

APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE
TOWN OF GREENSBORO
PO Box 119, Greensboro, VT 05841
(802) 533-2640 Fax (802) 533-2191
zoning@greenborovt.gov

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): Holly Greenleaf, Landscape Designer
Mailing Address: 8420 Main Rd. Huntington, Vermont 05462
Telephone(s) Home: (802) 535-8737 Work: _____ Cell: _____
E-Mail: greenleafholly@gmail.com

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

Name(s): Cathy and Brad Irwin
Mailing Address: 127 Aspenhurst, Greensboro, Vermont 05841
Telephone(s) Home: (203) 979-5477 Work: _____ Cell: _____
E-Mail: cathyirwin4@gmail.com, bradirwin127@gmail.com

Physical Location of Property (911 address):

127 Aspenhurst, 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 _____
- All utilities and DigSafe approval _____
- Curb Cut - requires a separate application - necessary if a new driveway must be installed.
[] Applied (date) _____ [] Not required

Property Description:

Acreage in lot 1.04

(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 140'

Project Setbacks: Front NA (to center of road)
Right side NA
Lakeshore 6'

Left Side NA
Rear NA
Other _____

Dimensions of Proposed and Existing Buildings:

Existing: 1 camp
Length about 40' No. of Stories 2
Width about 40'
Height 21'

Proposed: NA, please note: this is a lakeshore restoration project, not a building project
Length _____ No. of Stories _____
Width _____
Height _____

Lakeshore District Properties, please indicate the total habitable floor area of the dwelling: 1760'

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.") Single family seasonal home

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.) Same.

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/wastewater system.
5. Names of adjoining landowners.

See attached survey maps.

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 site plans.

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. 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.
4. Location, on the lot, of structures and service areas shall be compatible with other structures in the area affected.
5. In each district, uses are given specific criteria. In all cases these criteria will be adhered to.
6. Noise, air pollution, exterior light, viewshed, and effects on the character of the neighborhood shall be considered.

Page 45 in the 2022 Greensboro Zoning Bylaw.

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) Holly Crumley Date 09/12/25

Signature of Landowner(s) Catherine A. Bradley Date 9/14/25

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) _____	

LAKESHORE RESTORATION PLAN

Cathy & Brad Irwin
127 Aspenhurst Road
Greensboro, Vermont



GREENLEAF DESIGN, LLC
ECOLOGICAL LANDSCAPE DESIGN
ILLUSTRATION & GRAPHIC DESIGN



SITE MAP

CATHY & BRAD IRWIN

127 ASPENHURST

GREENSBORO, VERMONT



GREENLEAF DESIGN, LLC
ECOLOGICAL LANDSCAPE DESIGN
ILLUSTRATION & GRAPHIC DESIGN

Holly Greenleaf
greenleafholly@gmail.com
(802) 535-8737



264-083-10454
1.1 AC (144') & CAMP

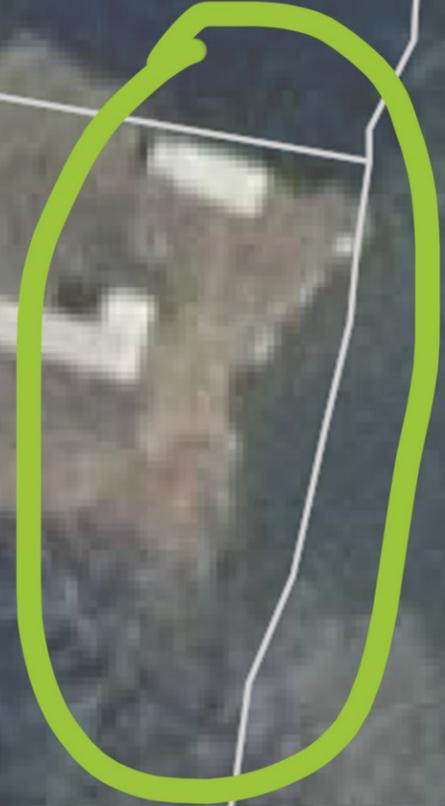


SITE MAP

CATHY & BRAD IRWIN
127 ASPENHURST
GREENSBORO, VERMONT

SOILS:
- VERY FINE SANDY LOAM
- ROCKY
- 8-15% SLOPES
- WELL-DRAINED
- MEDIUM-HIGH RUNOFF CLASS
- HYDROLOGIC SOIL GROUP B

PROJECT AREA



264-083-10694
1.04 AC (89) & CAMP

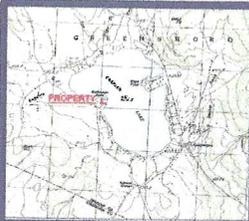
Aspenhurst

264-083-10366
0.39 AC (110') & CAMP



GREENLEAF DESIGN, LLC
ECOLOGICAL LANDSCAPE DESIGN
ILLUSTRATION & GRAPHIC DESIGN

Holly Greenleaf
greenleafholly@gmail.com
(802) 535-8737



LOCUS. (NOT TO SCALE)

TIMOTHY & NANCY HOWES
REFER TO:

BOOK 45	PAGE 422	12/01/2009
"	27	459 03/15/2001
"	25	171 05/03/1999
"	S	562 09/07/1948
"	N	109 09/10/1917
"	J	83 05/29/1897

