

Brittany

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 gal

FOR ADMINISTRATIVE USE ONLY

Application Number: 2023-025 Tax Map Number 06-00-04.4
 Zoning District E 190 Resource District
 Date Application Received 7/10/2023 Fee Paid \$ 5240⁰⁰ ch #1610 7.10.2023
 Reason for Seeking Conditional Use Permit or Variance:
2.4 Nonconforming Use (Structure) (S); 2.6 Resource District L

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): Barbara Paterson + James Whitby
Mailing Address: 398 Ketchum Hill Rd. Craftsbury
Telephone(s) Home: 802-586-2863 Work: _____ Cell: 802-730-9373
E-Mail: bpaterson@neverenoughvermont.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):

800 Lake Rd. Greensboro

Type of Permit:

Conditional Use Variance

Permits Which May Be Necessary:

State Septic & Potable Water Permits - required prior to approval Permit # WW-7-5619

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.

Property Description:

Acreage in lot 1.3 ac

(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 0 *Have Row to parcel*

Setbacks:	Front _____ (to center of road)	Left Side _____
	Right side _____	Rear _____
	Lakeshore _____	Shoreline Frontage _____
	Lot Width _____	Lot Depth _____
	Other _____	

Dimensions of Proposed and Existing Buildings:

Existing:
 Length 53' No. of Stories 1
 Width 40'
 Height 12'

Proposed: *No change*
 Length _____ No. of Stories _____
 Width _____
 Height _____

Lakeshore District Properties, please indicate the total habitable floor area of the dwelling: 1454
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.") Seasonal Use

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

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.

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.)

No changes to the building no addition or alterations.

We plan to replace an existing deck with new wood 14' x 21', the existing deck is deteriorating and becoming unsafe.

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.***

We plan to make no changes our lot is in it's natural state, we don't even mow a lawn.

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.
- **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.

We plan to leave all vegetation in place any disturbance caused by removal and reconstruction of our deck will be allowed to return to it's natural vegetative state with supplemental planting of appropriate native vegetation if needed.

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) Barbara [Signature] Date 7/10/23

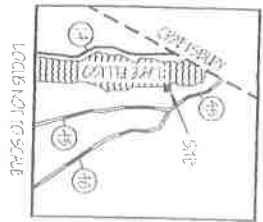
Signature of Landowner(s) [Signature] Barbara [Signature] Date 7/10/23
(All landowners must sign)

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.

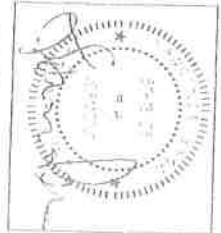
Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board, c/o the Town Clerk's Office at the address shown above, with the appropriate fee, within 15 days of the decision or act. Failure to appeal this decision will mean that all interested persons 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)751-0130.

FOR ADMINISTRATIVE USE ONLY	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
<input checked="" type="checkbox"/> Referred to the Development Review Board	
Date <u>7.11.2023</u>	Signature: <u>[Signature]</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)	

