



Brett Stanciu &lt;zoning@greensborovt.gov&gt;

## Fwd: GuntherBoathouse23considerations

4 messages

Christine Armstrong &lt;carmstrong173@gmail.com&gt;

Mon, Sep 11, 2023 at 5:11 PM

To: Jane Woodruff

Stanciu &lt;zoning@greensborovt.gov&gt;

September 11, 2023

Dear Members of the Greensboro DRB,

I would like to outline a few things to think about as related to the most recent Gunther permit application, a boathouse.

1. The State of Vermont and the Town of Greensboro bylaws require that no more than 40% of the first 250 feet surrounding the lake be cleared area. This information is outlined in the Shoreland Protection Act, as enacted in 2015. I send a link here: [https://dec.vermont.gov/sites/dec/files/wsm/lakes/docs/Shoreland/lp\\_ShorelandHandbook.pdf](https://dec.vermont.gov/sites/dec/files/wsm/lakes/docs/Shoreland/lp_ShorelandHandbook.pdf) (ALL lakes in the state that are 10 acres in size must adhere to these development standards. Greensboro is one of only two tiny lake towns in the entire state of Vermont that regulates zoning and development itself instead of having the Department of Environmental Conservation do it for them. Large cities (Burlington and Colchester), do it themselves as well, but we don't compare. At this time, we stand alone with Elmore. We are required to be functionally equivalent to the Vermont statutes, at a minimum, though we can surpass state standards.)

- Cleared area is defined as: An area where existing Vegetative Cover, soil, tree canopy, or duff has been permanently removed or altered. Cleared Area includes grass lawns, gardens, landscaped areas, and impervious surfaces, and cleared area associated with wastewater or potable water supply systems.

The Gunther property has had to manage a number of oversize trees over the past few years for the vital 14 person capacity wastewater system recently installed; for safety; for deconstructing the study house and other small structure, and for constructing the new ADU. The tree canopy and uncleared area that prevailed on this property over the last decades may have been reduced to less than the required 60%. Because the property depth is 230 feet, all of it must be considered under this provision. It may be helpful to move the proposed boathouse to an area of the property which is already cleared if the parcel is found to have too much cleared area.

2. A second development standard for the Town of Greensboro bylaws requires that no more than 15% of the first 250 feet surrounding the lake be made up of impervious surfaces. (This surpasses the State of Vermont's requirement of 20%.)

- Impervious Surface is a constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate of flow than prior to development. Examples include roads, rooftops, decks, paths, patios, parking areas, and gravel or asphalt driveways.
- Traditional land development frequently results in extensive site clearing, where existing vegetation is destroyed, and the existing soil is disturbed, manipulated, and compacted. We saw, from the events of the past summer, that stormwater run-off is hugely damaging from the big storms. But even long term, slower runoff can cause erosion of the shoreland as evidenced by the ravine to the east side of the proposed boathouse and directly south of the new ADU. It can be mitigated by protection of the natural, already existing resources (ie, the soil mantle or duff, the vegetation, the trees, shrubs and roots, which promote the ability to absorb water like a sponge) and improved runoff management solutions. It would be helpful for an engineer to calculate the impervious surface of this project before a permit is issued. If the impervious calculation does not pass the test for the new construction, it may be helpful to reduce the size of the structure to avoid the new impervious surface altogether or to move it to currently existing impervious surface.

3. A third development standard for the State and the Town is a prohibition of construction on any land where the slope is greater than 14%. I have just read another letter which explains this in detail so I will not address that here.

4. §8.6F requires that *Any areas within the SBZ that are disturbed as the result of a permitted or conditional use or the expansion of a nonconformist as provided in Sections §8.8 and §8.9 shall be restored through natural regeneration and/or*

*planting of native shrubs and trees appropriate to the site and designated as 'No Mow Zones'*. It does not appear as if this provision has been followed and should be enforced. Further, the ADU project application stated this would be done but there is no 'wilding' of the disturbed area, just lawn, and no native, natural trees or shrubs seem to have been planted, yet. Perhaps a stipulation of the new permit could be enforcement/completion of the ADU permit.

5. I understand from statements made at the site visit that mobility issues may suggest the need for a ramp/path at some time down the line. I note that the slope of the proposed ramp/path, as sited by the architect at the site visit, exceeds ADA specifications so it may be useful to look at another spot for that. The slope near the original home is acceptable for reasonable ADA accommodations.

Does the DRB believe that further lake paths are permit-able, despite the preexisting natural access around the old house which is, in itself, a pedestrian path? While a longer distance from the proposed boathouse, it precludes further tree destruction.

6. Would the Applicant consider simply using the existing garage for boat storage, as they indicated they would do in the 2019 garage application and thus required a height increase for storage? In that application, the applicant was very careful to acknowledge the lakeside tree protection for view shed preservation.

7. The DRB may look at the deck and roof, as drawn on the application rendering, as incompatible with Greensboro boathouse bylaw §8.7B3f, and the steps as duplicative.

8. If the DRB decides to permit this boathouse at this time perhaps they may consider stipulating, as a condition of the permit, that the building be only for the storage of boats and related material.

There is a significant amount of public information on the public Greensboro Planning Commission public folder website about the team's ongoing bylaw work to come into compliance with the Delegation Agreement and to update the bylaws, including the proposal to shrink the size of allowed boathouses, which may have been a concern. [Go to the GPC page on the Town's webpage; scroll down to "Meetings and Agendas; the second bullet brings you to the link to past documents' folders.]

Detailed lake water protection science, which informs the Greensboro SPD bylaws, can be found on the State of Vermont DEC water protection web pages. There are heaps of great ideas for property owners there, as well. Plus, the local group, the Stewards of the Caspian Watersheds, are a great resource. It would be worth a deep dive as these challenging lakeshore applications are brought forward. And it may be that this complex and multi-year project would benefit from a DEC specialist coming in to the site to help out with solutions.

Respectfully,

Christine Armstrong  
Greensboro Planning Commission

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**Brett Stanciu** <zoning@greensborovt.gov>

Mon, Sep 11, 2023 at 5:18 PM

To: James Coe <James@coeandcoearchitecture.com>, Nella Cargioli Coe <nella@coeandcoearchitecture.com>, Nicholas Gunther <nlgunther@gmail.com>, Susanna Gunther <susannaelizabeth2020@gmail.com>, "Mr. MacNeil" <mr.macneil@gmail.com>, Jane Woodruff <jwoodruff@myfairpoint.net>, Nathaniel Smith <nbsmith35@gmail.com>, Lise Armstrong <norge2957@gmail.com>, Mike Metcalf <mmetcalf@myfairpoint.net>, Betty Gray <bjwgray@gmail.com>, Tim Brennan <tim\_brennan@icloud.com>, "info greensborogarage.com" <info@greensborogarage.com>, Wayne Young <waynegyoung@gmail.com>

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**Brett Stanciu** <zoning@greensborovt.gov>  
To: Nathaniel Smith <nbsmith35@gmail.com>

Mon, Sep 11, 2023 at 6:46 PM

----- Forwarded message -----

From: **Christine Armstrong** <carmstrong173@gmail.com>  
Date: Mon, Sep 11, 2023 at 5:11 PM  
Subject: Fwd: GuntherBoathouse23considerations

Brett Stanciu <zoning@greensborovt.gov>