SEE PLATS ENTITLED "PROPERTY BELONGING TO TIMOTHY & NANCY HOWES AND ALAN & LIDIE HOWES ASPENHURST, LAKE CASPIAN, GREENSBORO, VERMONT" DATED OCTOBER 2009 BY SUNWISE SURVEYING WITH FILE NO. A109 - 370 ALSO "SURVEY OF CAMP ASPENHURST GREENSBORO, VT" DATED SEPT. 1914 (REVISED SEPT. 1921) BY A.W. AYER

MIRIAM O. LANATA
DEED REFERENCES:

BOOK 33	PAGE 238	10/08/2003
"	Y	9 03/20/1961
"	J	83 05/29/1897
"	J	68 09/09/1896

SEE PLATS ENTITLED "PROPERTY OF RICHARD S. & MARGARET R. CLAMATED 'ASPENHURST', BURLINGTON, VT. - CASPIAN LAKE CEF TOWN HIGHWAY # 5 - GREENSBORO, VERMONT TAX PARCEL #23-21-28" DATED MARCH 1999 BY RICHARD N. BURLIN FILE NO. CG-59403 ALSO "SURVEY OF CAMP ASPENHURST GREENSBORO, VT" DATED SEPT. 1914 (REVISED SEPT. 1921) BY A.W. AYER

SUBJECT TO HARDWICK ELEC. UNDERGROUND EASEMENT SEE BOOK 48, PAGE 426, 11/07/2011

MARY B. CIASCHINI REVOCABLE TRUST
REFER TO:

BOOK 49	PAGE 471	10/04/2011
"	23	384 11/20/1974
"	J	59 05/28/1896

SEE ABOVE REFERENCED PLAT BY A.W. AYER SEPT. 1914

-SHORELINE NOTE-

THE SHORELINE SHOWN ON THIS SURVEY IS BASED ON AN HIGH WATER MARK WHICH WAS LOCATED AT THE EDGE OF VEGETATION. THE RECORD CALLS CREATING THESE CAMP LOTS TO BE MORE SPECIFIC DEFINITION THAN THE WORD "SHORELINE".

-BURLINGTON POINT NOTE-

MIRIAM LANATA OWNS AN UNDIVIDED FULL ONE-SEVENTH INTEREST IN BURLINGTON POINT NOT SHOWN ON THIS SURVEY

ALAN & SUSAN LUKENS
REFER TO:

BOOK 13	PAGE 101	09/18/1990
"	V	450 08/09/1960
"	J	68 09/09/1896

SEE PLATS ENTITLED "PROPOSED DIVISION OF ASPENHURST CAMPS CASPIAN LAKE - GREENSBORO, VT." DATED JANUARY 1959 BY TRULINE - R.N. BOHLEN ALSO "SURVEY OF CAMP ASPENHURST GREENSBORO, VT" DATED SEPT. 1914 (REVISED SEPT. 1921) BY A.W. AYER

PETER IRWIN, KEITH IRWIN AND JOHN IRWIN
REFER TO:

BOOK 51	PAGE 151	05/23/2013
"	V	452 05/23/1950
"	J	68 09/09/1896

SEE ABOVE REFERENCED PLATS BY TRULINE 1950 AND A.W. AYER SEPT. 1914

-RIGHT-OF-WAY NOTE-

RIGHT-OF-WAY ALONG ASPENHURST ROAD (A PRIVATE ROAD) WAS CONVEYED TO THE FIVE ORIGINAL CAMP LOTS SHOWN ON THE HERON REFERENCED PLAT BY A.W. AYER TO BE USED IN COMMON. THE LANATAS ARE CONVEYING RIGHTS TO THE HOWES FOR USE OF THIS R-O-W IN COMMON WITH THE LANATAS AND OTHER RIGHT-OF-WAY OWNERS.

-CERTIFICATION-

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE BASED ON AND CONSISTENT WITH THE DEED AND PLAT REFERENCES LISTED AS WELL AS EXISTING MONUMENTATION AND OTHER PHYSICAL EVIDENCE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LOUISA MATTSON & JOHN & ELIZABETH HASEN
REFER TO:

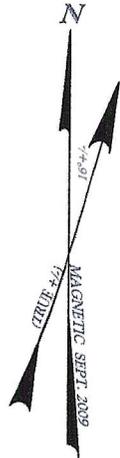
BOOK 50	PAGE 331	12/04/2012
"	V	255 06/09/1958
"	J	83 05/29/1897

SEE ABOVE REFERENCED PLATS BY TRULINE 1959 AND A.W. AYER SEPT. 1914

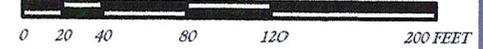
-NOTE-

THE METES AND BOUNDS SHOWN ON THIS PLAT ARE BASED ON A CLOSED ELECTRONIC INSTRUMENT TRAVERSE WITH A DEGREE OF PRECISION OF 1:65,665 OBTAINING A MINIMAL POSITIONAL TOLERANCE OF 0.14 FEET PLUS 1: 5,000.

THE BEARINGS SHOWN ARE BASED ON MAGNETIC NORTH AS OBSERVED AT THE SITE ON SEPTEMBER 8, 2009 AND SERVE ONLY TO DEFINE THE ANGULAR RELATIONSHIP BETWEEN ADJOINING COURSES.



SCALE: 1 INCH = 40 FEET



-LEGEND-

- PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- EDGE OF GRAVEL ROAD
- 5/8" DIA. RECORDED SET
- 5/8" DIA. RECORDED FOUND
- IRON PIPE FOUND
- UTILITY LINE / POLE
- △ UNMARKED POINT

THIS BOUNDARY LINE ADJUSTMENT HAS BEEN GRANTED A VARIANCE BY THE TOWN OF GREENSBORO DRB FOR THE ADJUSTMENT AS SHOWN HEREON.

