

Conditional Use
Cynthia Rose
October 2, 2025

To consider a conditional use request for an after-the-fact screened porch and foundation rebuild and a second conditional use request for a shoreline restoration project at 719 Craftsbury Road.

The application requires a review under the following sections of the Greensboro Zoning Bylaws: §2.7 Shoreland Protection District; §5.4 Conditional Use; §8.7 New Uses and Encroachments within the Shoreland Buffer Resource Zone; §8.8 Nonconforming Uses and Structures Within the Shoreland Resource Zone.

Warnings were posted on August 27, 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: McKechnie 2001 Family Trust; Alice and Robert Perron; 687 Craftsbury Road LLC. It was published in the Hardwick Gazette on Wednesday, August 27, 2025.

Development Review Board members present: Jane Woodruff, Wayne Young, Lise Armstrong, Tim Brennan, Mike Metcalf, Rob Brigham (alternate), Galen Fisher (alternate).

Development Review Board members absent: BJ Gray, Nat Smith.

Others present in-person: Cindy Rose, Tim Briglin, John Mitchell, Josh Karp.

Others present via Zoom: Patrick Hurley, Elsa Schultz, Christine Armstrong.

Correspondence from interested persons: None.

During the course of the hearing the following exhibits were submitted: None.

The hearing was in person at the Greensboro Town Office and conducted by electronic communication (ZOOM).

Summary of Discussion:

Ms. Woodruff, chair, began the hearing at 7:02 p.m. and explained the procedure. She noted there are two requests under consideration: an after-the-fact request for a screened porch rebuild and a foundation repair. The second request is for a proposed shoreline restoration project.

Ms. Rose said her cottage foundation was in poor condition. She consulted two contractors; both informed her a permit for not required for repair. The contractor needed to remove the deck to work beneath the cottage. Originally, only the screens on her covered porched were planned to be replaced. However, the porch had built over 80 years ago and had significant rot. The contractor rebuilt the screened porch exactly as it was and repaired the foundation.

The Board clarified that the porch was rebuilt on the existing footprint with no increase in height.

Mr. Hurley, of Windenwater of Newport, screen-shared photos of Ms. Rose's existing timber wall along her shoreline. He described the wall as failing and pitching towards the lake, and that

Ms. Rose desires to restore her shoreline in a more natural manner to encourage wildlife habitat, provide easier access to the lake, and guard against ice push. The project proposes to remove the timber wall and replace it with stone that will extend into the lake no further than 6 feet, but more likely approximately 4 ½ feet. Natural round native stones six inches to three feet in size will be placed individually.

The proposed plan will remove the timber wall without damaging tree roots. Work would begin in the lake; stones would be locked in place; a filter barrier would be placed between existing stones along the shoreline. The proposed finished product would be a well-packed stone wall with an elongated toe. On the shore, dogwood, willows, and buttonbush would be planted. Timber infiltration steps with pea stone would provide easier access to the lake with a handrail. The proposed stone wall will also facilitate drainage. The project's goal is not to increase the impermeable surface. The cottage has a perimeter drain to prevent heaving where the foundation was repaired. At the drainpipe's end, a stone apron will be added, so a gully will not be carved out. A Lake Encroachment application is under review at the Department of Environmental Conservation, with public comment closing on October 13. Mr. Hurley hopes to work with a local contractor to install this delicate removal and replacement work this fall while the water is low. A turbidity curtain will be used if needed. The birch and cedar trees will remain.

Questioning from the Board confirmed that a skidsteer will be used to bring stones between the trees. A series of plywood boards will be placed to protect the ground and tree roots. Stones will be lowered mechanically or by hand. Department of Environmental Lake and Shoreland Ecologist Laura Woods emailed that the work window will be open until March 15, 2026, then close for spawning season, and reopen July 1. The state permit and contractor are still needed. Mr. Hurley noted the only impact he foresees is removal of one small cedar about six feet tall.

Ms. Rose added that she desires a natural bank and had confirmation from state staff that this approach is preferable to rebuilding the timber wall.

Ms. Christine Armstrong inquired if water from the drainpipe will flow into the lake. Mr. Hurley said he could create a dry well to drain directly into the soil; however, he does not want to damage tree roots or conceal the pipe.

At 7:30 p.m., Ms. Woodruff closed the evidence for the Rose application for the structural rebuild and the proposed shoreline restoration project. The Board then considered a conditional use request from Highland Lodge. The Board entered executive session at 8:20 p.m. and came out of executive session at 9:45 p.m. and announced their decision.

Findings of Fact:

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

For screened porch reconstruction and foundation work, the Board considered §8.8(A)3.

