

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: _____ Tax Map Number _____
Zoning District _____
Date Application Received ____/____/____ Fee Paid \$ _____
Reason for Seeking Conditional Use Permit or 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): Landscape Designer & Builder: Holly Greenleaf, Greenleaf Design, LLC
Mailing Address: 8420 Main Rd. Huntington, VT 05462
Telephone(s) Home: _____ Work: _____ Cell: 802-535-8737
E-Mail: greenleafholly@gmail.com

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

Name(s): "Rene and Margaret Daudon Family Trust" by Paul R. Brierre, Co-Trustee
Mailing Address: c/o Paul R. Brierre, 636 Maple Hill Road
Telephone(s) Home: _____ Work: 808-454-1095 Cell: 802-585-5997
E-Mail: greenmtgumbo@gmail.com

Physical Location of Property (911 address):

76-78 Huckleberry Lane, Greensboro, Vermont 05841

Type of Permit:

☒ Conditional Use ☐ Variance

Other Permits Which May Be Necessary:

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

Property Description:

Acreage in lot 0.55 acres

(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 NA

Please note: This project is to provide lakeshore restoration and protection, not for any other construction.

Setbacks: Front _____ (to center of road) Left Side _____
Right side _____ Rear _____
Lakeshore _____ Other _____

Dimensions of Proposed and Existing Buildings:

Please note: Existing on site there are 2 small cottages, 2 small cabins and 2 small out-buildings.

Existing:

Length _____ No. of Stories _____

Width _____

Height _____

Proposed:

Length _____ No. of Stories _____

Width _____

Height _____

Lakeshore District Properties, please indicate the total habitable floor area of the dwelling: _____

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 summer cottages

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.) _____
No change

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/waster water system.
5. Names of adjoining landowners.

Please see attached drawings and the project narrative.

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.)

Please note: There are no proposed changes to the existing buildings on site

Conditional Use Criteria:

At your DRB hearing, you will be asked to present your proposal. Please be prepared to address the impact of your project based on the following criteria.

"The DRB shall make its findings on general and specific standards. Such general standards shall require that the proposed conditional use shall not result in an undue adverse effect on the following:

1. The capacity of existing or planned community facilities; (e.g. schools, police and fire service, etc.);
2. The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the Town Plan (e.g. why your project is consistent with other uses in the area or how your project fits in with existing development);
3. Traffic on roads and highways in the vicinity;
4. Bylaws and ordinances then in effect;
5. Utilization of renewable energy resources.

Specific standards shall include:

1. Minimum lot size shall be that which is required for the district in which the use occurs unless other standards are given for conditional use lot size in the district in question;
2. Setbacks for conditional uses will be the same as for permitted uses unless other standards are given for conditional use setbacks in the district in question.
3. Landscaping and/or fencing may be required for commercial and industrial uses to provide screening when in the judgment of the DRB such screening is necessary to protect the character of the area affected.
4. Exterior signs shall conform to the following in all districts:
 - (a) No free standing internally lit signs shall be permitted
 - (b) All signs shall be compatible in size, materials, and workmanship to the area in which they are located.
5. Location on the lot, of structures and service areas shall be compatible with other structures in the area affected.
6. In each district, uses are given specific criteria. In all cases these criteria will be adhered to.
7. Noise, air pollution and effects on the character of the neighborhood shall be considered."

(Page 36 in the Greensboro Zoning By-Law).

Variance Criteria:

"The DRB may grant a variance and render a decision in favor of the appellant only if all of the following facts are found, and findings are specified in its written decision.

1. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions and not to the circumstances or conditions generally created by the provisions of these regulations in the neighborhood or district in which the property is located;
2. Because of these physical circumstances or condition, there is no possibility that the property can be developed in strict conformity with the provisions of these regulations and that the authorization of a variance is necessary to enable the reasonable use of the property;
3. The unnecessary hardship has not been created by the appellant;
4. The variance, if authorized, will not:
 - a) Alter the essential character of the neighborhood or district in which the property is located;
 - b) Substantially or permanently impair the appropriate use or development of adjacent property;
 - c) Reduce access to renewable energy resources;
 - d) Be detrimental to the public welfare.
5. The variance, if authorized, will represent the minimum that will afford relief and will represent the least deviation possible from these regulations and from the plan." (Pages 37 & 38 of the Greensboro Zoning By-Law).

At your DRB hearing, you will be asked to present your proposal. Please be prepared to explain why your project should be granted a variance.

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)  Date 04/21/2025
Rene and Margaret Daudon Family Trust

Signature of Landowner(s) by:  Date: 4/23/25
Paul R. Brierre, Co-Trustee

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 _____	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) _____	

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) _____ Date _____

Rene and Margaret Daudon Family Trust

Signature of Landowner(s) by Marc D. Daudon Date April 27, 2025

Marc D. Daudon, Co-Trustee

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 _____ 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) _____

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) _____ Date _____
Rene and Margaret Daudon Family Trust by

Signature of Landowner(s) Janine D. Hawkes Date 4/26/25
Janine D. Hawkes, Co-Trustee

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 _____ 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) _____



Caspian Lakeshore Restoration Project: Design Narrative

**76-78 Huckleberry Lane,
Greensboro, Vermont 05841**

Existing Conditions:

The existing lakeshore of 76-78 Huckleberry Lane is about 120 feet long, consisting of a sandy beach and a very fine sandy loam berm created from winter ice push that creates the edge of the vegetated shoreland. The berm extends the length of the lakeshore on this property and is vegetated on either end of the property, primarily with Northern White Cedars. The middle section of the berm, about half of the lakeshore, is covered with early successional grasses and other herbaceous species, as well as a mature Cedar, a young Balsam Fir, and several Yellow Birch saplings. There are two large tree stumps and approximately five medium tree stumps within the berm, helping to stabilize the soils with their roots. Between 10 and 20 feet behind the berm are three low lying cottages that are protected by the berm.

Over the past 40 years the shoreland has been eroded by wind, wave action, and ice push. These natural forces combined with high water levels due to heavy precipitation, increased stormwater runoff, dam management, and severe flooding in July of 2023 and 2024, have caused significant erosion of the shoreline. Undercutting of tree roots and the toe of the berm as well as pushing back of the berm has resulted in significant soil and land loss. The exposed and sparsely vegetated face of the berm is now subject to further erosion from rain events and high water levels.

The erosion over the years has been due in part to high lake levels resulting from the limited capacity of the Hardwick Electric dam's spillway and sluice gate, as it was previously set, to allow water from heavy rain events and/or snow melt to exit the south end of the lake. Hardwick Electric has, in consultation with the State of Vermont, recently adjusted the sluice gate to allow a larger volume of outflow to the brook, which has resulted in a lower lake level under normal conditions and less increase in the lake level during heavy precipitation and snow melt conditions.

Leaving the berm unprotected will result in further erosion that will expose the cottages behind it to ice and water damage. The goal of the project is to provide long term protection of the berm and to stabilize the shoreline from further erosion with native vegetation, thereby protecting lake water quality. Bioengineered erosion control materials and native vegetation on the shoreline will reduce erosion and sedimentation to the lake, protect the habitat of shallow water and shoreland fish and wildlife, and protect the land and property from high water levels.



Design:

The proposed design incorporates techniques from the Vermont Bioengineering Manual, including the installation of Encapsulated Soil Lifts (ESLs), a stone toe, and native woody plantings.

The shoreland toe will be re-established with a stone toe and the berm will be reinforced and stabilized with ESLs and erosion control blankets on the lake side, planted with native woody shrubs between each layer and on top of the berm. Coconut coir rolls and erosion control blankets on the inland side will stabilize the toe of the berm and make the slope more gradual for better plant establishment. Existing trees growing on the berm will be preserved to the greatest extent possible. This will prevent further erosion and shoreland loss in the short term with erosion control materials and in the long term with deep and extensively rooted woody shrubs and trees.

