

**APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE
FOR CONSTRUCTION OF A BOATHOUSE IN THE SHORELAND PROTECTION DISTRICT
TOWN OF GREENSBORO
PO Box 119, Greensboro, VT 05841
(802) 533-2640 Fax (802) 533-2191
zoning@greensborovt.gov**

FOR ADMINISTRATIVE USE ONLY

Application Number: 2023-044 Tax Map Number 22-20-24
 Zoning District Shoreland Protection District
 Date Application Received 1/17/2024 Fee Paid \$ 265 10-10-2023 #1142
 Reason for Seeking Conditional Use Permit or Variance:
updated-resubmitted/revised application per DIRB
12.7 SAD w/ 8.7 New Uses + Encroachment

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* according to the attached fee schedule.

Applicant(s): Arthur Newhouse IV
 Name(s): Arthur Newhouse IV
 Mailing Address: P.O. Box 111 Greensboro, VT 05841
 Telephone(s) Home: _____ Work: _____ Cell: 802-793-9245
 E-Mail: Rustysgolfing@gmail.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):

131 Blockhouse Hill Rd Greensboro, VT 05841

Type of Permit:

Conditional Use Variance

Property Description:

Acreage in lot 1.1

(Please Note: If your property is enrolled in the Current Use Program, your 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 200'

Setbacks of proposed project:

Front 230' (to center of road)
 Right side 156'
 Lakeshore 6'

Left Side 24'
 Rear _____
 Other _____

Dimensions of Proposed and/or Existing Boathouse:

Existing:

Length 20'6" No. of Stories
Width 12'6"
Height 13'

Proposed:

Length 30'6" No. of Stories 1
Width 12'6" existing 10' addition
Height 13'

Boat Houses:

- A.) A new Boat House shall be constructed behind the Natural Berm, if it exists. Where there is no Natural Berm, the following applies:
- i. The Boat House shall be built behind the high water mark. Verified ✓
 - ii. Stumps of any trees cut during the construction of the Boat House shall be left in the ground. Verified ✓
 - iii. Provisions for adequate control of stormwater runoff shall be made. Verified ✓
- B.) A Boat House shall not have plumbing. Verified ✓
- C.) The maximum size of a Boat House's footprint shall be 400 sq. feet. Square Footage ✓
- D.) The maximum height of a Boat House shall be 15 feet. Height ✓
- E.) There is a limit of one (1) Boat House per tax lot. Verified ✓
- F.) No decks, porches, or other similar appendages will be allowed on Boat Houses. Verified ✓
- G.) A new or reconstructed Boat House shall require a Conditional Use Permit. Verified ✓
- H.) A new or reconstructed Boat House shall be used only for storage of boats. Verified ✓

Sketch or attach a general plot plan showing the following: see attached

1. Location of property.
2. Location of buildings on property.
3. Location of driveway.
4. Location of water source and septic/waster water system.
5. Location of existing or proposed Boat House.