SURVEY OF PROPOSED BOUNDARY LINE ADJUSTMENT OF PROPERTY BELONGING TO:

MIRIAM O. LANATA

ASPENHURST (PRIVATE RD) GREENSBORO, VERMONT

SCALE:	1 INCH=40 FEET
DATE:	AUGUST, 2015
SURVEYED BY:	LMG
DRAFTED BY:	URP
CHECKED BY:	LMG



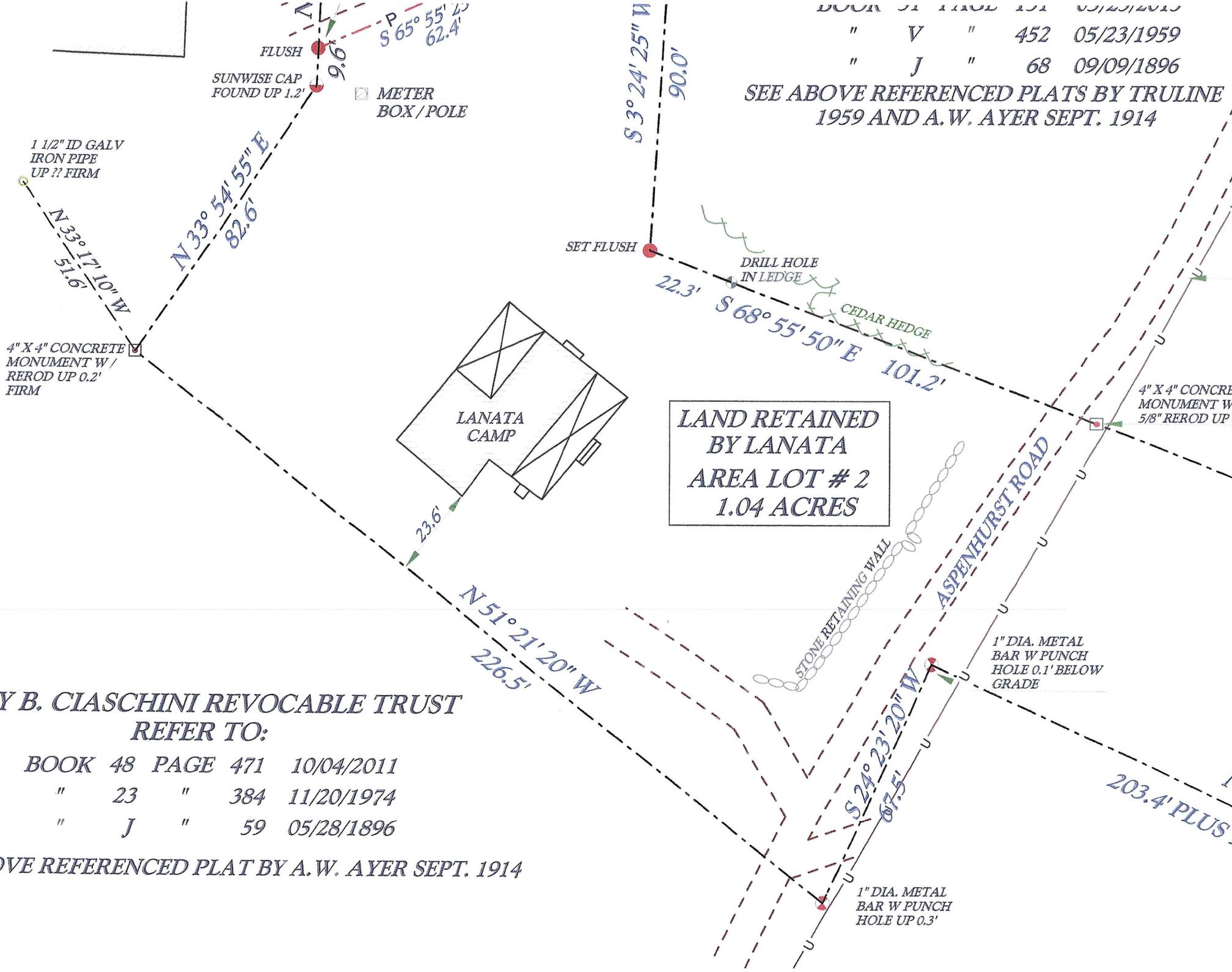
FILE No. A 15 - 457

BOOK 21 PAGE 151 05/23/1913

" V " 452 05/23/1959

" J " 68 09/09/1896

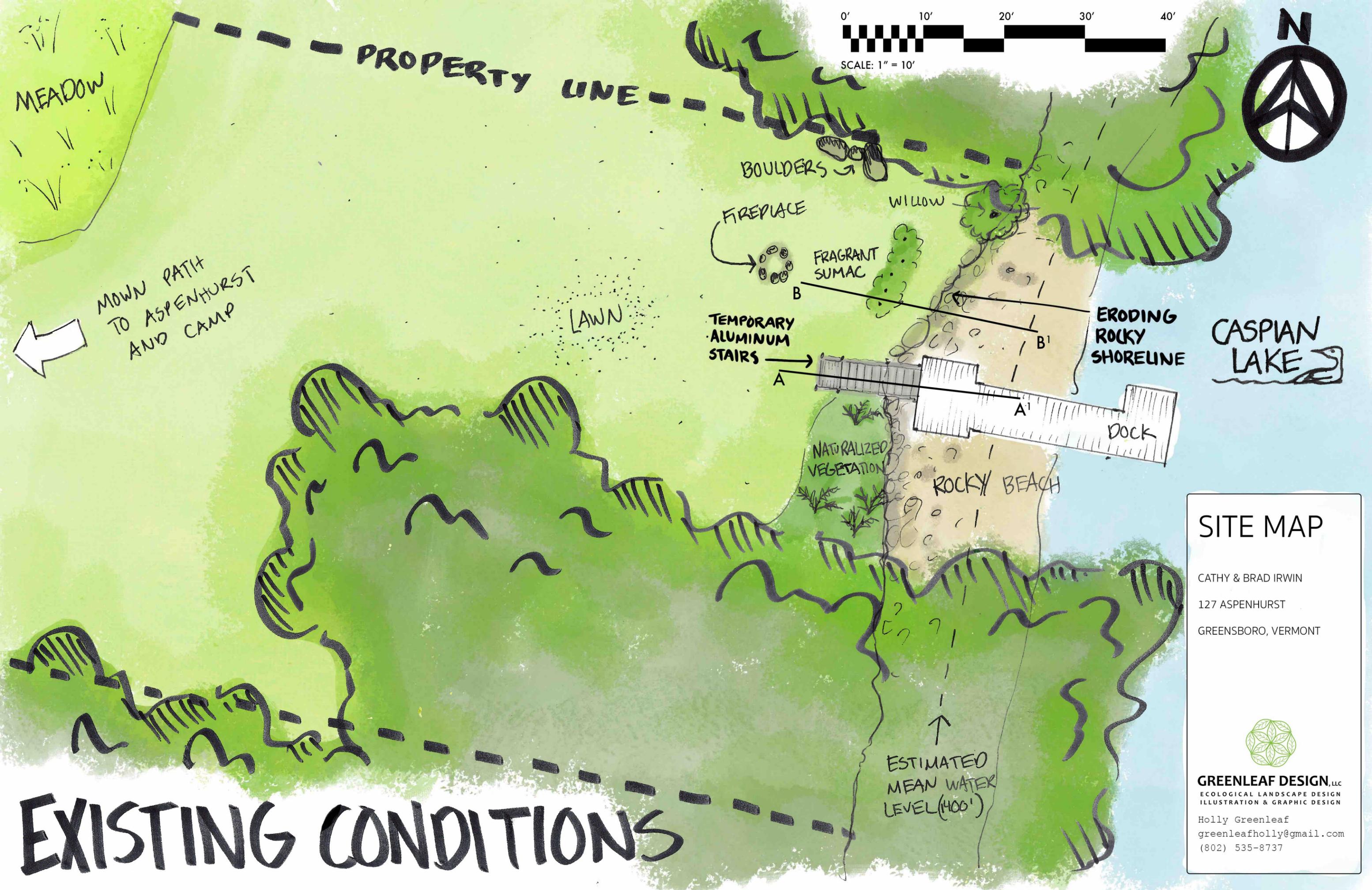
SEE ABOVE REFERENCED PLATS BY TRULINE
1959 AND A. W. AYER SEPT. 1914



RY B. CIASCHINI REVOCABLE TRUST
REFER TO:

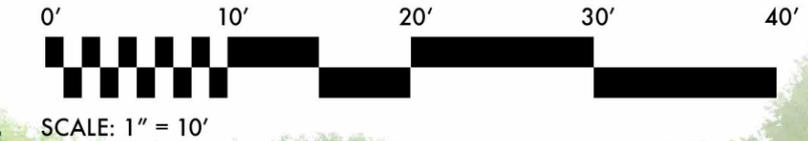
BOOK	48	PAGE	471	10/04/2011
"	23	"	384	11/20/1974
"	J	"	59	05/28/1896

BOVE REFERENCED PLAT BY A. W. AYER SEPT. 1914



MEADOW

PROPERTY LINE



MOWN PATH TO ASPENHURST AND CAMP

LAWN

BOULDERS

FIREPLACE

WILLOW

FRAGRANT SUMAC

TEMPORARY ALUMINUM STAIRS

ERODING ROCKY SHORELINE

CASPIAN LAKE

DOCK

NATURALIZED VEGETATION

ROCKY BEACH

ESTIMATED MEAN WATER LEVEL (406')

