

**APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE
FOR RECONSTRUCTION OR RELOCATION OF NONCONFORMING STRUCTURES
IN THE SHORELAND PROTECTION DISTRICT
TOWN OF GREENSBORO
PO Box 119, Greensboro, VT 05841
(802) 533-2640 Fax (802) 533-2191
zoning@greensborovt.org**

FOR ADMINISTRATIVE USE ONLY

Application Number: 2021-046 Tax Map Number 21-00-35
 Zoning District Shoreland Protection District
 Date Application Received 8/3/2021 Fee Paid \$ 265⁰⁰ 8/4/2021 check # 0726
 Reason for Seeking Conditional Use Permit or Variance:
REPLACING 1938 SAILING CAMP WITH NEW COTTAGE WITH SAME FOOTPRINT
 AND STYLE REFLECTING CURRENT BUILDING, USING TODAY'S BUILDING CODES
 AND ENERGY STANDARDS

Please provide all of the information requested in this application. Failure to provide all required information will delay the processing of this application. Submit the completed application and a check payable to the *Town of Greensboro*.

Applicant(s):

Name(s): LUCINDA B. AND JEFFREY R. MCKECHNIE
 Mailing Address: PO BOX 1168 STONE VERMONT 05672
 Telephone(s) Home: 802-253-4605 Work: 802-253-7932 Cell: 802-318-7444
 E-Mail: JRMCKECHNIE50@AOL.COM

Landowner(s) (if different from applicant(s)):

Name(s): _____
 Mailing Address: _____
 Telephone(s) Home: _____ Work: _____ Cell: _____
 E-Mail: _____

Physical Location of Property (911 address):

Type of Permit:

Conditional Use Variance

Permits Which May Be Necessary:

State Septic & Potable Water Permits - required prior to approval SEPTIC HAS BEEN SUSPECT PERMIT
 OFFICE/TOWN WATER

Pre-development Submission Requirements:

An existing condition site assessment providing slope profiles, existing gradients, sensitive natural communities, and site features that aid in stormwater management such as natural drainage ways and vegetated lands.

A map drawn to scale showing the location, extent and type of proposed Development and land disturbance and its proximity to the Shoreland Buffer Resource Zone and Lake. The plan shall include consideration of low impact development concepts as recommended in the Vermont Low Impact Development Guide for Residential and Small Sites.

An erosion and sediment control plan that incorporates accepted management practices as recommended by the state of Vermont is The Low Risk Site Handbook for Erosion Prevention and Sediment Control.

739 Craftsbury Road:

Dear Ms. Stancio,

Thank you for your assistance in helping to provide the necessary credentials to be reviewed by the DRB. The following is a summary of intent for this summer and going forward.

Our initial plan includes dealing with moderate landscaping, removing overcrowded and diseased plantings, and slightly ameliorating the current topography. The focus of this outcome is on the Jordan side of the property. By repairing contours and hardpack depressions, lake mitigation would be improved by enhancing soil particulate and allowing for increased water absorption. The ultimate goal is to improve lake mitigation as currently water flow is not well absorbed. Thus far the more severely damaged and overcrowded plants have been removed, allowing for natural ferns and native flowers to propagate. Our landscape architect has suggested an array of white dog wood and white cedars (on the Jordan side) for screening purposes as well as further ground stability in order to restrict water run off.

Cottage construction would occur in the fall including building of a foundation with completion in the spring if the supply chain has ameliorated. The intent is to replicate the footprint and style of the existing 1938 camp. The goal is a seasonal use cottage, taking advantage of the winter activities that surround the area. We have hired an architect, Sam Scofield from Stowe to help us with the new design. Sam and I have known each other for many years, having served together on the Historic Preservation Commission for the town of Stowe. Our plans are nearly finalized with the outcome similar to the existing camp.

The existing back corner of the shed is located over onto the Jordan property (as reviewed on land survey map per Grenier) and needs to be located forward several feet from current location to eliminate this situation.

We are hopeful the submitted information provides a comprehensive review of our intentions.

Respectfully submitted,

Lucinda B. McKechnie

Jeffrey R. McKechnie

July 26, 2021

Property Description:

Acreage in lot .37

(Please Note: If your property is enrolled in the Current Use Program, your conditional use or variance application may impact your Current Use status. Please verify your status with Vermont Property Valuation and Review, Current Use Program at 802-828-6633).

