

Greenboro Zoning Board

8/12/2024

Re: 828 Eligo Lake Road

Jayne and William Collins, James Daniels and Janice Guilmette
10' x 20' storage shed and lane mitigation proposal

Dear DRB Board Members,

Thank you for considering the addition of a storage shed on our property. We have completed a variance application and are absolutely willing to mitigate 200 sq ft of our lawn to replace the 200 sq ft that the shed will take away from the lawn.

I would like to take a few moments to share some of our family history (Jayne, James and Janice) with you. Samuel Daniels from Sam Daniels Furnace company in Hardwick, is our great grandfather, at one time owned property from the southern part of the lake from Demers to around the sharp corner to approximately Gates. We are the 4th generation of our family who have had the privilege and enjoyment of the use of the Lake Eligo for over 100 years. Currently there are only 3 Daniels family descendants that still own property on Lake Eligo; Elaine Daniels, Leslie Daniels Moore and us. Jayne and William have owned 2 other properties on the Lake as well and have worked harmoniously with previous Greensboro zoning boards.

828 Eligo Lake is Jayne's parent's home. Her mom passed away in November, 2023 and we made the decision to move back to Vermont from Boise, Idaho to make it a full-time residence.

We value being stewards of this property and understand the need for preserving the integrity of the lake and property around the lake. We take this conditional use permit/variance process seriously and are working on various options for the land mitigation. We have been working with Brett, the zoning commissioner who has been very helpful with answering questions and providing us with the "Restore Natural Plant Communities" for shoreland. This resource has been of great help to get an idea of what plants would work well for our area.

Looking at our property lines and current natural habitat along those lines, we would like to extend those areas to attract more birds, esp. humming birds and butterflies. We would appreciate any suggestions from the DRB in regards to this proposal.

The enclosed permit application will include our mitigation proposals and we will follow which ever proposal the DRB suggests.

Thank you,

Jayne and William Collins

Handwritten signatures of Jayne and William T. Collins Jr. in cursive script.

APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE

TOWN OF GREENSBORO

PO Box 119, Greensboro, VT 05841

(802) 533-2911 Fax (802) 533-2191

greensborovtzoneing@yahoo.com

FOR ADMINISTRATIVE USE ONLY

Application Number: 2024-030 Tax Map Number 06-00-35
Zoning District Shoreland Protection District
Date Application Received 8/12/2024 Fee Paid \$ 240 # 1009 8.12.2024
Reason for Seeking Conditional Use Permit or Variance:
Shed cannot meet lake setback. 2.7 SPD -> 5.5 Variance.

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):

Name(s): William + Jayne Collins
Mailing Address: 828 Eliga Lake Rd. Hardwick VT 05843
Telephone(s) Home: _____ Work: _____ Cell: 802-522-2866
E-Mail: billcollins1975@gmail.com

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

Name(s): Jayne Collins, James Daniels + Janice Guilmette
Mailing Address: 828 Eliga Lake Rd. Hardwick VT 05843
Telephone(s) Home: _____ Work: _____ Cell: 802-522-2866
E-Mail: billcollins1975@gmail.com

Physical Location of Property (911 address):

828 Eliga Lake Rd. Greensboro VT 05841

Type of Permit:

☐ Conditional Use ☒ Variance

Other Permits Which May Be Necessary:

☐ State Septic Permits - required prior to approval NA
☐ State Potable Water Supply Permits - required prior to approval NA
☐ Curb Cut - requires a separate application - necessary if a new driveway must be installed.
[] Applied (date) _____ [X] Not required

Property Description:

Acreage in lot 0.50

(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 200'

Setbacks: Front 76' 8" (to center of road)
Right side 23' 4"
Lakeshore 81' 2"

Left Side 96' 8"
Rear _____
Other _____

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) James W. Collins Date 8/11/24

Signature of Landowner(s) James W. Collins Date 8/11/24

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 8.14.2024 Signature [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) _____