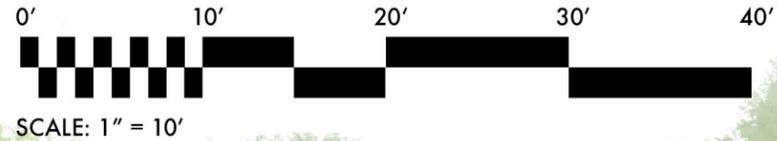
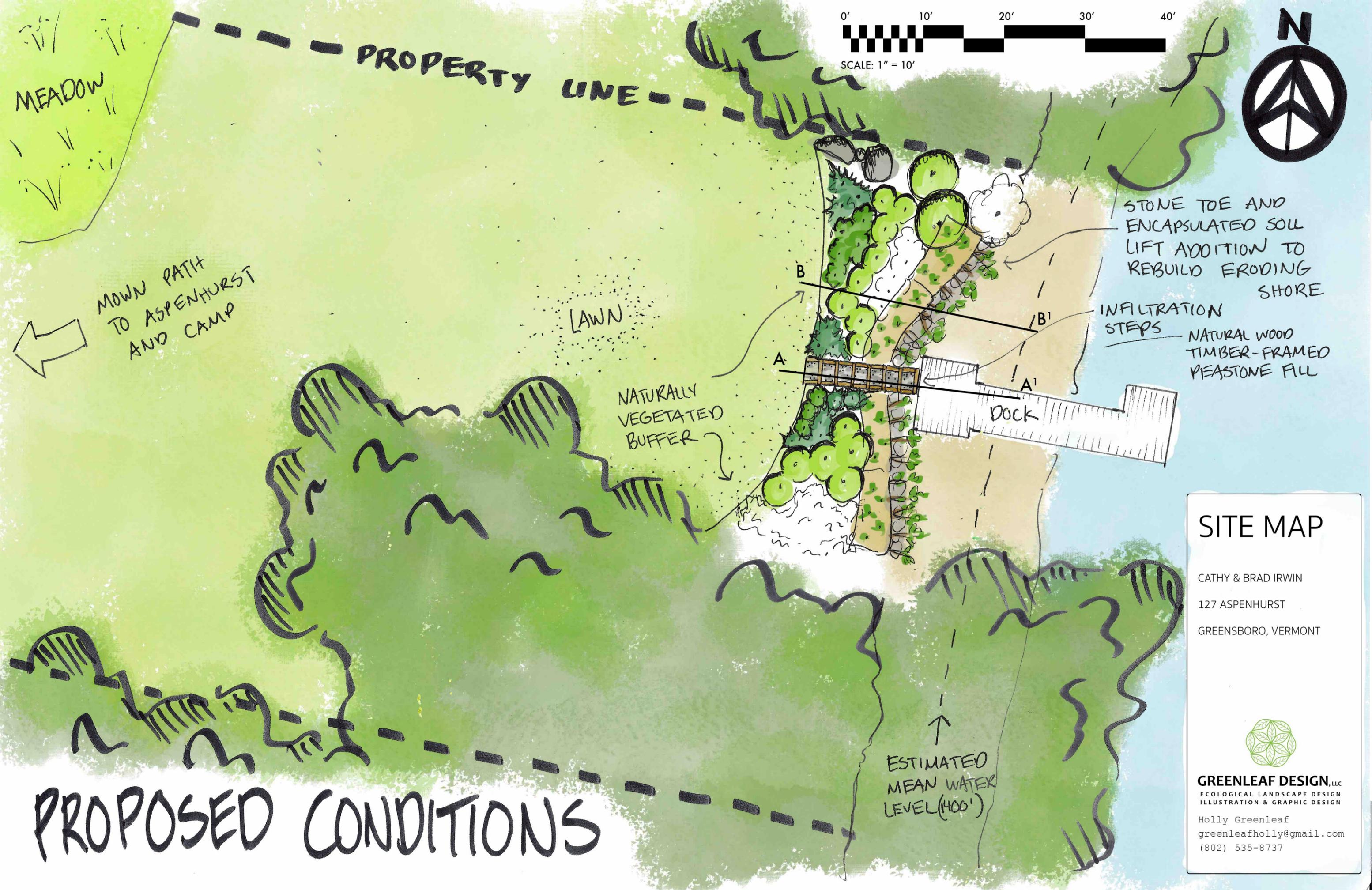
EXISTING CONDITIONS

SITE MAP

CATHY & BRAD IRWIN
 127 ASPENHURST
 GREENSBORO, VERMONT

GREENLEAF DESIGN, LLC
 ECOLOGICAL LANDSCAPE DESIGN
 ILLUSTRATION & GRAPHIC DESIGN

Holly Greenleaf
 greenleafholly@gmail.com
 (802) 535-8737



SCALE: 1" = 10'



PROPERTY LINE

MEADOW

MOWN PATH TO ASPENHURST AND CAMP

LAWN

NATURALLY VEGETATED BUFFER

STONE TOE AND ENCAPSULATED SOIL LIFT ADDITION TO REBUILD ERODING SHORE

INFILTRATION STEPS
NATURAL WOOD
TIMBER-FRAMED
PEASTONE FILL

DOCK

ESTIMATED MEAN WATER LEVEL (406')

PROPOSED CONDITIONS

SITE MAP

CATHY & BRAD IRWIN
127 ASPENHURST
GREENSBORO, VERMONT

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ILLUSTRATION & GRAPHIC DESIGN