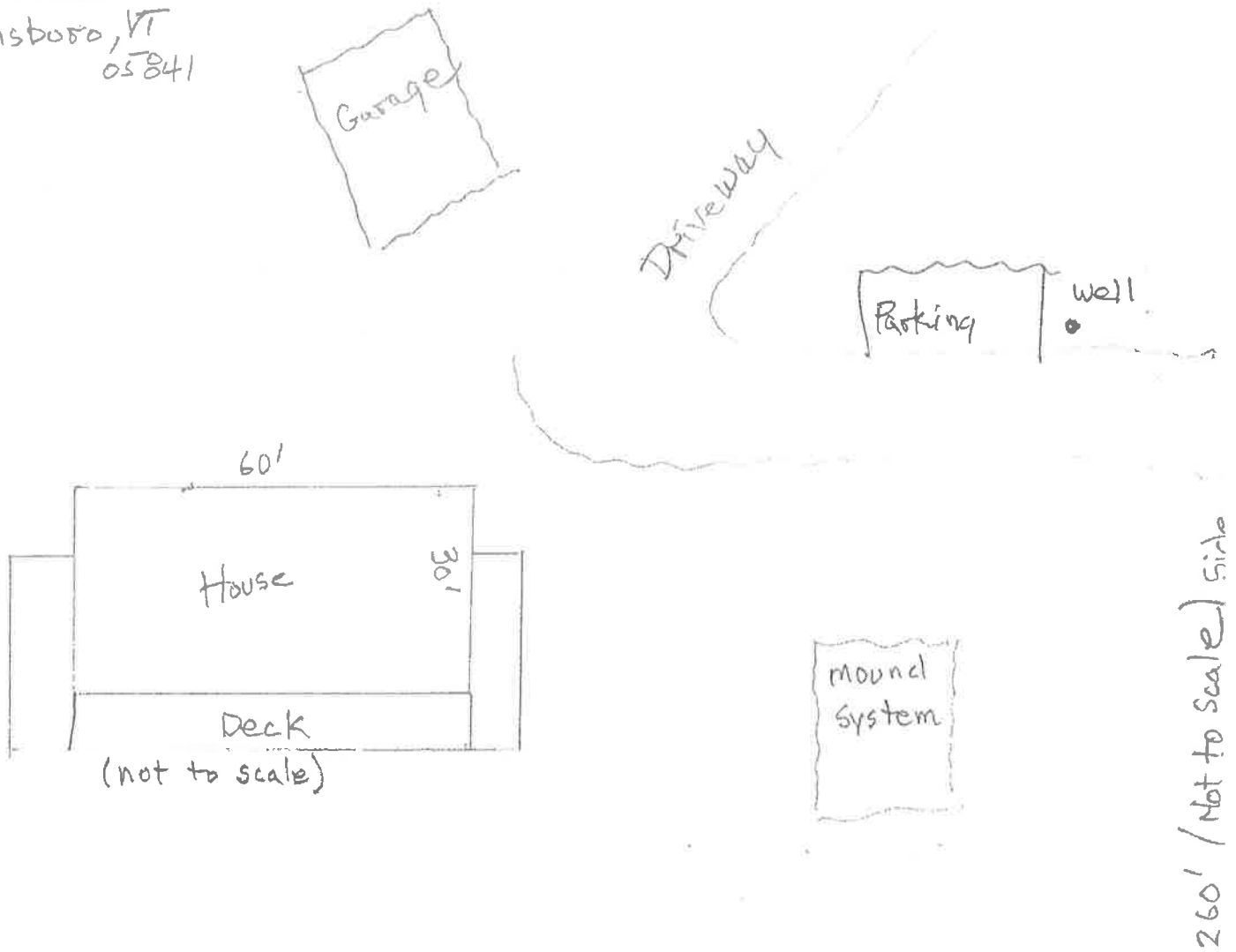
Sketch a floor plan or diagram showing the dimensions of the proposed building Boat House. (This should show the rooms in the inside of the building, including both upstairs and downstairs if there is more than one floor.)

Attached

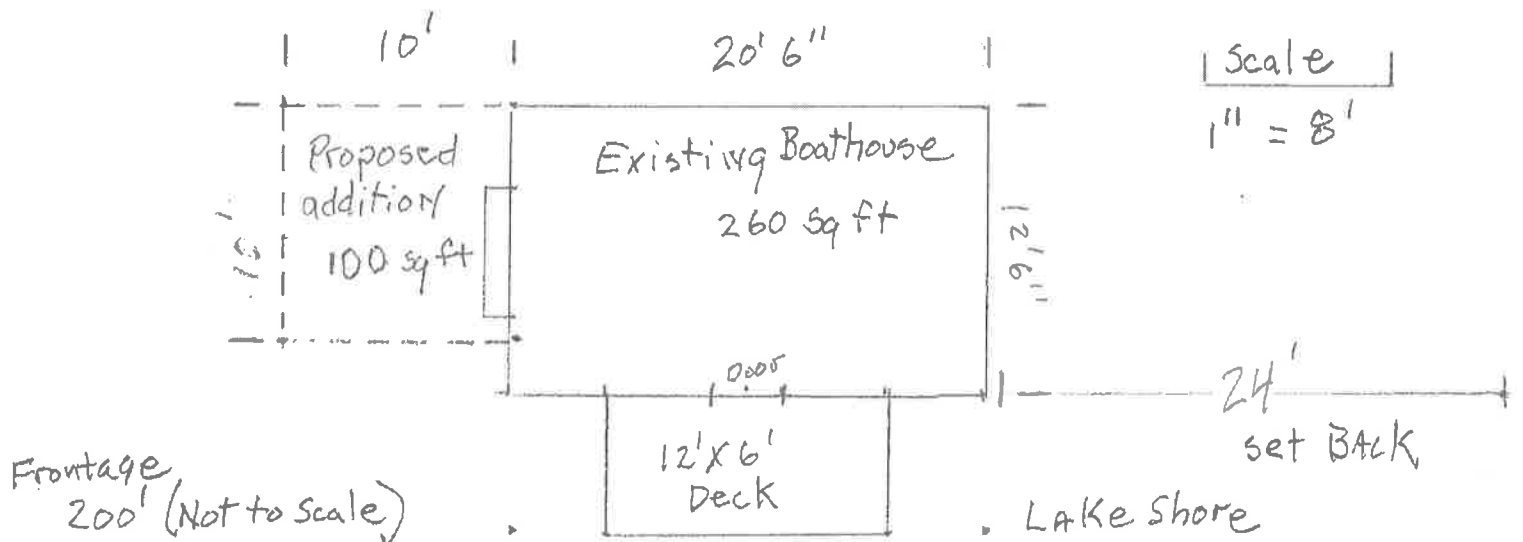
Please attach a landscape design plan for your project. Include types of plantings, landscape materials to be utilized and size and location of access paths. *New lawns shall not extend into the buffer.*

