

Boundary Line Adjustment

**Elektra Buhalis and
John Downing**

May 5, 2025

To consider a request for a boundary line adjustment by Elektra Buhalis and John Downing at 89 Hanson Dr. and 895 Gebbie Rd.

The application requires a review under the following sections of the Greensboro Zoning Bylaws: 2.5 Rural Lands District; 5.1 Zoning Permits. **Warnings** were posted on Monday, April 14, 2025 at the Greensboro Post Office, the Greensboro Bend Post Office, the Willey's Store and the Greensboro Free Library. The warning was sent to the applicants and the following abutters and neighboring property owners: Roger and June Kellogg, Gregory Lewis, Jefferson Tolman and Bruce and Katherine Wilder. The warning was published in the Hardwick Gazette on Wednesday, April 16, 2025.

Development Review Board members present: Nat Smith, Tim Brennan, Mike Metcalf, BJ Gray, Lise Armstrong, Rob Brigham, Galen Fisher and Jane Woodruff (ex officio).

Development Review Board members absent: Wayne Young

Others present: Wayne Mutrux, Elektra Buhalis, Bruce and Katherine Wilder.

Correspondence from interested persons: Email from Roger Kellogg

The hearing was conducted in person and by electronic communication (ZOOM).

Summary of Discussion:

Mr. Smith, chair, began the hearing at 7:02 p.m. Mr. Smith explained the hearing's procedure and asked that anyone who wished to speak at the hearing be sworn in. Mr. Smith then asked Mr. Mutrux what the landowner applicants wanted to do.

Mr. Mutrux explained that Elektra Buhalis wanted to sell 4.8 acres of her property at 89 Hanson Dr. to John Downing, an adjoining land owner at 895 Gebbie Rd. Using the survey map that he attached to his application, he indicated that the purchase will result in a new boundary for both applicants. Mr. Mutrux pointed out that he obtained a Boundary Line Adjustment Exemption Form from the State of Vermont regarding the Waste Water and Potable Water Supply Rules. That exemption was filed with the application and is part of the file. Ms. Buhalis' remaining lot will be comprised of 12.00+/- acres after the proposed boundary line adjustment. Mr. Downing will own in excess 650 contiguous acres. Mr. Wilder, an adjoining property owner, asked if he could see the proposed boundary line adjustment on the survey map. He approached and satisfied his curiosity about the proposed land transfer.

FINDINGS OF FACT:

Based upon the application, survey map, Waste Water exemption form and testimony, the Development

Review Board makes the following findings of fact:

5.1 Zoning Permits

(D) Subdivisions and Boundary Line Adjustments

1. A zoning permit is required for the subdivision of land or for a Boundary Line Adjustment (BLA). This application was filed pursuant to the requirement of this subsection.

2. The total number of parcels resulting from a Boundary Line Adjustment (BLA) will not be greater than the number of parcels that existed prior to the proposed BLA. The BLA will not make complying lots nonconforming and it will not increase the nonconformance of any existing lot. In this application there will still be two lots: Ms. Buhalis' lot will be reduced from 16.81 to 12.01 acres and Mr. Downing's contiguous acreage will increase by 4.8 acres and remain in excess of 650 acres. The effect of this boundary line adjustment is to give applicant John Downing a more uniform boundary line.

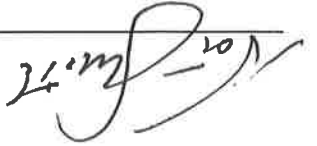
Decision:

The Development Review Board voted unanimously (7-0) to approve the boundary line adjustment for Elektra Buhalis to sell 4.8 acres to John Downing at 89 Hanson Dr. and 895 Gebbie Rd, respectively and to modify the boundaries in accordance with that exchange. The Board concluded this boundary line adjustment adheres to the Rural District's minimum standards of at least 10 acres per lot. No additional lots were created and a survey of the existing lots and the proposed lots was provided.

Conditions

1. Any necessary State and Federal permits must be obtained.
2. The new deeds for the parcels created must be recorded with the Town of Greensboro.

Signed:

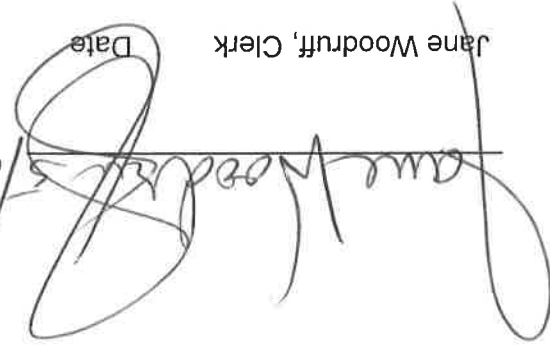

5/6/25

Nat Smith, Chair

Date

Jane Woodruff, Clerk

Date


5/6/2025

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.