Holly Greenleaf
greenleafholly@gmail.com
(802) 535-8737

Proposed Plant List

(22) Native Woody Shrubs - Containers

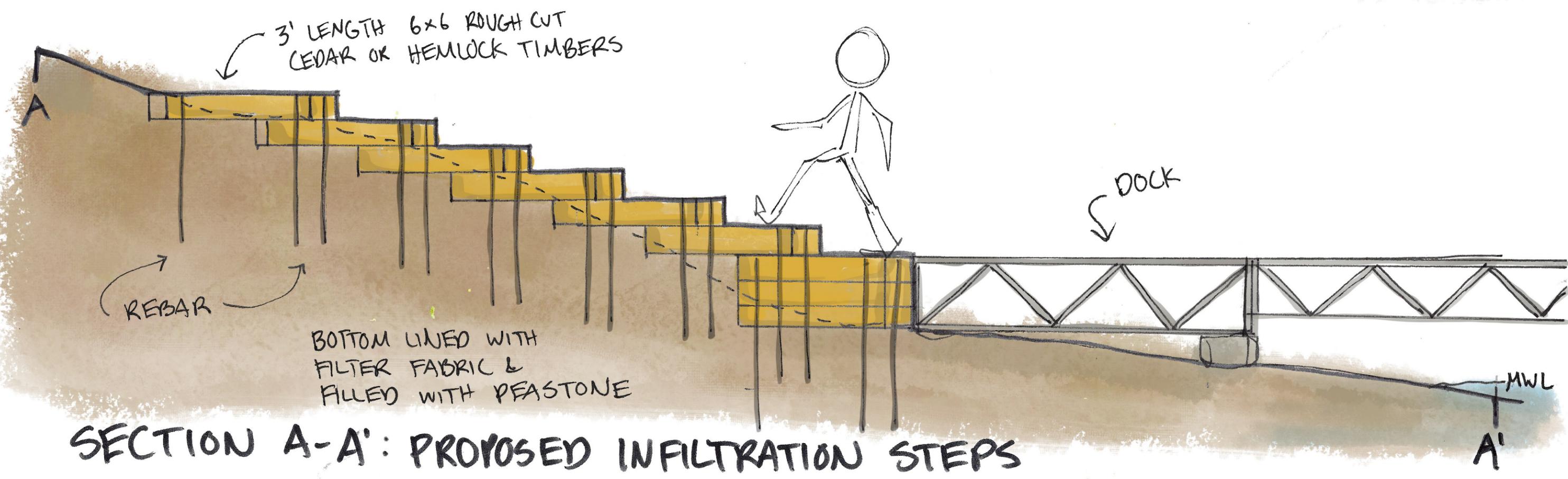
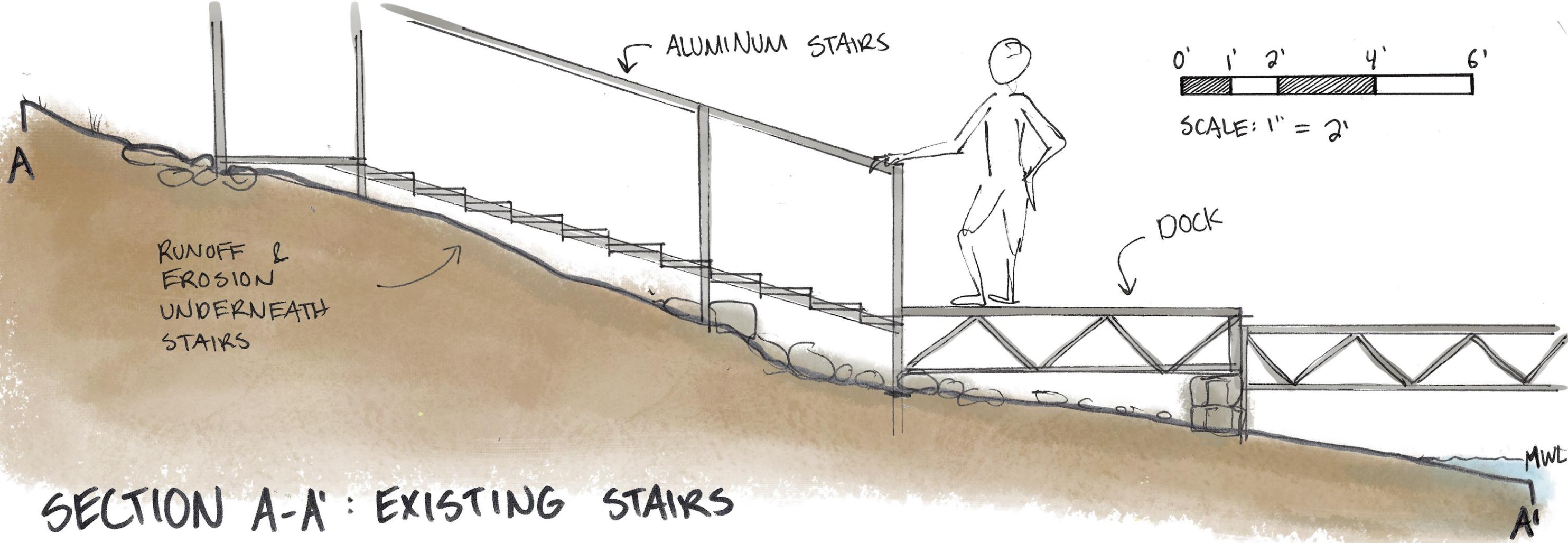
- (16) Low-growing in center to maintain view
 - A. (6) Shrubby Cinquefoil, *Potentilla/Dasiphora fruticosa*
2-3' tall, Yellow flowers throughout summer
 - B. (7) Creeping Juniper, *Juniperus horizontalis*
Low-growing, Blue-green needles
 - C. (3) Fragrant Sumac, *Rhus aromatica* 'Grow Low'
2-3' tall, spreading, low mound, beautiful fall color, fragrant
- (6) Larger shrubs to frame view on sides
 - D. Ninebark, *Physocarpus opulifolius*
5-8' tall, arching habit, white round flowers clusters in spring turn to reddish fruit pods
 - E. Viburnums, *Viburnum cassinoides, acerifolium, dentatum, ...*
4-8' tall, mounding habit, white flower umbels in spring followed by fruits, a range of fall colors