One to four layers of ESLs will be built up on the face of the berm to establish a maximum 1:1 slope that provides the stable soil media for plants to root into. Bare root and tube stock native Dogwood and Willow shrubs will be planted between each layer of ESLs. The ESLs will extend up to 4 feet out from the existing toe of the slope and will be entirely above the Mean High Water Level. A roughly 6-inch-deep stone base of 12-inch-minus angular rock will be laid underneath the ESLs and wrapped in nonwoven geotextile fabric to provide a solid base to build upon and to minimize the risk of soil loss during high water events in the first few years of plant establishment. The stone base and nonwoven geotextile fabric will be hidden from view underneath the ESLs. A stone toe will be built at the base of the bottom ESL with 1 to 3-foot rock and 12-inch-minus angular rock and stone up to 1-foot high and extending 1-foot out with a maximum slope of 45 degrees to help deflect ice push and dissipate wave action. ESLs will be filled with a screened topsoil, tamped down, and seeded with an erosion control mix of native herbaceous species, including quick-establishing fescues and sedges. Topsoil will also be tamped in around the roots of the stumps in the berm and used to make the backside slope of the berm more gradual. Erosion control blankets on the top and backslope of the berm and coconut coir rolls set at the bottom of the backslope of the berm will stabilize the soils and allow for plant material to establish. Containers of native woody shrubs will be planted along the top and backside of the berm to get extensive woody roots established.

The goal is to mimic the natural berm shoreline and re-establish native woody species to stabilize the soils and prevent further impacts of ice push and erosion. The erosion control materials - including ESLs, erosion control blankets, and coconut coir rolls – will eventually biodegrade and the roots of the native trees, shrubs, and herbaceous plants will root deep into the soil and hold the bank together. Lower- growing woody shrubs will be planted on top and back of the berm to also help preserve the view of the lake, including the spreading Fragrant Sumac, native Lowbush Honeysuckle, Creeping Juniper, Lowbush Blueberry, and Black Chokeberry. Existing trees will be preserved and two small trees will be planted along the berm. A 15-foot wide naturally vegetated buffer will be established where possible with a



minimum of 6-feet wide where existing buildings and access pathways constrain the buffer width. Eventually, the erosion control materials and stone toe will mostly disappear from view with a goal of establishing vegetative cover and a strong root system.

The intention is for plant roots to establish themselves throughout the ESLs and underlying sand for long term soil retainage and to spread foliage over the stone toe to provide a natural appearance for the shoreline and protect the berm. The ESLs will cover the existing stumps to utilize the remaining root structure to anchor and reinforce the soil lifts and provide nutrients for new native plants as the woody materials decompose over time. Installing ESLs around and over existing stumps will also maintain the height of those portions of the natural berm to provide better protection of the property and cottage during flooding resulting from increasingly frequent heavy rain events. Neither the berm nor the existing stumps will be disturbed during the installation of the ESLs.

The existing lake access path will be maintained and improved with a 3-foot wide stone pathway, underlaid with drainage stone and a 6-foot wide beach access and dock footing reinforced with 6-inch by 6-inch cedar or hemlock timbers to prevent erosion of the lake access pathway from foot traffic and upland water runoff. The 6-foot long timbers will be secured with rebar.

The existing lawn and lake access area between the berm and the cottages is a low point and subject to ponding, which turns the pathway to mud and creates compaction. This condition will be addressed by raising the grade of this area with 1 to 3-inches of topsoil, seeded with a 'low mow' grass mix of native fescues and sedges. The stone pathway will be built through this area to raise the grade, allow access and drainage of standing water, and reduce compaction in the pathway.