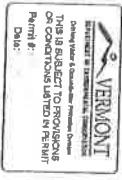
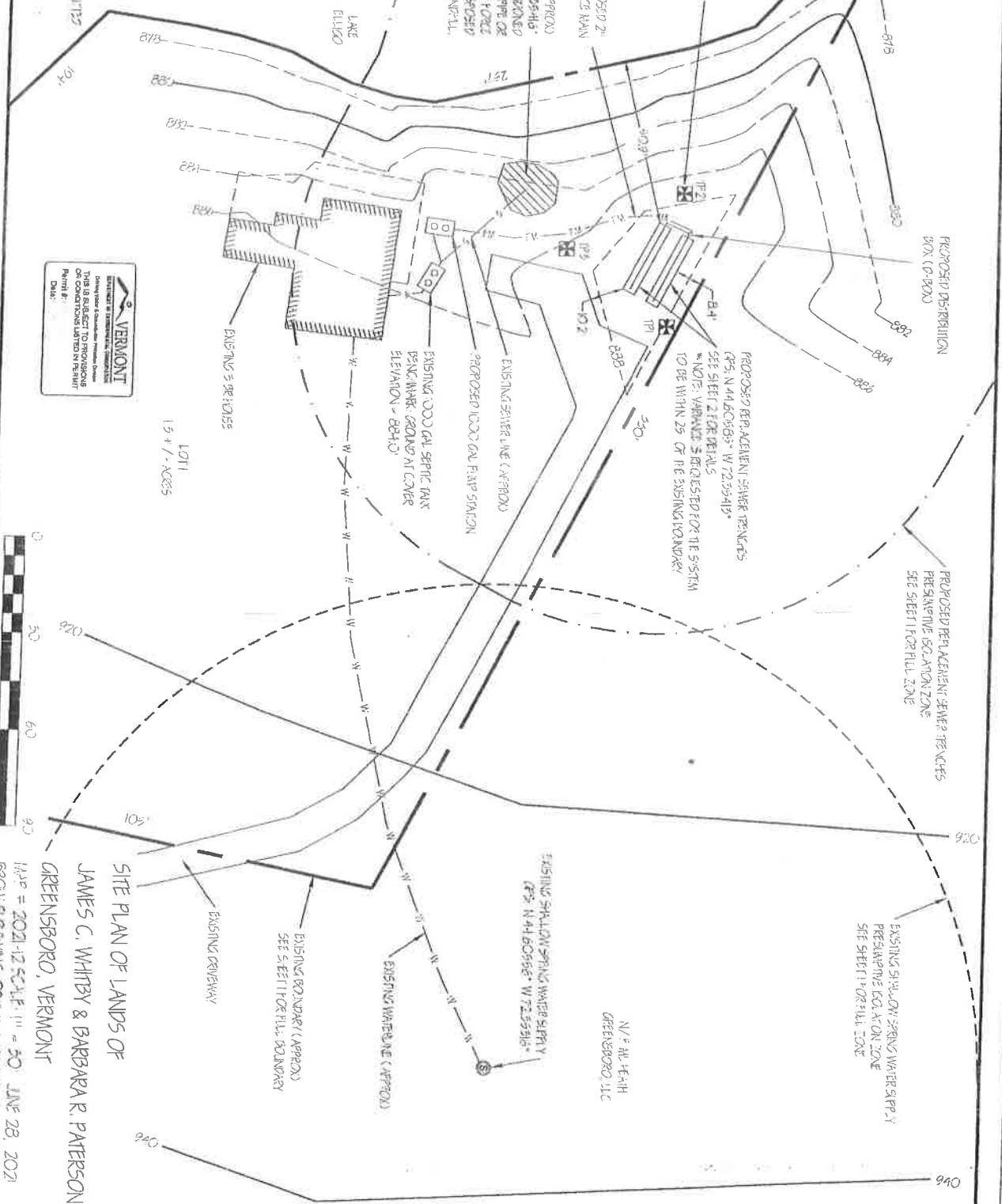


GENERAL CONVENTIONS
 (1) ELEVATIONS SHOWN IN THE EXERCISE OF AN REASONABLE
 PROFESSIONAL JUDGMENT, THE DESIGNER HAS OBTAINED INFORMATION FROM THE
 FIELD AND THE APPLICATION OF A REASONABLE COMPASS WITH THE
 VERMONT SURVEYING DESIGN & NOTATION REVISIONS.



EXISTING CALLED SEWER SYSTEM (APPROX)
 675 N. H. BOSTON W 72.5514°
 IN PLACE AND PORTION OF THE EXISTING PIPE OR
 SYSTEM TO BE MAINTAINED TO INSTALL THE FORCE
 MAIN OR RISE PIPE SHALL BE PROPERLY GRADE
 OR AT THE LANDFILL.

PROPOSED 2" SCH 40 PVC FORCE MAIN
 TEST PIT (T.P.) SEE SHEET FOR SOIL INFORMATION



SITE PLAN OF LANDS OF
JAMES C. WHITBY & BARBARA R. PATERSON
GREENSBORO, VERMONT
 MAP = 2021-12 SCALE: 1" = 50' DATE 28, 2021
 BROWN SURVEYING, ORLEANS, VERMONT
 DRAWN BY: JAS