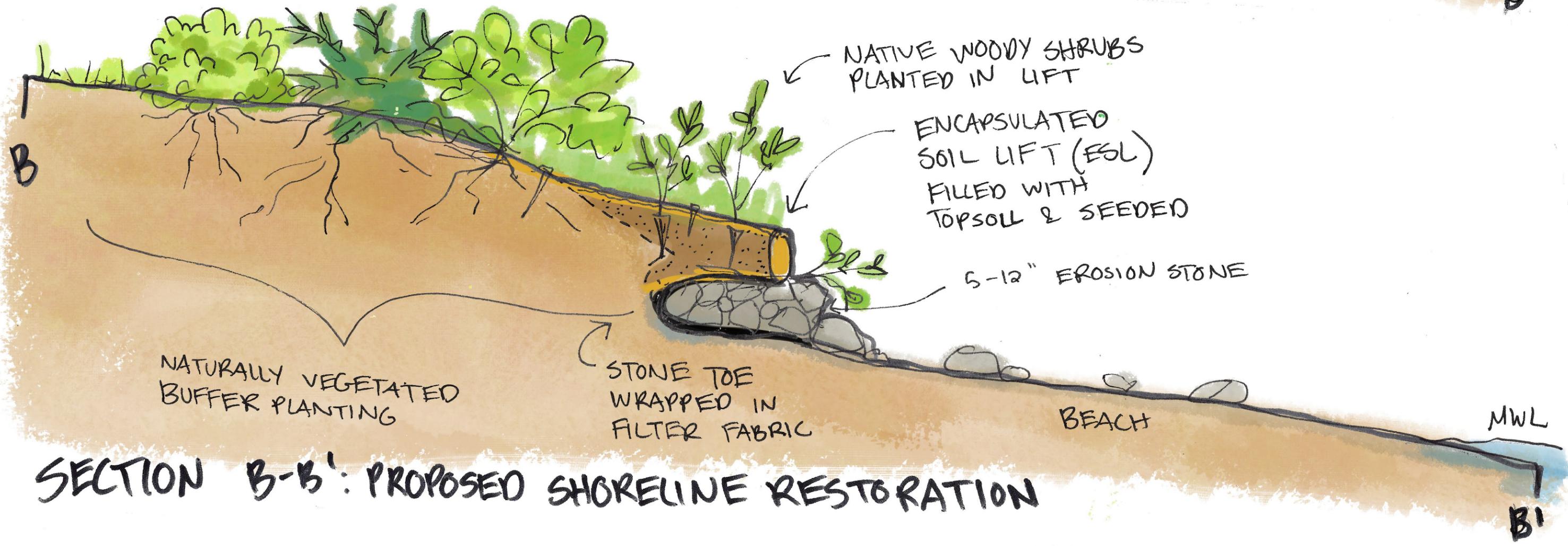
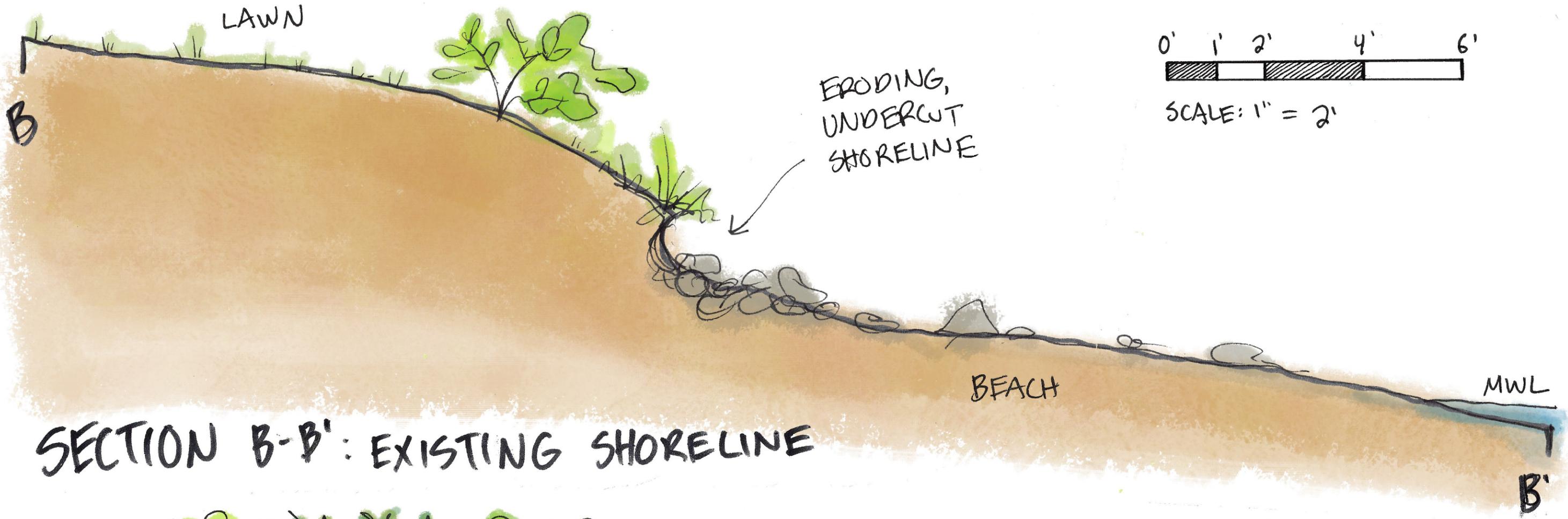


(80) Native Woody Shrubs - Tubestock

- Lakeshore edge species for fast and strong rooting
 - F. (60) Red Osier Dogwood, *Cornus/Swida sericea*
3'+ tall, red stems in winter, white flowers in spring, white fruits in summer/fall, red/yellow fall color
 - G. (20) Shrub Willow, *Salix spp.*
3'+ tall, finely textured foliage







