

August, 19, 2025

I own a seasonal cottage at 719 Craftsbury Road. In May 2025, the following work was completed: Foundation repair and replacement of existing screened porch and deck due to significant rot of the structures. When I first consulted with contractors about the repair, the original plan was to repair the foundation, replace the deck and only replace the screens for the porch. Once the construction started, however, the contractor determined that the porch needed to be rebuilt because the structure supporting the floor had rotted. Before starting the work, I wanted to comply with any town permitting requirements and so when I consulted with two different contractors about the scope of the work, I asked each one if the town would require a permit to replace the existing porch and deck. Both contractors assured me that I did not need a permit for the work. I assumed that any contractor would be aware of permitting requirements. However, I was contacted recently by the town of Greensboro that I did need a permit so I am submitting a permit request after the fact.



Cindy Rose  
807 Dale Drive  
Silver Spring, MD 20910



APPLICATION FOR NEW CONSTRUCTION IN THE SHORELAND PROTECTION DISTRICT  
TOWN OF GREENSBORO  
PO Box 119, Greensboro, VT 05841  
(802) 533-2640 Fax (802) 533-2191  
zoning@greensborovt.gov

FOR ADMINISTRATIVE USE ONLY

Application Number: 2025-020 Tax Map Number 23-20-01  
Zoning District Shoreland Protection District  
Date Application Received 8/19/2025 Fee 0  
8.8 Non-conforming Structures 5.4 Conditional Use

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*.

**Applicant(s):**

Name(s): Cindy Rose  
Mailing Address: 807 Dale Drive Silver Spring MD 20910  
Telephone(s) Home: \_\_\_\_\_ Work: 0 Cell: 301 346-3725  
E-Mail: rosestoner@comcast.net

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

Name(s): NA  
Mailing Address: \_\_\_\_\_  
Telephone(s) Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**Physical Location of Property (911 address):**

**Necessary Permits:**

- State Septic Permits - required prior to approval NA
- State Potable Water Supply Permits - required prior to approval NA
- All utilities and DigSafe approval - required prior to approval NA
- Site visit approval - **Application cannot be approved until after site visit by the zoning administrator.**  
**Schedule site visit when completed application is submitted.**  Visit Waived \_\_\_\_\_
- Curb Cut - requires a separate application - necessary if a new driveway must be installed.  
[ ] Applied (date) \_\_\_\_\_ [  ] Not required

**Pre-development Submission Requirements:**

- An existing condition site assessment providing slope profiles, existing gradients, sensitive natural communities, and site features that aid in stormwater management such as natural drainage ways and vegetated lands.
- A map drawn to scale showing the location, extent and type of proposed Development and land disturbance and its proximity to the Shoreland Buffer Resource Zone and Lake. The plan shall include consideration of low impact development concepts as recommended in the Vermont Low Impact Development Guide for Residential and Small Sites.
- An erosion and sediment control plan that incorporates accepted management practices as recommended by the state of Vermont is The Low Risk Site Handbook for Erosion Prevention and Sediment Control.

**Property Description:**

Acreage in lot 0.51

**(Please Note: If your property is enrolled in the Current Use Program, your building 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 170 ft

Setbacks of proposed project: see attached plot plan

|                                 |                 |
|---------------------------------|-----------------|
| Front _____ (to center of road) | Left Side _____ |
| Right side _____                | Rear _____      |
| Lakeshore _____                 | Other _____     |

**Dimensions of Proposed and Existing Buildings:**

Proposed:

Length \_\_\_\_\_ No. of Stories \_\_\_\_\_  
 Width \_\_\_\_\_  
 Height \_\_\_\_\_

Existing:

