Parcel suitability prioritization rankings and criteria.

Prioritization Ranking	Distance to project area (ft)	Suitable Area (acres)	Other
1	Completely within or bordering	Greater than or equal to 10 acres	
2	Completely within or bordering	Between 1 and 10 acres	
3	Distance > 0	Greater than or equal to 10 acres	
4	Distance > 0	Between 1 and 10 acres	
5	Distance > 0	Less than 1 acre	
6			Encumbered (UVA or conserved)

### Appendix C: WWAC Meetings To-Date

Meeting / Date	Purpose	Attendees
WWAC Preliminary Organizational 2/21/25	Introductions of committee members, charter, chair & secretary decided	Stew, Blake, Mike Metcalf, Mary, Dan, Jefferson, Davis
Hoyle Tanner PER Rpt review 3/3/25	Review H/T's 400 page PER report	Amy Decola (H/T), John Reilly (H/T), Dave Edson (H/T), Eric Hanson, Ellen Celnik, Davis Barnett, Blake Auchincloss
WWAC April Mtg 4/8/25	Reviewed proposed charter, process to use remaining funds, discussed various potential sites, Jefferson explained small/tech systems	Stew, Blake, Jefferson, Dan, Davis, Bill Hardy
WWAC May Mtg 5/15/25	Wolcott WW Comm explained how they achieved plans, funding and approval for system. Dan proposed how we gain access to the remaining \$100K grant funds. Response from John Cannon regarding siting WW on land trust land	Stew, Blake, Mary, Dan, Davis, Lise Armstrong, Linda Martin (Wolcott), Bruce Wheeler (Wolcott)
WWAC 6/12/25	Dan's guidance on engaging with Lynnette C. to get access to the \$100K. Stew reviewed how he created the Cheney Rd WW system. Reviewed the list of	Stew, Blake, Mary, Jefferson, Dan, Davis, Christine Armstrong

	prioritized properties in H/T's PER report.	
Lynnette Claudon (DEC) 6/27/25	Discuss how Greensboro should pursue a village WW system and get initial acceptance of approach for purpose of receiving remaining \$100K grant funds	Stew, Blake, Dan, Davis, John Reilly, Lynnette C.
WWAC 8/12/25	Reviewed the Lynnette mtg., how to get grant amended, reviewed approach to find site with private landowners. Need to approach Selectboard members to discuss what the town would be able to offer private landowners	Stew, Blake, Mary, Dan, Davis, Sheila Dillon
WWAC 9/4/25	Discuss how to create report for Selectboard. Reviewed Hoyle Tanner's process list to complete the grant amendment	Stew, Blake, Mary, Davis

#### Appendix D: Location of WWAC Materials on Town Website

WWAC members, contact, links to charter and original WW project	<a href="https://greensborovt.gov/government/contact/#wastewater">https://greensborovt.gov/government/contact/#wastewater</a>
WWAC mtg agendas, minutes, by meeting date	<a href="https://greensborovt.gov/agendas-minutes/?eeFolder=Minutes/Wastewater-Advisory-Committee&amp;eeFront=1&amp;eeListID=1&amp;ee=1">https://greensborovt.gov/agendas-minutes/?eeFolder=Minutes/Wastewater-Advisory-Committee&amp;eeFront=1&amp;eeListID=1&amp;ee=1</a>