Implementation:

This lakeshore restoration installation is planned to occur this spring as soon as conditions allow. All materials used for installation will be stockpiled at the parking area away from the lake, and transported to the lake by hand, using wheelbarrows and hand trucks, for installation. A silt fence with hay bales to reinforce it will be installed between the project and the lake to prevent any runoff and loss of materials into the water, spanning the entire length. All materials will be installed by hand. Lumber will be used to reduce compaction and spread out weight of transporting materials in high traffic areas and sensitive areas, like over the septic line. Any disturbed or compacted areas of soil from installation will be restored with one or more of the following practices: aerated, raked, seeded with erosion control mix, straw laid. Temporary fencing around the project will be installed once it is completed to prevent human and pet traffic through the restoration. The plantings will be watered by the landowners 2-3 times a week for the first 6 weeks as needed, and then once a week for the remainder of the season, as needed. The project will be inspected by Holly Greenleaf in the fall and following spring and will provide recommendations for any maintenance needs, such as plant replacements or material fixes.

Brierre / Daudon Family Camp: Bioengineered Shoreline Restoration Project

2025



Caspian Lake
76-78 Huckleberry Lane
Greensboro, Vermont



GREENLEAF DESIGN, LLC
ECOLOGICAL LANDSCAPE DESIGN
ILLUSTRATION & GRAPHIC DESIGN

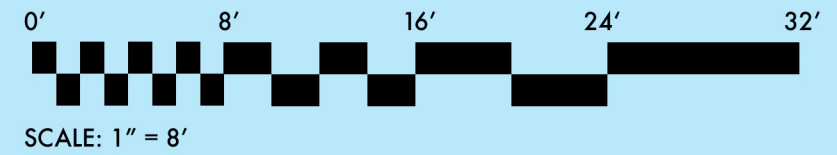
Before: Berm and erosion from ice push

2024



CASPIAN LAKE

ESTIMATED WATERLINE AT
DAM SPILLWAY LEVEL

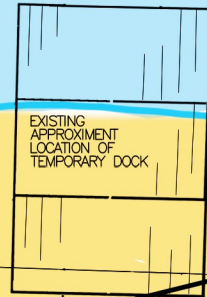


SITE MAP

PAUL BRIERRE & FAMILY
76-78 HUCKLEBERRY LANE
GREENSBORO, VERMONT

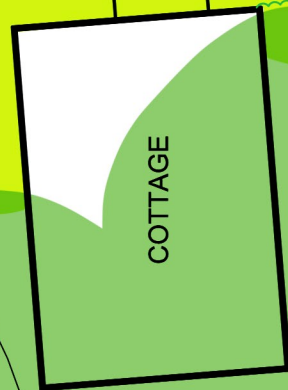
BEACH

ERODING SHORELINE -
UNDERCUT, ICE PUSHED BERM



EXISTING
APPROXIMATE
LOCATION OF
TEMPORARY DOCK

14" FIR
16" FIR
28" STUMP
16" STUMP
10" CEDAR



COTTAGE

LAWN

NATURALIZED
AREA / CANOPY

CEDARS

CEDARS

CEDARS

Web Soil Survey:
Vershire-Lombard Complex, very stony
very fine sandy loam
well-drained, 20-60" to bedrock

STONE
WALK

PORCH

COTTAGE

PORCH

COTTAGE



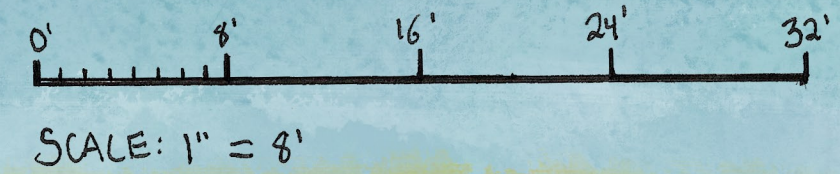
NORTH



GREENLEAF DESIGN, LLC
ECOLOGICAL LANDSCAPE DESIGN
ILLUSTRATION & GRAPHIC DESIGN

Estimated Water Level @ Dam Spillway Level

CASPIAN



6' WIDE TIMBER STEPS

B'

