

Greensboro Wastewater Advisory Committee

1/22/26 Meeting Minutes 4-5pm – draft v2

Attendees:

WWAC: Jefferson Tolman, Stew Arnold, Davis Barnett

Unavailable: Blake Auchincloss, Mary Parker

From the public: Elissa Mackin

Zoom Recording (town account):

https://us02web.zoom.us/rec/share/2CdZOU7szGJdcc9UxKattNBmwd-_rtJ5ot9vHZ25NJhwwec0q09g3yZYxYUvklEe.hNSZ9qxcfcyJqql?from=hub

Passcode: bW&Z!*4U

Meeting:

Davis Barnett (Chair) initiated the meeting:

- Minutes for the WWAC's meeting on 12/15/25 were approved

Public Comment: None

Elissa is interested in joining this committee.

Action: Davis has emailed the selectboard to confirm the application/joining process for new members. Davis requested Elissa to follow the process the existing members went through, namely email the selectboard and include a short bio which includes: 1) Greensboro residency (how long you have lived/owned property in town), 2) work background, 3) experience/familiarity with wastewater/septic systems.

Main Task for Meeting: Review the RFP (Request for Proposal) with Jefferson:

RFP: The reason for the creating an RFP is to engage with different engineering firms who may have new approaches/ideas on how to solve Greensboro's need for a public wastewater system for the village, based on their experiences in other small Vermont villages. The concern is that Hoyle Tanner spent approximately 5 years looking for a site to build a large system (30,000-40,000 gallons per day capacity), resulting in no planning or

built system. We are concerned that even though we are now planning to create a smaller system(s), the proposed technology and approach may not result in a system.

Jefferson's comments on the current version of the RFP:

- 1) Include the following dates: A) Questions due, B) Answers shared, C) RFP due date
- 2) Include the statement that there is a 400 page P.E.R. report on recent work exploring the town for potential wastewater sites, and that this will be available. The purpose of including this report is to share all existing information so that respondents do not duplicate completed work.
- 3) Confirmed that we do not include a budget/dollar figure for this project

Action: We will request Blake update the existing RFP with the information above.

Next Steps with the RFP:

- 1) Meet with Lynnette Claudon and review the RFP.
- 2) Once approved by Lynnette, present the RFP to the Selectboard for their review and approval
- 3) Contact the list of engineering firms to inform them of the RFP

Other:

Financing of a Wastewater Project:

Davis participated in three recent CDFA webinars related to how communities finance wastewater/infrastructure/construction projects. The focus of these seminars was on Tax Incremental Finance (TIF), where the increase in tax revenue from a property's improvement is used to pay for the financing of the project. These projects are typically on town-owned land and include new construction or renovation of existing buildings for the purpose of housing, businesses or both housing and business. The new CHIP (Community Housing Infrastructure Program) was discussed and this also is related new housing construction. Neither of those programs address Greensboro's situation where we plan to add a public wastewater system for existing village businesses and some residences. Greensboro does not have town land that will be developed into housing. The only available town land that could be developed for housing is the land in Glover next to the gravel pit, and with that Glover location, we would need to work through the town of Glover. Davis requested financing source ideas from the webinar participants and was pointed to the following:

- Lynnette Claudon reached out and requested Davis contact her

- WW Workbook: 'Organizing Village Wastewater Solutions' – has structure/checklists. Mentions door to door surveys and keeping information confidential. I need to see what is in the 400 page H/T report on this – what details are provided for each property in the village. Also, I will ask the Planning Comm. And Jan (Housing Comm.) for details of village properties.
- WW Guide: 'Getting your project to flow smoothly' (Rural Community Assistance Partnership – RCAP)
- 'Wastewater Solutions for Vermont Communities' (VT dept of Housing and Community Affairs)
- 'Wastewater Rules': chapter 1 of: <https://dec.vermont.gov/dec-rules-and-regulations-summary>
- 'Innovative and Alternative': <https://dec.vermont.gov/drinking-water-and-groundwater-protection/wastewater-system-and-potable-water-supply-program-1>
- VLCT's Wastewater Spotlight webinar: <https://www.vlct.org/sites/default/files/uploads/2025/2025-01-14-spotlight-wastewater.pdf>
- US Economic Development Administration (EDA) and USDA Rural Development have WW programs – access through Regional Dev. Corp and Regional Planning Commission
- Northern Borders Regional Commission (NBRC): www.nbrc.gov/content/program-areas
- Various local, state and national revolving loan funds – CDFA has information

Action: Davis will attend Lynnette's open office hours on Friday, February 6 at 11:30am to formulate a plan on how to prioritize this list and search process. Other WW Members: Please let Davis know if you would like to participate in this activity.