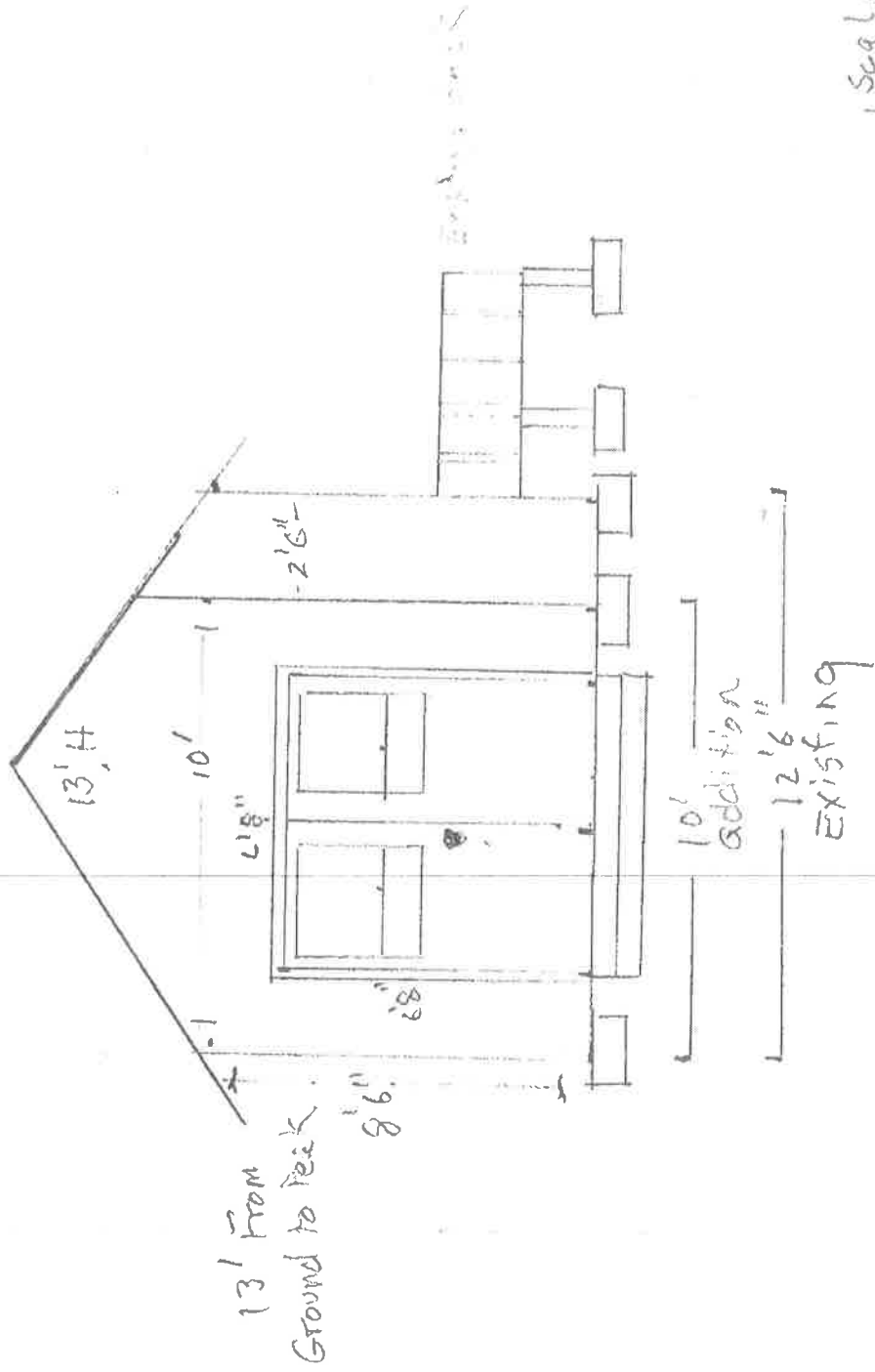
Attached

ARTHUR LEWNOSE
 131 Blackhouse Hill Rd
 Greensboro, VT
 05841



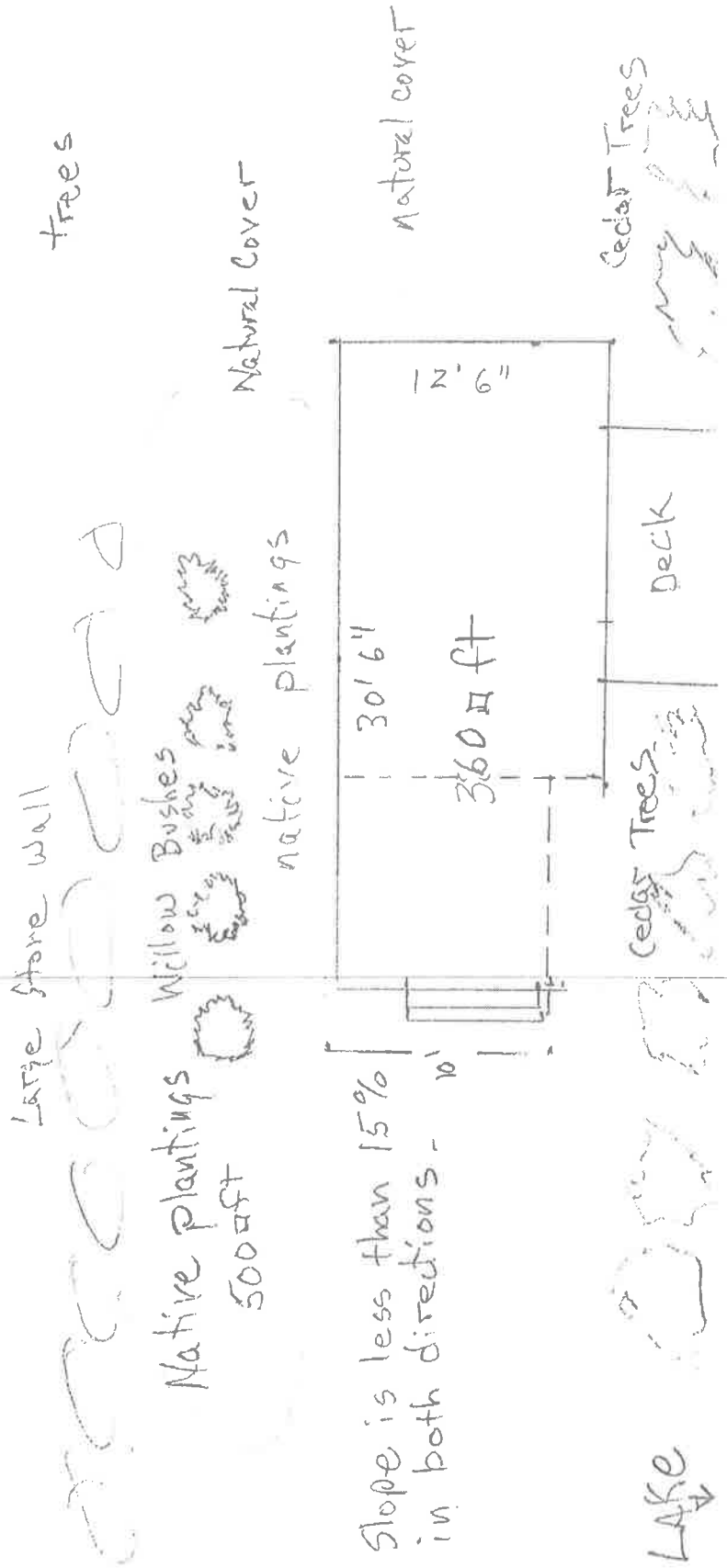
total 360 sq ft





Mitigation Plan

Covert 500 sq ft of lawn west of the bathhouse into native plantings along with willow bushes (existing) as per recommendations of Lakewise.



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 30 days from the date of approval on this permit.

Signature of Applicant(s) Richard E. Harris Date 1-16-24

Signature of Landowner(s) Richard E. Harris Date 1-16-24

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

{ } Approved { } Denied Referred to the Development Review Board

Date 1-18-2022 Signature

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)