A'

STONE TOE

ENCAPSULATED SOIL LIFTS (ESL)

Beach

Existing Stump
Existing Yellow Birch Clump

Existing Stump

Existing Cedar Clump

Existing Stump
Existing Balsam Fir

NATURAL
SHORELAND
SLOPE TOE

NATURAL
ICE BERM
SLOPE TOE

GRANDPA'S
CABIN

B

A

COCONUT COIR ROLLS

EROSION CONTROL BLANKETS (ECB)

CANOPY

STONE
PATHWAY

LAWN: ADD TOPSOIL
& SEED LOW MOW MIX

Existing Serviceberry

PORCH

COTTAGE

PORCH

CABIN

Existing Stone Steps



SITE PLAN

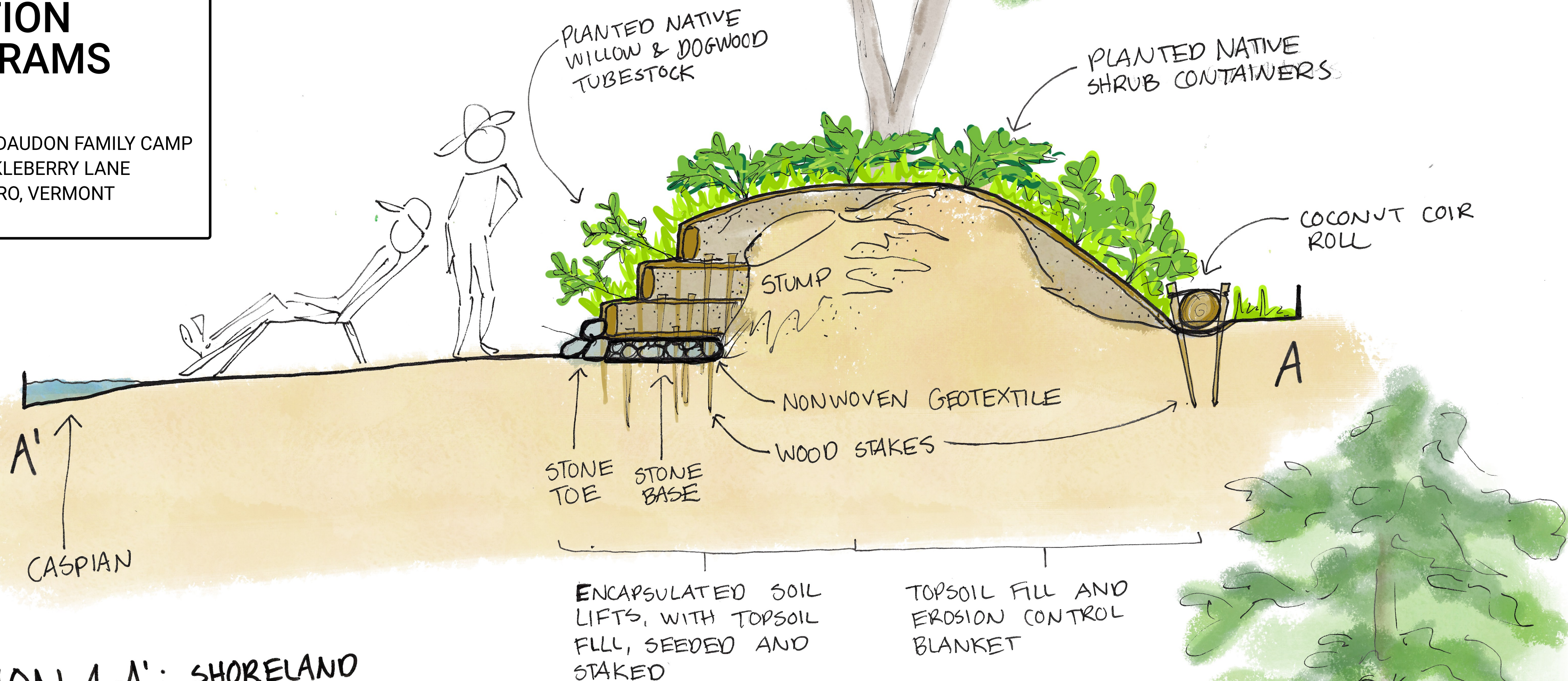
SHORELAND RESTORATION
76-78 HUCKLEBERRY LANE
GREENSBORO, VERMONT



GREENLEAF DESIGN, LLC
ECOLOGICAL LANDSCAPE DESIGN
ILLUSTRATION & GRAPHIC DESIGN

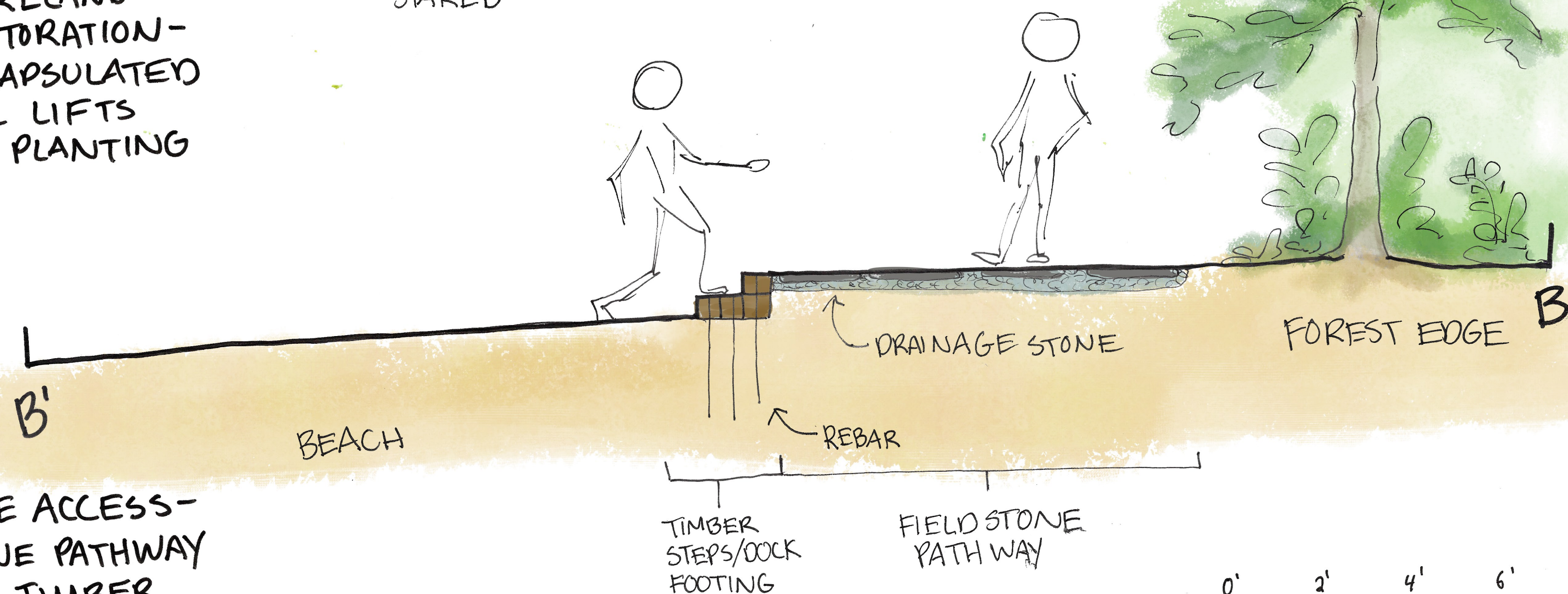
SECTION DIAGRAMS

BRIERRE & DAUDON FAMILY CAMP
76-78 HUCKLEBERRY LANE
GREENSBORO, VERMONT



SECTION A-A': SHORELAND RESTORATION-ENCAPSULATED SOIL LIFTS AND PLANTING

SECTION B-B': LAKE ACCESS-STONE PATHWAY AND TIMBER STEPS/DOCK FOOTING



0' 2' 4' 6' 8'

