

Conditional Use Permit for a
Home Business in the
Greensboro Bend District by
Greg and Joann Lacasse at
327 Winchester Rd.

April 24, 2025

To consider a request for a conditional use permit to conduct a Home Business, specifically a car detailing business, at their dwelling at 327 Winchester Rd in the Greensboro Bend District.

The application requires a review under the following sections of the Greensboro Zoning Bylaws: 2.4 Greensboro Bend District; 4.5 Home Business, and 5.4 Conditional Uses.

Warnings were posted on Thursday, April 3, 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: Bonnie Cleveland, Becky Hall, Elizabeth Dickson, Moodie Jacob, Bill Smith and Jean Demag. The warning was published in the Hardwick Gazette on Wednesday, April 2, 2025.

Development Review Board members present: Nat Smith, Wayne Young, BJ Gray, Lise Armstrong, Tim Brennan and Jane Woodruff (ex officio).

Development Review Board members absent: Galen Fisher, Mike Metcalf and Rob Brigham.

Others present: Greg and Joann Lacasse

Correspondence from interested persons: Bonnie Cleveland sent an email expressing her desire that if there was any runoff from washing the cars, it be diverted from her property's driveway as her property sits below the applicants' property.

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 the applicants to be sworn in. Mr. Smith then asked the Lacasses to describe what they wanted to do.

The applicants indicated that they wanted to open a car detailing business in the detached 18 x 26-foot garage which is nearing completion. They will be the employees of the business and there is parking by the garage for the customers of the business. Initially the cars will be

washed with a hose. The vacuuming will be performed by a unit mounted on one of the inside walls. The garage is well insulated to minimize any noise from the vacuuming as well as keep the garage warm to allow for a year-round business. Any water from the washing of vehicles will be diverted out the back of the garage so as to prevent any runoff from traveling to their neighbor's property which lies below the applicants' property.

FINDINGS OF FACT:

Based upon the application and testimony adduced at the hearing, the Development Review Board makes the following findings of fact:

§ 2.4 Greensboro Bend Village District

(A) Description. The Greensboro Bend Village District consists of lands forming a compact village

center on the banks of the Lamoille River.

(B) Purpose. The Greensboro Bend Village District has been established to protect and retain its

current character as a traditional rural Vermont village, with a mix of residential and commercial uses, and to regain some of its traditional commercial vibrancy.

To begin its analysis, the Board found that the addition of another commercial enterprise, namely this home business to conduct a car detailing business specifically addresses the purpose, stated above, to have the Bend District regain some of its traditional commercial vibrancy.

In continuing its analysis, the Board reviewed and applied the requirements of Section 4.5 Home Business to this application.

§ 4.5 Home Business

A Home Business (as distinguished from a Home Occupation) may be allowed as an accessory to a single-family dwelling in designated zoning districts, subject to Conditional Use review and the following provisions:

(A) The Home Business shall be conducted by residents of the dwelling, with up to three full-time nonresident employees, or equivalent part-time employees. *In this application the business will be carried on by the applicant with assistance from her husband at times.*

(B) The Home Business shall be carried out within the principal dwelling or an accessory structure. *The car detailing business will be carried on in a detached 18 x 26-foot garage.*

(C) Exterior storage for materials and equipment associated with the Home Business may be approved by the Development Review Board. *There is no need for exterior storage of*

materials except for perhaps the machines associated with the detailing business. If that is needed, those things will be stored in the garage.

(D) The Home Business shall not change the character of the neighborhood or result in a change in the outward appearance of the dwelling or the accessory structure. *This detailing business, carried out primarily within the accessory structure, will not change the outward character of the applicants' residence or the garage.*

(E) The Home Business shall not generate traffic, including delivery traffic, in excess of volumes characteristic of other uses allowed in the district in which the Home Business is located. *The volume of traffic generated by the business will not be in excess of other uses in the Greensboro Bend District.*

(F) Off-street parking shall be provided for resident, employee, customer and delivery vehicles, as well as all commercial vehicles or equipment associated with the Home Business. *There is plenty of parking for the applicants as well as the customers seeking detailing.*

(G) Adequate provisions shall be made for the disposal of solid waste, in accordance with applicable municipal and state regulations. *Any waste generated by the business will be picked up by Casella Waste Management, brought to the Perry and Son's pick-up site or brought to All Metals Recycling.*

(H) A Home Business shall not cause undue noise or air pollution in the neighborhood. *The car detailing will not cause undue noise or air pollution. The garage is well insulated as this will be a year-round business and the cars for detailing will not be operating during the cleaning so there will be no exhaust fumes.*

(I) A Bed and Breakfast shall be considered to be a Home Business for the purposes of this Bylaw. *This standard is not applicable to this application.*

(J) A Home Business is not permitted in the Shoreland Protection District. *This standard is not applicable to this application.*

A home business is one of the uses that must be evaluated under the conditional use provision of the By-law, specifically Section 2.4(D)(8). The Board then went on to analyze this proposal pursuant to the standards in Section 5.4.

