

Conditional Use Hearing  
Highland Lodge  
May 5, 2022

*To consider a conditional use request by Highland Lodge to build a second primary structure to be a single-family dwelling on their property on Pasture Lane behind the Lodge on the same lot.*

The application requires a review under the following sections of the Greensboro Zoning Bylaws: 2.5 Rural Lands District; 3.10 Structures and Uses per Lot; 5.4 Conditional Use.

**Warnings** were posted on Wednesday, April 20, 2022 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: William Rehnquist Estate; Phil Gray Trust; Smith Trust; Virginia Scholl; Harriet Perkins and Perkins Revocable Trust; Kevin and Joanne Degnan; 2012 Home Trust; Thomas Reynolds; Heidi Lauren Duke; 1359 Craftsbury Road; Thomas Shattuck; Perkins Trust; Jane Woodruff; Andrew Mitchell; Frederick and Nicole Mann; Sandy Shores. It was published in the Hardwick Gazette on Wednesday, April 20, 2022.

**Development Review Board members present:** Jane Woodruff, Nat Smith, Wayne Young, BJ Gray, Tim Brennan; MacNeil; Lise Armstrong (alternate) and Joann LaCasse (alternate).

**Development Review Board members absent:** Mike Metcalf.

**Others present:** Peter Milliken; David Koschak; Ken Pick; Brett Stanciu.

**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 explained the procedure for the quasi-judicial hearing and asked the clerk to swear in all those who wished to speak at the hearing.

Mr. Milliken thanked the Board for their time and the opportunity to present this proposal. Mr. Milliken noted that, when he invested in the Lodge in 2016, the goal was to achieve both an environmentally and economically sustainable business. Retaining a competent manager team is essential. The current accommodations over the kitchen aren't sustainable for the current young couple. Mr. Milliken noted long-term housing is nearly impossible to find in the area. The proposal provides the couple with some privacy and escape from the business while enabling the couple to remain on-call for the Lodge. Without suitable long-term housing, Mr. Milliken noted the Lodge would be unable to keep the current competent manager team and would also prohibit retaining replacement employees. The apartment over the kitchen may be utilized for seasonal employees. This small but adequate structure is attractive and will serve the needs of the Lodge and its managers.

Mr. Koschak added the goal of the project was to design a small home that is sympathetic to the buildings existing on the Highland Lodge property. The design approach also incorporates guidance from Energy Efficiency Vermont to build fossil-free housing that is sustainable in the long-term. Mr. Koschak shared his drawings on the screen. These locate the proposed dwelling off Pasture Lane. As many trees as possible will remain uncut. Parking is on uphill side. This

small two-bedroom house includes a full basement for laundry, mechanical, and storage needs. The outside is simple board and batten which reflects current structures on the property. The house has a traditional appearance, while designed to be as efficient as possible.

The applicants have not yet received a state wastewater permit. Grenier Engineering has completed test pits. A mound or in-ground system has not yet been determined. Due to the location of Highland Lodge's current water source, the project will need its own well.

The Board suggested adding a bulkhead as a design improvement. Some discussion revolved around energy efficient building. The Board also suggested a generator, as this is an all-electric dwelling. The Board expressed appreciation for the applicants' understanding of the Town's critical need for more housing. This house contributes one solution. Further discussion included the complexities of retaining valuable year-round employees. Mr. Milliken noted the Lodge will install a permitted solar field this month. Solar panels are not currently planned for the proposed dwelling, as the surrounding forest renders this not an ideal site for solar. Questioning clarified that this proposed dwelling will be manufactured off-site. Mr. Koschak's drawings will reflect the historic character of Highland Lodge. A local contractor will do site work, the foundation, exterior siding, and window trim.

Mr. Pick, an abutting landowner, declined to comment.

The Board shared their long-standing appreciation for Highland Lodge's role in the community. Mr. Milliken thanked the Board for the opportunity to communicate. The hearing ended at 7:37 p.m. The Board entered into deliberative session at 7:38 p.m. and came back into public session to announce their decision at 8:02 p.m.

### **Findings of Fact:**

Based on the application and testimony, the Development Review Board makes the following findings for a request for a conditional use to construct a single-family dwelling on Pasture Lane:

### **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.* The proposed project will have no adverse effect on community facilities.
2. *the character of the area, 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.* The proposed single-family dwelling will be in keeping with the character of the area and conforms to the Lodge's existing buildings.
3. *traffic on roads and highways in the vicinity.* Traffic will not be affected on Pasture Lane by the completed proposed dwelling.
4. *bylaws and ordinances presently in effect.* The proposed project will not adversely affect current bylaws.
5. *the utilization of renewable energy resources.* Renewable energy resources will not be impacted by this reconstruction.

*C) Specific Standards:*

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.* This is a 136.7 acre lot. The lot exceeds minimum standards in the Rural Lands District.

2. *Setbacks will be the same as for other permitted uses unless other standards are given for conditional use setbacks in the district.* The proposed dwelling meets side and road setbacks.

3. *Exterior signs shall not be internally lit and must be compatible in size, materials, and workmanship to the area in which they are located.* No signs are included in the application.

4. *The proposed structure is compatible with other structures in the area.* This proposed dwelling conforms with other structures in the area.

5. *In each district, uses are given specific criteria. In all cases these criteria will be adhered to.* A single-family dwelling is an allowed use in the Rural Lands District.

6. *Noise, air pollution, exterior light, viewshed, and effects on character of the area shall be considered.* This proposed dwelling will not adversely affect these criteria.

**Decision:**

Based upon these findings, the Development Review Board voted unanimously (7 – 0) to approve the application to build a single-family dwelling at Pasture Lane. Alternate Lise Armstrong voted in place of Mike Metcalf. The Board determined that the standards for a conditional use permit were met for Highland Lodge to build a primary use structure under 3.10 of the Greensboro zoning bylaw.

**Conditions:**

1. Any and all necessary state and federal permits must be in place before construction begins.
2. A zoning permit will be written after a valid wastewater permit and a potable water permit are filed in the Greensboro town office.

Signed:

\_\_\_\_\_, chair  
Jane Woodruff

\_\_\_\_\_, clerk  
Brett Ann Stanciu

date \_\_\_\_\_

date \_\_\_\_\_

**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.