SCALE: 1" = 2'

Estimated Water Level @ Dam Spillway Level

CASPIAN

0' 8' 16' 24' 32'

SCALE: 1" = 8'

MULTI-STEMMED
SERVICEBERRY

(100) BAREROOT DOGWOOD, WILLOW
BLACK CHOKEBERRY, NINEBARK

(4) LOW BUSH
HONEYSUCKLE

(10) LOW BUSH
BLUEBERRY (*)

GRANDPA'S
CABIN

(7) CREEPING
JUNIPER

(10) LOW GROW
FRAGRANT
SUMAC

MULTI-STEMMED
SERVICEBERRY

(9) LOW BUSH HONEYSUCKLE

CANOPY

PORCH

COTTAGE

PORCH

CABIN

N

PLANTING PLAN:

SHORELAND RESTORATION

76-78 HUCKLEBERRY LANE
GREENSBORO, VERMONT



GREENLEAF DESIGN, LLC
ECOLOGICAL LANDSCAPE DESIGN
ILLUSTRATION & GRAPHIC DESIGN

PLANT LIST

BRIERRE & DAUDON FAMILY CAMP
76-78 HUCKLEBERRY LANE
GREENSBORO, VERMONT

(40) LOW-GROWING NATIVE WOODY SHRUBS

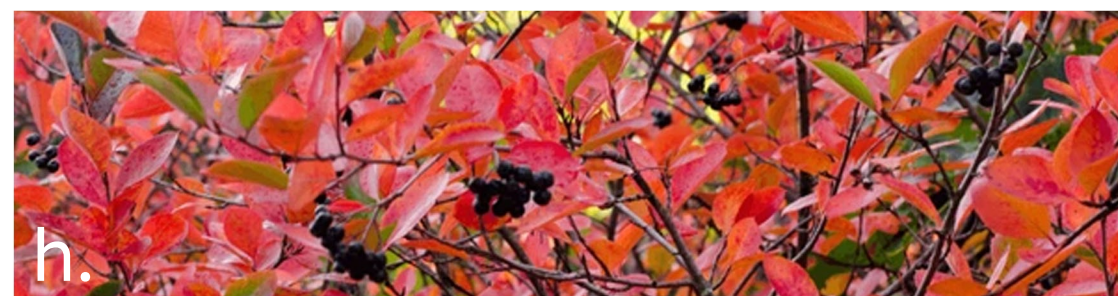
- a. (13) Low Bush Honeysuckle, *Diervilla lonicera*
- b. (10) Low Bush Blueberry, *Vaccinium angustifolium*
- c. (10) Dwarf Fragrant Sumac, *Rhus aromatica* 'Grow Low'
- d. (7) Creeping Juniper, *Juniperus horizontalis*

(100) BAREROOT & TUBESTOCK NATIVE WOODY SHRUBS

- e. Red Osier Dogwood, *Cornus sericea*
- f. Silky Dogwood, *Cornus amomum*
- g. Shrub Willow, *Salix* sp.
- h. Black Chokeberry, *Aronia melanocarpa*