Length 40 ft No. of Stories 2  
 Width 20 ft  
 Height 20 ft

**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 camp

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.) Seasonal

**Sketch or attach a general plot plan showing the following:**

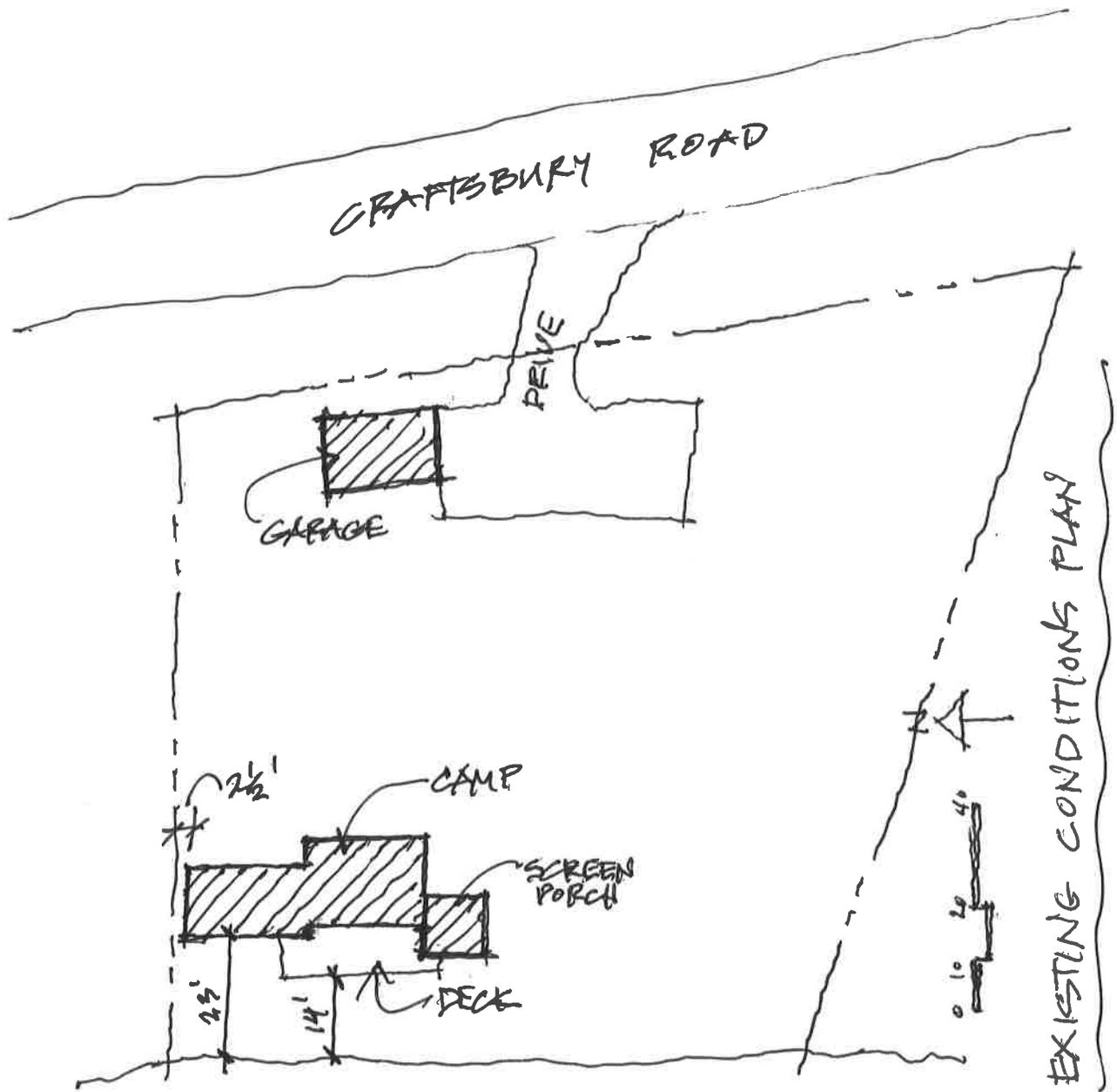
1. Location of property.
2. Location of buildings on property.
3. Location of driveway.
4. Location of proposed well/septic system.

See attached plot plan

**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.)

See attached plot plan





↗ CASPIAN  
 LAKE ↘

EXHIBIT 10 - 10/10/10

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