Feet of Road Frontage 134.0

Setbacks: Front 61.0 (to center of road)
Right side NORTH 56.0
Lakeshore 38'-9"
Lot Width 128' ROAD 90' LAKE
Other _____

Left Side SOUTH 18' 8" (EXISTING)
Rear 38' 9"
Shoreline Frontage 90' 0
Lot Depth 153' NORTH SIDE
120' SOUTH SIDE

Dimensions of Proposed and Existing Buildings:

Existing:

Length 46' 6" No. of Stories 1 1/2
Width 24' 6"
Height 23' 11"

Proposed:

Length 46' 6" No. of Stories 2
Width 24' 0"
Height 27' 0"

Lakeshore District Properties, please indicate the total habitable floor area of the dwelling:

Total Habitable Floor Area is defined in the Greensboro Zoning Ordinances as "The floor area of rooms in a dwelling unit used for bedrooms, living room, dining room, kitchen, and bathroom. Excludes porches and decks."

Existing use and occupancy. (If there are no buildings currently on the property, please write "bare land.") CURRENTLY SEASONAL CAMP

Proposed use and occupancy. (Write whether it will be seasonal or full year. If you decide to change the use of your property later you may need another permit.) SEASONAL HOME: SUMMER, FALL, WINTER AND SPRING.

Sketch or attach a general plot plan showing the following:

1. Location of property.
2. Location of buildings on property.
3. Location of driveway.
4. Location of water source and septic/waste water system.

Conditional Use Criteria:

At your DRB hearing, you will be asked to present your proposal. Please be prepared to address the impact of your project based on the following criteria.

"The DRB shall make its findings on general and specific standards. Such general standards shall require that the proposed conditional use shall not result in an undue adverse effect on the following:

- 1. The capacity of existing or planned community facilities; (e.g. schools, police and fire service, etc.);
- 2. The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the Town Plan (e.g. why your project is consistent with other uses in the area or how your project fits in with existing development);
- 3. Traffic on roads and highways in the vicinity;
- 4. Bylaws and ordinances then in effect;
- 5. Utilization of renewable energy resources.

EXISTING SEASONAL DWELLING TO BE USED IN SAME MANNER
NO ADDITIONAL IMPACT

Specific standards shall include:

- 1. Minimum lot size shall be that which is required for the district in which the use occurs unless other standards are given for conditional use lot size in the district in question; EXISTING NON CONFORMING
- 2. Setbacks for conditional uses will be the same as for permitted uses unless other standards are given for conditional use setbacks in the district in question. EXISTING REPLACEMENT
- 3. Landscaping and/or fencing may be required for commercial and industrial uses to provide screening when in the judgment of the DRB such screening is necessary to protect the character of the area affected.
- 4. Exterior signs shall conform to the following in all districts:
 - (a) No free standing internally lit signs shall be permitted
 - (b) All signs shall be compatible in size, materials, and workmanship to the area in which they are located.
- 5. Location on the lot, of structures and service areas shall be compatible with other structures in the area affected. N/A
- 6. In each district, uses are given specific criteria. In all cases these criteria will be adhered to.
- 7. Noise, air pollution and effects on the character of the neighborhood shall be considered." N/A

(Page 36 in the Greensboro Zoning By-Laws).

Variance Criteria:

"The DRB may grant a variance and render a decision in favor of the appellant only if all of the following facts are found, and findings are specified in its written decision.

1. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions and not to the circumstances or conditions generally created by the provisions of these regulations in the neighborhood or district in which the property is located;
2. Because of these physical circumstances or condition, there is no possibility that the property can be developed in strict conformity with the provisions of these regulations and that the authorization of a variance is necessary to enable the reasonable use of the property;
3. The unnecessary hardship has not been created by the appellant;
4. The variance, if authorized, will not:
 - a) Alter the essential character of the neighborhood or district in which the property is located;
 - b) Substantially or permanently impair the appropriate use or development of adjacent property;
 - c) Reduce access to renewable energy resources;
 - d) Be detrimental to the public welfare. **EXISTING CONDITIONS TO BE CONTINUED**
5. The variance, if authorized, will represent the minimum that will afford relief and will represent the least deviation possible from these regulations and from the plan." (Pages 37 & 38 of the Greensboro Zoning By-Laws).

At your DRB hearing, you will be asked to present your proposal. Please be prepared to explain why your project should be granted a variance.

Sketch a floor plan or diagram showing the dimensions of the proposed building, addition or alteration. (This should show the rooms in the inside of the building, including both upstairs and downstairs if there is more than one floor.)