Defining the current Purpose & Scope of the Greensboro Village Wastewater System:

- Willey's Store – Could this contain a seated eating place/café if they had access to a village wastewater system?
- Miller's Thumb – I am not sure how they would benefit, I will ask Anna
- Greensboro Garage – the previous owner, Joann L. was interested in access to a village WW system, I will ask Menard his thoughts on how it might help him
- Old Firehouse – I know Naomi would like to have a café/meeting place, however she does not have any WW now

- Village residents who may have ‘compromised’(failing) systems
- Village residents with outbuildings who may consider converting them to apartments if they had access to WW
- Grange – What could become of the Grange if it had WW?
- Public restrooms at the Caspian Lake beach – currently the beach restrooms are only open from May to October. Would the town be interested in updating the restrooms so they could be used year-round if they were connected to a community wastewater system?
- I DO NOT envision NEW CONSTRUCTION – there is no available land

Actions: Davis to contact Willey’s Store, Miller’s Thumb, Greensboro Garage to discuss their interest in access to a village WW system and learn how they would see this helping their business and the community. Other WW Members: Please let Davis know if you would like to participate in this activity.

Possible WW Sites:

- Land Trust land in the village. I understand the trust agreement is up for renewal soon and we should reach out to discuss a possible provision for WW before the agreement is renewed. **Action:** Davis to speak with Naomi R-S about details and who to contact
- Circus Smirkus: Davis heard that most of their land is under an easement agreement, and that there is no ‘open’ land on the property to consider for WW. Parcel Viewer shows 33 acres. **Action:** Stew to ask Ed LeClair to explore
- Rick Walsh Property on The Bend Rd – still on the market
- Property north of Rick Walsh’s land – Jefferson mentioned this: **Action:** Jefferson to learn about this property
- **Action:** Davis will contact the Planning Commission and Jan Terwiesch to get access to village land maps and related information for our exploration and understanding. Other WW Members: Please let Davis know if you would like to participate in this activity.

Recruiting New Members to the Wastewater Advisory Committee:

Mary responded to Davis before the meeting to share that Elissa Mackin is interested. Mary was not able to contact Brian Niemi.

Blake responded to Davis before the meeting noting that he was not able to find anyone interested

Jefferson mentioned that he knows Brian Niemi and that he will contact him: Follow up: Jefferson contacted Brian, and Brian is not interested

Jefferson brought up the name of Jeremy "Boomer" Mercier, a person that was previously suggested by Mary in an earlier meeting. Boomer has helped many Greensboro property owners with septic systems and related property management work. Boomer is resident of East Hardwick, and is on the Greensboro Fire Dept.

Action: Davis emailed the selectboard to understand if Boomer is eligible to be a member of the committee.

Follow-ups:

- Ethics program – Has everyone completed the course? To-date: Davis & Mary completed. **Action:** Davis to resend link to program: **Action:** To be completed: Jefferson, Stew, Blake
 - o Starting on January 1, 2025, the ethics training is required for members of legislative or quasi-judicial bodies, chief administrative officers, mayors, and town or city managers. The required [training on the new statewide Municipal Code of Ethics](https://vt.accessgov.com/municipal-ethics-training/Forms/Page/municipal-ethics-training/02f27a14-bf31-4612-8ecd-75f2261d8df1/85804964-6bd4-40c1-ab53-714f91fb5f4e/1) is now available on the Ethics Commission website.
<https://vt.accessgov.com/municipal-ethics-training/Forms/Page/municipal-ethics-training/02f27a14-bf31-4612-8ecd-75f2261d8df1/85804964-6bd4-40c1-ab53-714f91fb5f4e/1>
- Documentation of the Cheney Road wastewater system: Stew & Blake - **Action:** Template was created and needs to be filled in
- Wolcott WW System Walkthrough: Davis & Blake – need to coordinate when Blake returns to Greensboro – **Action:** Blake, please contact Davis regarding when you will be in Greensboro

Next Monthly WW Meeting: TBD: February ?? @ 4:30pm 2026 – In-person and zoom options, Location expected to be the Greensboro Free Library. Noted that Stew will not be available in February

Possible dates: Mondays: Feb 16, Feb 23, Fridays: Feb 20, Feb 27 **Action:** Everyone – please respond with your availability for these 4 dates

Meeting adjourned.