

**Town of Greenville
Board of Selectmen**

Minutes – August 19, 2026

Call to order at 3:32 p.m. in the Town Hall Meeting Room, 46 Main Street, Greenville. Present: Chairperson Kathleen McNamara, Selectmen Charles Buttrick and Daniel Sadkowski, and Town Administrator Tara Sousa.

Meet with Brian Golec – New Primary Water Operator

The Selectmen met with Brian Golec, the Town's new Primary Operator for the Water Plant, who is also serving as the OIRC for the Wastewater Plant, in the absence of Bryan Leblanc. The Town Administrator discussed a meeting that she and Brian had with Josh Worthen of Granite State Rural Water, who provides technical assistance to water systems on a grant-funded basis. Mr. Worthen visited the water plant to assist with the finished water turbidity meter, but also reviewed the current treatment process, which includes 2 coagulation chemicals, and the piloted addition of sodium bicarbonate. He recommended contact with our chemical provider and jar testing to consider if a different configuration, for example, dosing the sodium bicarbonate at the beginning of the process, could achieve better results with the alkalinity increase meant to address the lead issue. Mr. Worthen's visit also included significant conversation about conducting an aggressive fall flushing. Chairperson McNamara excused herself from the meeting.

Selectmen Buttrick discussed at length a number of specific components he believed needed maintenance, and questioned what type of log system might be in place for tracking such work. Mr. Golec was aware of a "Job Cal" system that had been in place when Utility Partners had operated the facility, but had not yet investigated if that was still actively in use. Selectman Buttrick discussed the work in progress by AAA Pump at the main pump station. Mr. Golec discussed his general focus on wastewater process, to get that running optimally, so that he could then turn his attention to the water plant needs. It was discussed that the other new operator would be starting the following week.

The purchase order threshold, available accounts, and his discretion for making necessary purchases, was discussed. Selectman Sadkowski asked if a credit card should be obtained for the departments. Mr. Golec expressed his preference for not being in possession of a town credit card. The Selectmen were in agreement that Mr. Golec's regular attendance at meetings, perhaps monthly for the time-being, would be best for communication. Mr. Golec was thanked for his time.

Old Business

79-e Deliberation

The Selectmen reviewed advice provided by Town Attorney Biron Bedard regarding the 79-e process, the allowable years of assessment increase forgiveness, and what is and is not included in that value determination. The Town Administrator discussed the drafting of a covenant, that would be done by the Town Attorney at the applicant's expense. The Board discussed the three criteria necessary for being granted a 79-e exemption. Selectman Sadkowski expressed that it was difficult to make a determination on the additional years of exemption requested relative to workforce housing, as the applicant had been unable to attend the hearing. The Town Administrator reviewed the location criteria as being located in a qualifying district, and the required "substantial" renovation per the statute. The current assessment of the property's last known use as 3-family was discussed, and that it does not reflect creation of 3 new units, was discussed. The concept of a public benefit existing in the return of a property from vacant to

occupied, as well as through the exterior improvement's impact on the neighborhood, was discussed.

Motion by Selectman Sadkowski, 2nd by Selectman Buttrick, to act on the 79-e application by owner 66 Main St. Redevelopment LLC (Jeffrey Pearl, Applicant) as follows:

Upon finding that the subject property:

- 1. Is located in the qualifying zoning district,**
- 2. That the proposed renovation is substantial, and**
- 3. That there is a public benefit to the rehabilitation of the existing structure, specifically that the property be brought to a condition to be safely occupied, and to improve the aesthetic appearance of the neighborhood.**

The Board of Selectmen hereby approve the 79-e application with 3 years of exemption from the assessed value increase attributed to the renovation.

Motion carried with 2 in favor, none opposed.

Water/Wastewater Hire (Revised Employment Offer)

The Town Administrator discussed the counter-offer the proposed water/wastewater operator hire received from his current employer. She requested that the Selectmen revise the Town's offer to try to secure this critical staff person.

Motion by Selectman Sadkowski, 2nd by Selectman Buttrick, to revise the employment offer for Tyler Witfoth to \$34.00/hour.

Motion carried with 2 in favor, none opposed.

New Business

Review Tax Deed Sale Agreement

The Selectmen reviewed the draft of the proposed Tax Deed Sale Agreement for 174 Krystin Lane. The Town Administrator noted the change in Chairmanship of the GETC Board, which she had been informed of by the Co-op's Secretary. She discussed that the former mortgage holder's attorney had indicated she had a question about something, but the Town Administrator had not been able to reach her yet to discuss, so the draft was not yet ready to final approval.

Wastewater State Aid Grant

The Selectmen reviewed the Wastewater State Aid Grant List for fiscal years 2027-2031. The Town Administrator noted the listing of the Chemical Feed Building Project listing for FY 2027, and the other CWSRF Wastewater Treatment Improvements for FY 2029. She explained that this SAG grant could provide additional savings beyond the CWSRF principle forgiveness already anticipated for these projects.

Underwood ESR Amendment

The Selectmen reviewed Underwood's ESR #35 Amendment 1. Given the previously discussed conversation with Josh Worthen of GSRWA, the Town Administrator recommended that the Board table consideration of the amendment to allow for further review of the efficacy of sodium bicarbonate pilot. The matter was tabled.

The Selectmen reviewed Underwood's Contract for Construction Phase Services. The Town Administrator relayed that she was not ready to recommend, as she still needed to review if the contract fit into the proposed budget. She also express concern over the limitation of liability language in the proposed addendum.

Employee/Volunteer Appreciation

The Town Administrator discussed possible dates for an employee and volunteer appreciation BBQ. The Selectmen agreed that August 24th would likely be a good date. The funding of such was discussed, with both Selectmen expressing willingness to contribute food or supplies.

Miscellaneous

Selectmen Buttrick reviewed a number of items which he wanted to have follow up on, including the notice to the owner of the self-storage facility regarding the trees removed from the Rt 31 buffer, unregistered vehicles triggering the junkyard statute, and the Boston Post Cane. He also noted the meeting room leak, which the Town Administrator believed was associated with the roof drain piping which had previously been repaired. He questioned if the Town had a mower attachment for the mini excavator, which the Town Administrator explained had been quoted when the machine was purchased, but that amount was not included in the warrant article. Selectman Buttrick questioned the roadside mowing being done with another machine. The Town Administrator will check with the Road Agent. Selectman Buttrick discussed that he had personally funded a thank-you gift for Mike Bergeron, who assisted the Town with water department matters, including the July bacteria sampling and the sodium bicarbonate pilot.

Responsibilities for the September voting day were discussed, with the Selectmen indicating their availability for presence at the polls. Both anticipated being present in the afternoon.

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The Selectmen:

- Reviewed, discussed, and approved the minutes of the July 29, 2026 and August 5, 2026 meetings.
- Reviewed, discussed, and approved manifests for payroll and accounts payable.
- Reviewed, discussed, and approved a Use of Town Facilities Form from the historical society.
- Reviewed, discussed, and approved a revised Timber Tax Warrant for J. Wilkins.

Motion by Selectman Sadkowski, 2nd by Selectman Buttrick, to adjourn at 6:18 p.m.

Motion carried with 2 in favor, none opposed.

Respectfully submitted by: Tara Sousa/Town Administrator

Approved by:

Kathleen J. McNamara/Chairperson



Charles Buttrick/Selectman



Daniel Sadkowski/Selectman