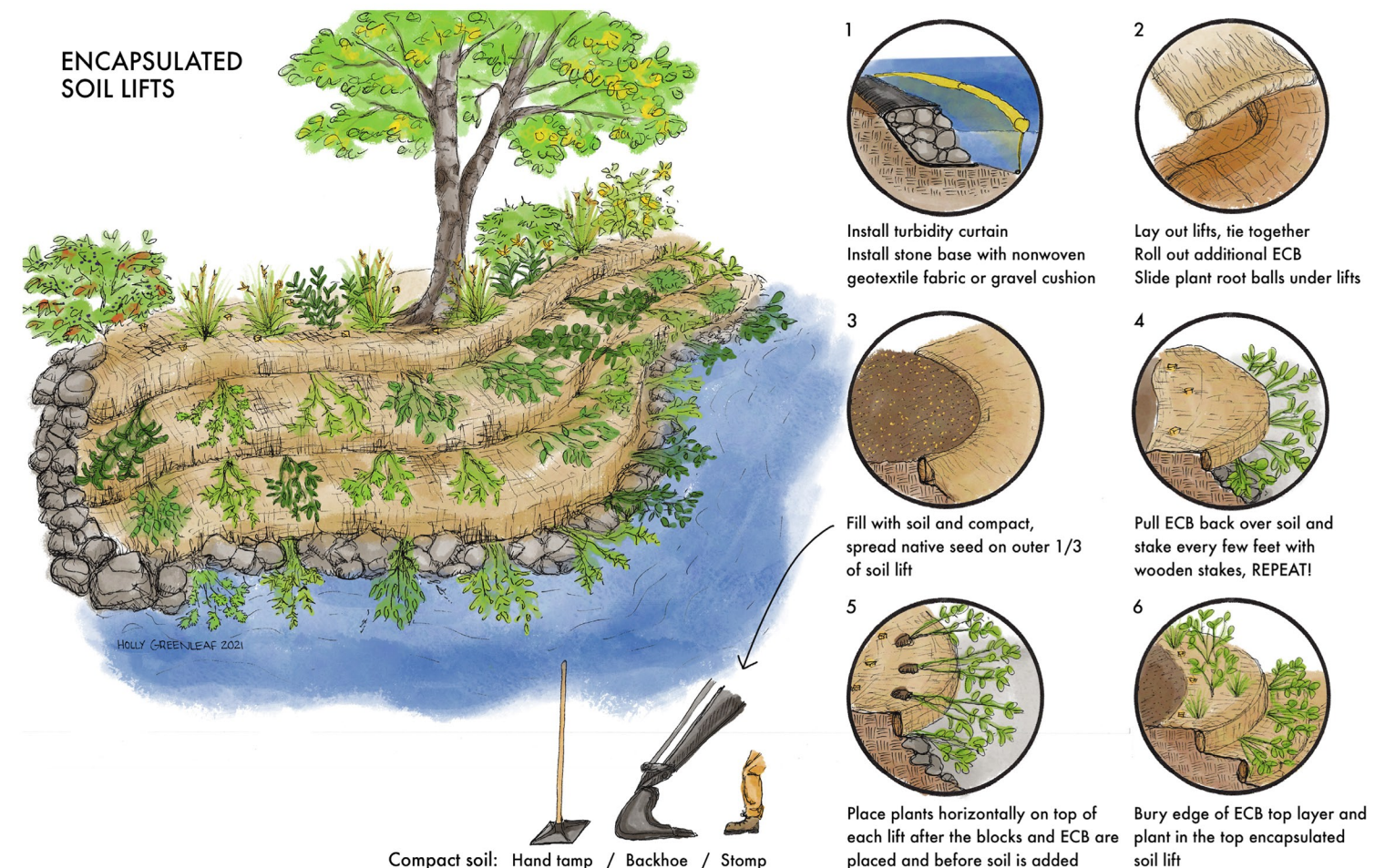
(2) SMALL- MEDIUM NATIVE TREES

- j. Serviceberry Clump, *Amelanchier* sp.



Perspective sketch of planting concept

ENCAPSULATED SOIL LIFTS



Greenleaf Design illustration of planted Encapsulated Soil Lifts (ESL) from the VT DEC Bioengineering Manual