DRAWING A-1

If the property is sited within the buffer area of a major water body (within 75' of Caspian or Eligo Lakes, 50' of Horse & Mud Ponds, 100' of Long Pond, or 25' of any river or stream), **please attach a landscape design plan for your project. Include types of plantings, landscape materials to be utilized and size and location of access paths.** *New lawns shall not extend into the buffer.*

OPENIER
AMBLER DESIGN FOR LANDSCAPING

Mitigation Measures:

Mitigation is an action required of a shoreland property owner designed to compensate for shoreland buffer lost to impervious surfaces within the Shoreland Protection District.

In circumstances where nonconforming structures are permitted to be expanded or reconstructed within the Shoreland Buffer Resource Zone, the Development Review Board (DRB) shall require the shoreland property owner to create and adhere to an approved mitigation plan.

Measures which may be included in such a plan are as follows:

- **Buffer Restoration.** Returning mowed or cleared areas to a naturally vegetated state with supplemental planting of appropriate native vegetation in order to restore the lakeshore buffer. **Must be part of the approved mitigation plan.**
- **Rain Gardens.**
- **Implementation of erosion and stormwater runoff controls.** Creating runoff capture and building infiltration structures to prevent stormwater runoff from reaching the lake.
GRENIER PLAN: ESPC PLAN AND DETAILS 5/26/21
- **Removal of nonconforming or obtrusive accessory structures** within the shoreland setback area.
- **Additional site specific requirements** can be determined by the Development Review Board before final plan approval, based on a review of site conditions and the need for any special buffer area protection or restoration measures.

Please provide the DRB with your proposed mitigation plan. Suggestions and descriptions of various mitigation measures are available from the Zoning Administrator or on-line at www.greensborovt.org/zoning.

Permission to Enter Property & Applicant Certification Signatures

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented.

The undersigned hereby certifies that the information submitted in this application regarding the above property is true, accurate and complete and that I (we) have full authority to request approval for the proposed use of the property and any proposed structures. I (we) understand that any permit will be issued in reliance of the above representations and will be automatically void if any are untrue or incorrect.

This permit is void if the development under this permit is not begun within one year of the date of approval or if construction is not completed within two years.

Construction may not be started until 15 days from the date of approval on this permit.

Signature of Applicant(s) *[Signature]* Date 8/4/2021

Signature of Landowner(s) *[Signature]* Date 8/1/2021
(All landowners must sign)

Note: Failure to develop your property in accordance with your application and any conditions of this permit may result in an enforcement action and may affect your ability to sell or transfer clear title to your property.

Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board, c/o the Town Clerk's Office at the address shown above, with the appropriate fee, within 15 days of the decision or act. Failure to appeal this decision will mean that all interested persons are bound by this decision and will foreclose these persons from contesting this decision either directly or indirectly in the future. **This permit shall not take effect until the time for such appeal has passed.**

Please note that this is only a local permit and state permits may be needed for your project. Please contact the Permit Specialist at the VT Agency of Natural Resources at (802)751-0127.

FOR ADMINISTRATIVE USE ONLY		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> Referred to the Development Review Board
Date <u>8-3-2021</u>	Signature <u><i>[Signature]</i></u>	
Remarks and/or Conditions: _____		
Date of Approval or Denial by Development Review Board: _____		
Applicant/Landowner Received a Copy of the Applicable Building Energy Standards: _____ (Date)		
Applicant/Landowner Did NOT Need to Receive a Copy of the Applicable Building Energy Standards (Due to the fact that the structure will not be heated or cooled): _____ (Date)		



120 Northgate Plaza
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(802) 888-4681 Fax
nickm@manosh.com

SEPTIC INSPECTION REPORT

NAME: Property at 739 Craftsbury Road

DATE: 8/19/20

ADDRESS: 739 Craftsbury Road Greensboro, VT 05841

TANK SIZE : 1000

TANK DEPTH : 12"

RISERS : YES at grads

FILTER : YES

BAFFLES : INLET- None

OUTLET- YES Tee with filter

TANK CONDITION : GOOD

INLET LINE : PVC

INLET CONDITION : GOOD

INLET DISTANCE: 10 Feet

INLET DESCRIPTION IF POOR : _____

OUTLET LINE : PVC

OUTLET CONDITION : GOOD

OUTLET DISTANCE_ 6 Feet to tee left and right to leaching area

DESCRIPTION IF POOR ____

LOCATED DISTRIBUTION AREA : YES

COMMENTS : Tank at normal level 1" cake 6" sludge tee baffle on outlet line with filter