

Subdivision
David Allen
July 7, 2025

To consider a subdivision request by David Allen at 4550 Center Road.

The application requires a review under the following sections of the Greensboro Zoning Bylaws: 2.5 Rural Lands District; 5.1 Zoning Permits; 5.4 Conditional Use.

Warnings were posted on June 18, 2025, at the Greensboro Town Hall, the Greensboro Post Office, the Greensboro Bend Post Office, and Willey's and Smith's Stores. The warning was sent to the applicant and the following abutters and neighboring property owners: Ecopoiesis; Niemi Trust; Brian Niemi; Jeremy Mercier; Kapusta; Sky Aldrich; Gary Brown and Julie McCoy. It was published in the Hardwick Gazette on Wednesday, June 18, 2025.

Development Review Board members present: Jane Woodruff, Nat Smith, Wayne Young, Lise Armstrong, BJ Gray, Tim Brennan, Galen Fisher (alternate).

Development Review Board members absent: Mike Metcalf, Rob Brigham (alternate).

Others present: David Allen, Bill Chidsey.

Correspondence from interested persons: None.

During the course of the hearing the following exhibits were submitted:

Exhibit #1 The wastewater plots in color.

Exhibit #2 The wastewater plots in large format.

Exhibit #3 Septic design for Plot 2.

Exhibit #4 Hardwick Electric Department letter regarding proposed underground electrical lines for Plot 2.

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

Summary of Discussion:

Ms. Woodruff, chair, began the hearing at 7:02 p.m. Ms. Woodruff noted the Board had convened to consider an application from David Allen for a subdivision of his property at 4550 Center Road. The subdivision requires at least ten acres in the Rural Lands District and state wastewater permits. She explained the process of the hearing and asked Mr. Allen to repeat what was discussed at the June 28 site visit. The clerk swore in Mr. Allen and Mr. Chidsey.

Mr. Allen said he owns 20.8 acres which he proposes to divide into two lots. One lot is 10.08 acres, and the second is the remaining acreage. Chase & Chase, located in Hyde Park, are licensed surveyors who completed the survey. The wastewater permit identifies a secondary wastewater site on his property, and two for the proposed adjacent lot. Ten test holes were dug. A curb cut was filed with the Road Foreman. The curb cut site was chosen for the safest entry and exit on the Center Road.

Questioning from the Board confirmed that Mr. Allen's house is on Lot 1. Lot 1 contains the pond. Mr. Allen intends to sell Lot 2 to Mr. Chidsey.

Mr. Chidsey shared Exhibit #1, Exhibit #2, Exhibit #3, and Exhibit #4. Some discussion revolved around Mr. Chidsey's potential plans for Lot 2.

At 7:19 p.m., Mr. Allen thanked the Board for their time. At 7:20 p.m., the Board entered executive session. The Board came out of executive session at 7:26 p.m. and announced their decision.

Findings of Fact:

Based on the application and testimony, the Development Review Board makes the following findings:

1. The proposed subdivision conforms to the Rural Lands District minimum lot size of 10 acres.
2. State wastewater permits have been recorded with the Town.

Decision:

Based on these findings, the Development Review Board voted unanimously (7-0) to approve a two-lot subdivision on David Allen's property at 4550 Center Road.

Conditions:

1. Any and all necessary state and federal permits must be in place.

Signed:

_____, chair
Jane Woodruff

_____, clerk
Brett Ann Stanciu

date _____

date _____

NOTICE:

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.