

Conditional Use
Brad and Cathy Irwin
October 6, 2025

To consider a conditional use request for a shoreline restoration project at 127 Aspenhurst.

The application requires a review under the following sections of the Greensboro Zoning Bylaw: §2.7 Shoreland Protection District; §5.4 Conditional Use; §8.7 New Uses and Encroachments Within the Shoreland Buffer Resource Zone (B)1.

Warnings were posted on September 17, 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: John Irwin, Jr., and Brad Irwin; Tim and Nancy Howes Trust; Hasen Trust; Bill Story and Carol Ciaschini-Storey. It was published in the Hardwick Gazette on Wednesday, September 17, 2025.

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

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

Others present in-person: None.

Others present via Zoom: Brad Irwin, Cathy Irwin, Holly Greenleaf, Will Lyman, Christine Armstrong.

Correspondence from interested persons: September 26, 2025: John Hasen, Elizabeth Hasen, Louisa Hasen, 126 Aspenhurst, letter.

During the course of the hearing the following exhibits were submitted: Exhibit #1: Hasen September 26, 2025, letter.

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 p.m. and explained that the Board has two applications for consideration. First, Mr. Lyman has requested a conditional use permit for a proposed boathouse. Second, Mr. and Ms. Irwin, with landscape architect Ms. Greenleaf, has requested a conditional use permit for a shoreline restoration project. Ms. Woodruff explained the process for the quasi-judicial hearing.

After hearing Mr. Lyman's request, Ms. Woodruff began this portion of the hearing at 7:26 p.m. and confirmed that the applicants understood the process of the hearing.

Mr. Irwin said his family bought the cottage at 127 Aspenhurst ten years ago. In that decade, the applicants witnessed the lake front erode. After consulting with LakeWise, the Irwins asked Ms. Greenleaf for her recommendations.

Ms. Greenleaf introduced herself as a landscape designer and screenshared the application. The proposed lakeshore restoration project addresses a few issues. The proposed project will stabilize the shoreline against further damage from high water levels, wave action, and ice push. Currently, water from the upland meadow funnels under the temporary aluminum stairs. The proposed project would replace those stairs with timber-framed infiltration steps to help capture that water. The shoreline to the south and north has naturalized vegetation with a healthy mature forested buffer. A gap in the middle is proposed to be revegetated with native woody shrubs. The project proposes to use encapsulated soil lifts for plants to root in and get established, with a little rock to provide a solid base, and backfilled with soil. Taller rooty shrubs will be installed at either end, with smaller ones in the middle to maintain the view. These were selected for their heartiness and spreading

roots to help stabilize the shoreline more rapidly. Proposed plantings include dogwoods, sumac, viburnum, and ninebark. The infiltration steps will be built into the soil and filled with pea stones. These will be one foot high, two to three feet wide.

Ms. Greenleaf summed the project as addressing water issues from two ends: capturing upland water runoff and allowing it percolate into the ground and, second, buffering the shoreline to better withstand erosion and ice push and prevent further erosion.

The Board thanked Ms. Greenleaf for her impressive plan and thorough presentation. Ms. Greenleaf confirmed that installation would happen the week of October 20, if a permit was granted. Mr. and Ms. Irwin thanked the Board for their time and interest in the project.

At 7:49 p.m., Ms. Woodruff closed the evidence for the Irwin application for a proposed shoreline restoration project. The Board entered executive session at 7:50 p.m. and came out of executive session at 8:17 p.m. and announced their decision.

Findings of Fact:

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

For the proposed Shoreland Buffer re-establishment and bank stabilization 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 shoreland buffer re-establishment and bank stabilization project conforms to the Purposes of the Shoreland Protection District §2.7(B) by:
 - Protecting “*surface water resources*” on Caspian Lake
 - Preserving vegetation and natural cover on the shore of Caspian Lake “*in order to protect surface water resources and prevent pollution*”
 - Recognizing “*the extreme vulnerability of lakeshore properties to erosion*”
 - Preventing “*degradation of water quality*”
 - Preserving “*the undeveloped wooded vegetation views both to and from the lakes and to avoid problems resulting from continued development of the lakeshores which would cause natural and scenic resource degradation.*”
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 1.04 acre lot conforms to the minimum standards.
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. This project proposes to enhance use of the shoreline through adherence to the criteria listed in General Standards, #2, above.

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 existing vegetation will be preserved. The proposed infiltration steps and additional native plantings will stabilize the bank against erosion damage, and increase the shoreline health.

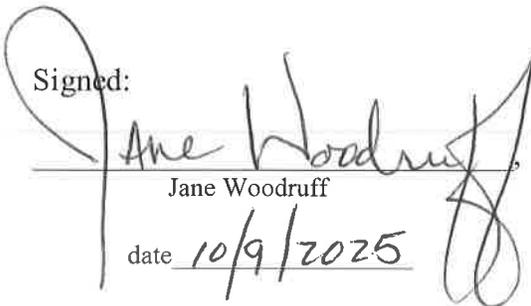
8. In the Shoreland Protection District, the visual impact of man-made development shall be softened by existing vegetation or additional planting of natural vegetation to provide visual breaks to and filtered views of building facades when viewed from the lake or the shoreline during summer leaf-on conditions. The Board determined that no structures on the lot are near the shoreline. The proposed plantings will positively impact the lakeshore.

Decision:

Based on these findings, the Development Review Board voted unanimously (6-0) to approve a Shoreland Buffer re-establishment and bank stabilization project at 127 Aspenhurst.

Conditions:

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

Signed:  , chair
Jane Woodruff
date 10/9/2025

 , clerk
Brett Ann Stanciu
date 10/9/2025

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.

