

Conditional Use Hearing  
Alfred Larrabee  
January 14, 2021

*To consider a conditional use request by Alfred Larrabee to repair a section of foundation and build a dormer at 56 Breezy Avenue, a property owned by Elizabeth Stabler.* The application requires a review under the following sections of the Greensboro Zoning Bylaws: 2.3 Greensboro Village District; 3.8 Nonconformities; and 5.4 Conditional Uses.

**Warnings** were posted on December 30, 2020 at the Greensboro Town Hall, the Greensboro Post Office, the Greensboro Bend Post Office, and Willey's and Smith's Stores. The warning was sent to the applicants and the following abutters and neighboring property owners: Alison Gardner; David Kelly; Housing Foundation, Inc.; Patricia Sullivan; and James McIntyre on December 30, 2020. It was published in the Hardwick Gazette on Wednesday, December 30, 2020.

**Development Review Board members present:** Jane Woodruff, Nat Smith, Lee Wright, Linda Romans, Wayne Young, BJ Gray, MacNeil, Mike Metcalf (alternate), and Jan Travers (alternate).

**Development Review Board members absent:** none.

**Others present:** Alfred Larrabee, Elizabeth (Dede) Stabler, Lise Armstrong, Mary Parker, and Amy Nichols.

**Correspondence from interested persons:** None.

**During the course of the hearing the following exhibits were submitted:** None.

The hearing was conducted by electronic communication (ZOOM).

### **Summary of Discussion:**

Ms. Woodruff, chair, began the hearing at 7:02 PM. She noted the hearing was quasi-judicial, explained the procedure for the hearing, and asked the clerk to swear in all those who wished to speak at the hearing. Ms. Woodruff then asked Mr. Larrabee to explain the renovations and repair work he proposes to do at 56 Breezy Avenue, under Ms. Stabler's direction. The proposed work is to extend the dormer on the second floor, on the Hussey Road side, to provide more standing space in the upstairs bathroom. On the south side, along Hussey Road, the plan is to dig up the failing foundation, hold the house stable, and replace the foundation. Mr. Larrabee said he has significant experience with road work and will assure that the work does not impede traffic on Hussey Road or cause a safety hazard. Ms. Stabler added that the house requires repair and renovation, but the historic character of the house will be preserved. Some discussion followed about window replacement on the south side. While the replacement windows will be extended a foot or a foot and a half, the house's footprint will not be enlarged. No objections were voiced by any members of the public.

Ms. Woodruff thanked participants for their input. The hearing ended at 7:19 PM. The Board entered into deliberative session at 7:20 PM and came back into public session to announce their decision at 7:40 PM.

### **Findings of Fact:**

Based on the application and testimony, the Development Review Board makes the following findings:

## 5.4 Conditional Uses

### B) General Standards

The proposed conditional use will not have an adverse effect on:

1. *the capacity of existing or planned community facilities.* This standard is not applicable to the proposal.
2. *the character of the area.* The project is compatible with the character of the area.
3. *traffic in the vicinity.* Local traffic will not be affected.
4. *bylaws and ordinances presently in effect.* The project will not adversely affect current bylaws.
5. *the utilization of renewable energy resources.* The renovations and repair will not influence renewable energy resources.

### C) Specific Standards:

1. *The lot must meet the minimum size required for the district unless other standards are given for conditional use lot size in the district.* This is a pre-existing, non-conforming lot of .4 acre.
2. *Setbacks will be the same as for other permitted uses unless other standards are given for conditional use setbacks in the district.* The house does not conform to either side lot line, but will not becoming more nonconforming.
3. *Fencing/landscaping may be required for commercial and industrial uses to provide screening if the Board deems it necessary to protect the character of the area.* This is a residential dwelling; this standard is not applicable.
4. *Exterior signs shall not be internally lit and must be compatible in size, materials and workmanship to the area in which they are located.* Signs are not proposed in this project.
5. *The proposed structure is compatible with other structures in the area.* The house is compatible with the neighborhood.
6. *The proposed structure adheres to the uses allowed in the relevant district.* This residential dwelling conforms to allowed uses.
7. *The proposed structure will not affect noise or air pollution in the area.* Noise and air pollution will not be unduly affected.

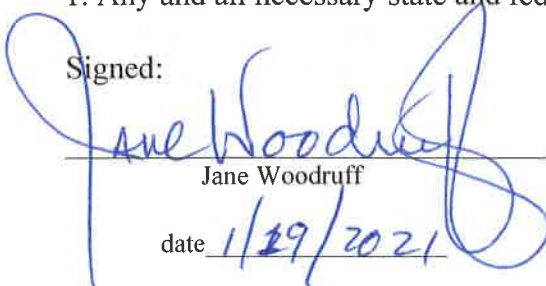
## Decision and Conditions:


Based upon these findings, the Development Review Board voted unanimously (7 – 0) to approve the application for a dormer and foundation work at 56 Breezy Avenue. Alternates did not vote. The Board determined that the standards for a conditional use permit were met.

### Conditions:

1. Any and all necessary state and federal permits must be in place before construction begins.

Signed:

  
\_\_\_\_\_, chair  
Jane Woodruff  
date 1/19/2021

  
\_\_\_\_\_, clerk  
Brett Ann Stanciu  
date 1-19-2021

**NOTICE:**

This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding (in person or in writing) before the Development Review Board. Such appeal must be made within 30 days of the date of this decision, pursuant to 24 V.S.A. #4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