Jayne + William Collins
828 E 190 Lake Rd
Property Mitigation Proposal

8/12/24

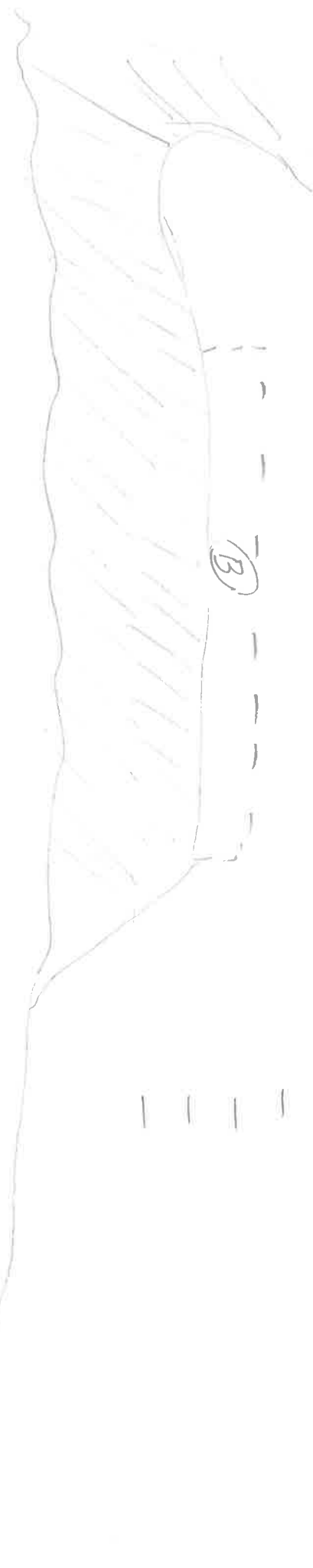
2 + 14

Options 1: ④ 2' x 50' + ③ 2' x 50' = 200 sq ft
2: ④ 4' x 50' = 200 sq ft
3: ③ 4' x 50' = 200 sq ft

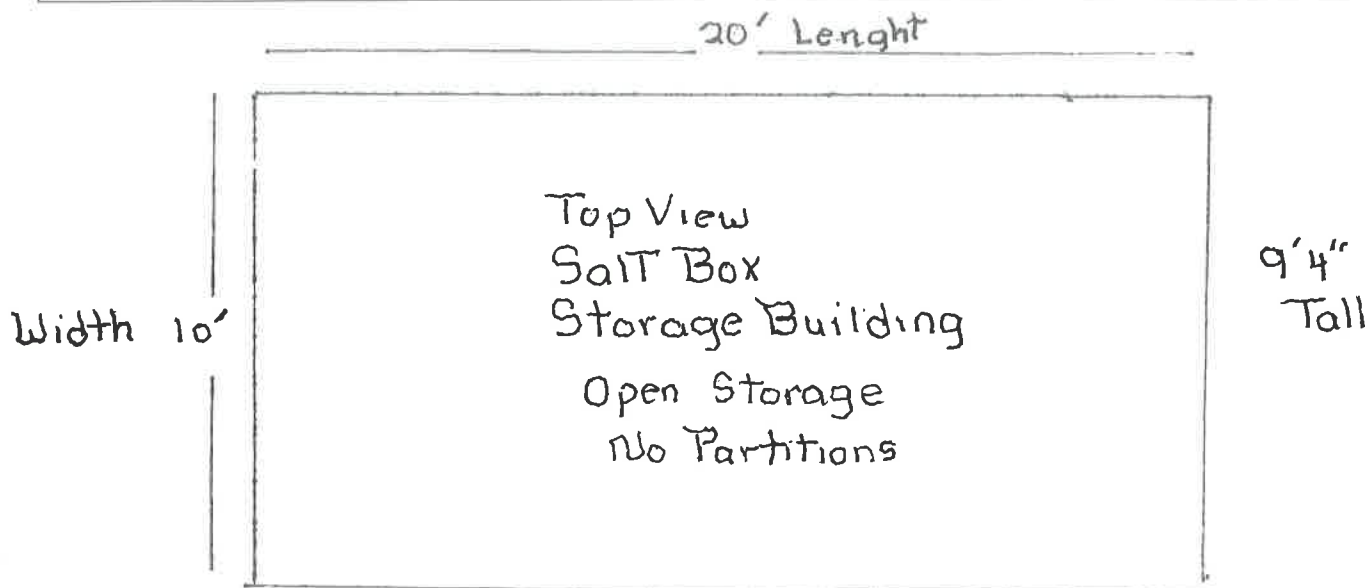
Sun/Partial Shade Plants

- Birds
- Hummingbirds
- Butterfly

Juniper
Blue Star
Low bush Blueberry
Cardinal Flower
Beard Tongue
Wild Bergamot
Aster
Purple coneflower



Lake



Town & Country Sheds, LLC

Shop Location: 2083 N. Wolcott Road
Wolcott, VT 05680

(802) 888-7012

Fax: (802) 888-7088

Email: sales@townandcountryshedsvt.com

SALTBOX:
door can be left,
right or centered
on front; window
on any side.



SALTBOX

Shown above with
ramp option.
Shown at left
with gable vent and
ramp options.