5.4 Conditional Uses

(B) Such **general standards** shall require that the proposed conditional use shall not result in an undue adverse effect on:

1. **The capacity of existing or planned community facilities;** *This standard is not affected by the application.*
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;** *The proposed addition of a home business does not adversely impact the character of the area; the business will be conducted in the garage and will add minimal noise to the neighborhood.*
3. **Traffic on roads and highways in the vicinity;** *The proposed addition of a home business will not unduly adversely affect traffic on roads and highways in the area. There are two ways to approach the applicants' residence and business will be conducted one vehicle at a time.*
4. **Bylaw and ordinances then in effect;** *The application complies with this standard.*
5. **Utilization of renewable energy resources.** *This standard is not applicable here.*

C) Specific Standards:

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.** *This application complies with this specific standard.*
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.** *This application complies with the setback requirements.*
3. **Exterior signs shall conform to the following in all districts:**
 - (a) **No 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.** *There will be no exterior signs so neither (a) or (b) are applicable*
4. **Location, on the lot, of structures and service areas shall be compatible with other structures in the area affected.** *The detached garage, where the Home Business is proposed is compatible with other structures in the area.*
5. **In each district, uses are given specific criteria. In all cases these criteria will be adhered to.** *The application complies with this standard.*
6. **Noise, air pollution, exterior light, viewshed, and effects on the character of the neighborhood shall be considered.** *These factors were considered by the Board and this application does not unduly adversely affect any of these specific standards.*
7. **In the Shoreland Protection District, the DRB must find that the district's purposes will be protected through erosion controls, supplemental planting of native species,**

protection of existing vegetation, and/or other measures. *This standard is not applicable to this application.*

8. In the Shoreland Protection District, the visual impact of man-made development shall be softened by existing vegetation or additional planting of natural vegetation to provide visual breaks to and filtered views of building facades when viewed from the lake or the shoreline during summer leaf-on conditions. *This standard is not applicable to this application.*

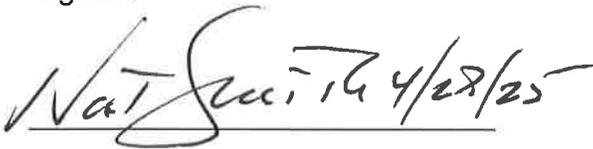
Decision:

The Development Review Board voted unanimously (5-0) to approve the conditional use permit for Greg and Joann Lacasse to conduct a home business at their dwelling at 327 Winchester Rd. in the Greensboro Bend District.

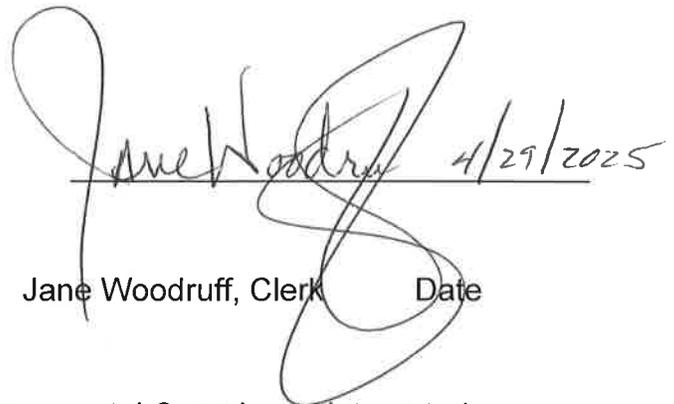
Conditions

1. Any necessary State and Federal permits must be obtained.
2. Any runoff from the detailing business shall be diverted from the neighboring property owned by Bonnie Cleveland.

Signed:

 Nat Smith 4/28/25

Nat Smith, Chair Date

 Jane Woodruff 4/29/2025

Jane Woodruff, Clerk Date

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.