5.4 Conditional Uses

B) General Standards

The proposed conditional use will not have an adverse effect on:

1. *the capacity of existing or planned community facilities.* This rebuild did not affect community facilities.
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 rebuild fits into the area's cottages.
3. *traffic on roads and highways in the vicinity.* Traffic was not incurred by this project.
4. *bylaws and ordinances presently in effect.* The proposed rebuild did not impact the Town's bylaws and ordinances.
5. *the utilization of renewable energy resources.* Renewable energy resources were not impacted by rebuilding this structure.

C) Specific Standards:

1. *The lot must meet the minimum size required for the district unless other standards are given for conditional use lot size in the district.* This is a pre-existing nonconforming lot of .51 acres in the Shoreland Protection District.
2. *Setbacks will be the same as for other permitted uses unless other standards are given for conditional use setbacks in the district.* The structure is a pre-existing nonconformity regarding the north side setback and lake setback.
3. *Exterior signs shall not be internally lit and must be compatible in size, materials and workmanship to the area in which they are located.* This is not applicable.
4. *Location, on the lot, of structures and service areas shall be compatible with other structures in the area affected.* The rebuild complements existing structures in the area.
5. *In each district, uses are given specific criteria. In all cases these criteria will be adhered to.* Single family dwellings are a permitted use in the Shoreland Protection District. No uses were violated.
6. *Noise, air pollution, exterior light, viewshed, and effects on the character of the neighborhood shall be considered.* These criteria were not affected by the proposed expansion.
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.* The shoreline trees were preserved.
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.* The Board determined that most of the cottage is behind trees.

Decision:

Based on these findings, the Development Review Board voted unanimously (7-0) to approve an after-the-fact conditional use request at 719 Craftsbury Road for a screened porch rebuild and foundation repair.

Conditions:

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

Findings of Fact:

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

For the proposed shoreline restoration project, the Board considered §8.7(B)1 and §2.7(B).

5.4 Conditional Uses

B) General Standards

The proposed conditional use will not have an adverse effect on:

1. *the capacity of existing or planned community facilities.* This proposed shoreline restoration project will not affect community facilities.
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 shoreline restoration project conforms to the Purposes of the Shoreland Protection District §2.7(B) with a plan to “*preserve vegetation and natural cover of the shores adjacent to Caspian Lake*” and “*preserve or improve the natural stability of shoreline*” and “*prevent degradation of water quality.*”
3. *traffic on roads and highways in the vicinity.* This is not applicable.
4. *bylaws and ordinances presently in effect.* The proposed project will not impact the Town’s bylaws and ordinances.
5. *the utilization of renewable energy resources.* This is not applicable.

C) Specific Standards:

1. *The lot must meet the minimum size required for the district unless other standards are given for conditional use lot size in the district.* This is a pre-existing nonconforming lot of .51 acres in the Shoreland Protection District.
2. *Setbacks will be the same as for other permitted uses unless other standards are given for conditional use setbacks in the district.* This is a shoreline restoration project in the buffer zone; setbacks are not applicable.
3. *Exterior signs shall not be internally lit and must be compatible in size, materials and workmanship to the area in which they are located.* This is not applicable.
4. *Location, on the lot, of structures and service areas shall be compatible with other structures in the area affected.* This is not applicable.
5. *In each district, uses are given specific criteria. In all cases these criteria will be adhered to.* Single family dwellings are a permitted use in the Shoreland Protection District.
6. *Noise, air pollution, exterior light, viewshed, and effects on the character of the neighborhood shall be considered.* These criteria will not be adversely affected by the proposed shoreline project.

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.* The shoreline trees, with the exception of one small cedar, will be preserved. Additional plantings will be installed. The proposed wall and infiltration steps will improve erosion damage.

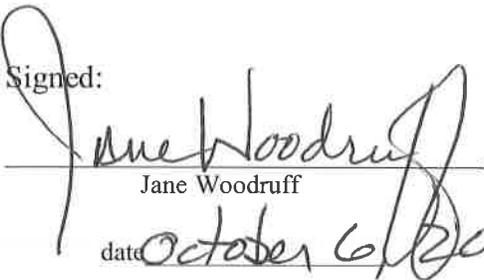
8. *In the Shoreland Protection District, the visual impact of man-made development shall be softened by existing vegetation or additional planting of natural vegetation to provide visual breaks to and filtered views of building facades when viewed from the lake or the shoreline during summer leaf-on conditions.* The Board determined that most of the cottage is behind trees and additional vegetation will be planted.

Decision:

Based on these findings, the Development Review Board voted unanimously (7-0) to approve a shoreline restoration project at 719 Craftsbury Road.

Conditions:

- 2. Any and all necessary state and federal permits must be in place.
- 3. The existing drain must be changed so the water is directed away from the lake as much as possible.

Signed:  , chair
Jane Woodruff
date October 6, 2025

 , clerk
Brett Ann Stanciu
date October 6, 2025

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.