SITE VISIT

June 30th, 2025

GOALS

- Restore shoreland, prevent further erosion
- Improve lake access, replace steps down to dock
- Increase plantings to stabilize shoreland soils
- Beautify shoreland with aesthetic plantings
- Frame view - low-growing plantings in center, larger plants on edges
- Capture upland runoff and infiltrate before entering lake

CONDITIONS

- Lakeshore erosion: high lake waters (waves, ice), upland runoff
- Gully underneath aluminum stairs
- Upland meadow and lawn
- Cobble shore, steep convex slope
- Existing vegetation: Cedar, Willow, Lowbush Honeysuckle, Purple-flowering Raspberry, Birch, Ash, Ferns, Fragrant Sumac (planted)



SITE VISIT

August 27th, 2025



CONCEPT PLAN PERSPECTIVE SKETCH



EXISTING CONDITIONS

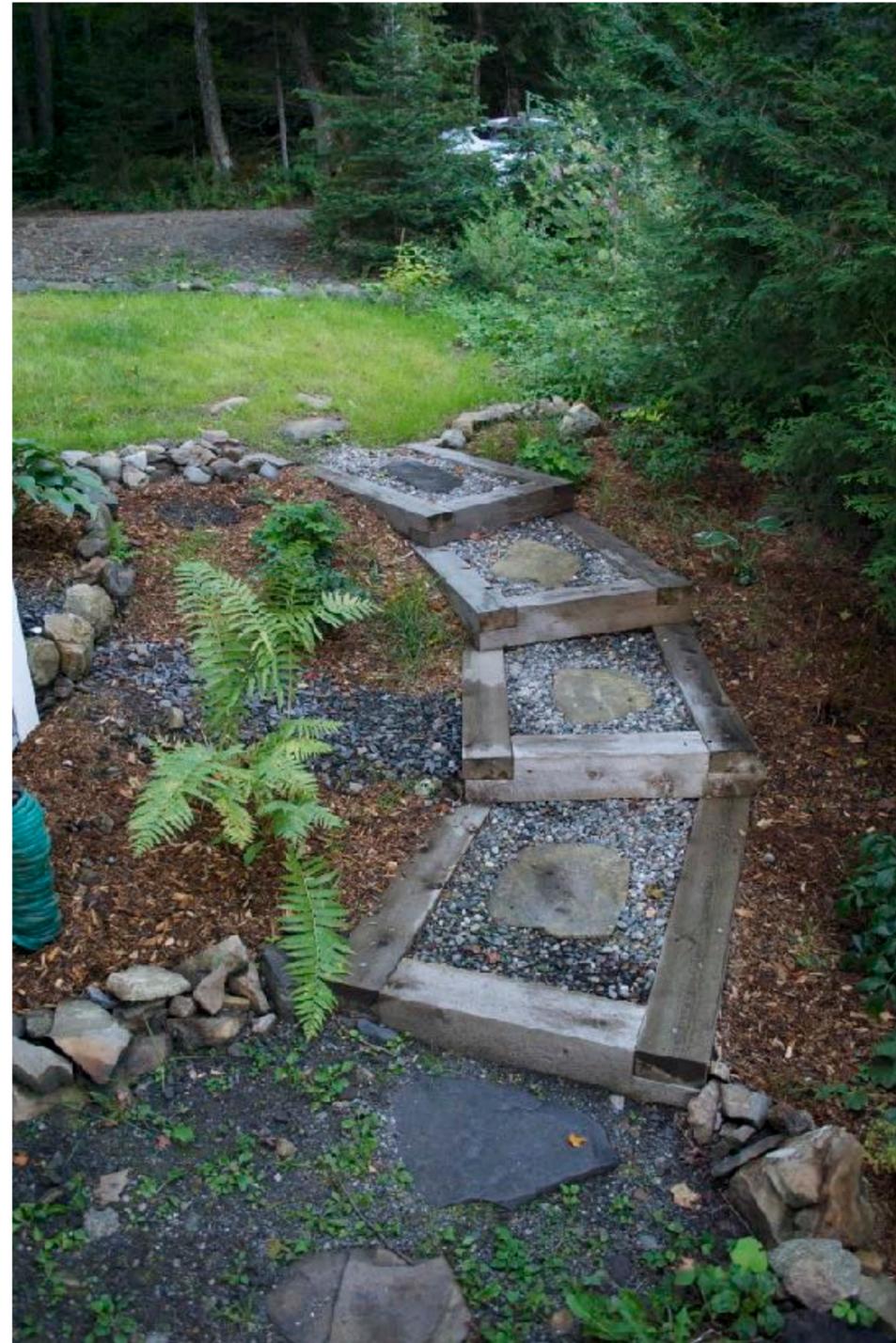


PROPOSED: Timber-framed infiltration steps, rebuilt shoreland with stone toe and erosion control materials (encapsulated soil lifts, erosion control matting) and native woody shrub plantings to stabilize and beautify shoreland. Note: Encapsulated soil lifts will be used across the entire shoreline in the final design (no coconut coir log) for consistency and to prevent future erosion on the left side.

Infiltration Step Precedent Projects



Example: Peastone step filling



Example: Flat stepping stone



Example: Timber construction method

Erosion Control Materials



Example: Encapsulated Soil Lift (ESL) and stone toe (5-12" ledge rock - same size rock we will be using) install above mean water level on Lake Caspian



Example: One layer of ESLs and stone toe built above Mean water level of Lake Caspian



Example: ESLs built into existing bank with stone toe built at Brighton State Park in Island Pond (not completed by Greenleaf Design)