

Conditional Use
Alexandra Graylin-Frey
137 High Pines
December 2, 2025

To consider a conditional use request to convert an accessory structure to an accessory dwelling unit with storage space at 137 High Pines.

The application requires a review under the following sections of the Greensboro Zoning Bylaw: §2.7 Shoreland Protection District; §4.2 Accessory Dwelling Unit; §5.4 Conditional Use; §8.8 Nonconforming Uses and Structures Within the Shoreland Buffer Resource Zone.

Warnings were posted on November 11, 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: Kimball Iglehart Family Trust; Alice and Robert Perron; William S. Gordon III Trust; William and Linda Nicely; Thomas Woodward Jr Trust of 1994. It was published in the Hardwick Gazette on November 5, 2025.

Development Review Board members present: Jane Woodruff, Lise Armstrong, Tim Brennan, Mike Metcalf, Nat Smith, BJ Gray.

Development Review Board members absent: Wayne Young, Rob Brigham (alternate), Galen Fisher (alternate).

Others present in-person: None.

Others present via Zoom: James Coe.

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 application review at 7:03 p.m. She said the Board will consider a proposal to raze and rebuild an existing barn/garage/carriage house and convert this to an accessory dwelling unit with some storage. The pre-existing nonconforming structure is within 150' of lake and within 20' of Woodward property on the north side. She thanked Mr. Coe for providing large drawings and asked him to explain, as the architect, the proposal for this property.

Mr. Coe said it was nice meeting everyone at the November 22nd site visit. The proposal is to replicate the existing building in footprint and in size. The owners desire a four-season dwelling space but wish to leave the existing cottage in its historic condition. The pre-existing building under consideration is legally nonconforming. The proposal is a change of use from accessory structure to dwelling space. The applicants desire to work in a compliant manner. However, the town water line and Winnimere Lane are to the east. The building can't be relocated, so the

applicants propose to rebuild and maintain the existing nonconformities. The proposal does not exceed the square footage for an accessory dwelling unit. The building will maintain its existing height. Regarding Shoreland Protection District criteria, the lot is relatively flat; vegetation will not be removed; impervious surface will not be increased. Mr. Coe calculated the impervious surface at 20%. The septic system allows for a two-bedroom accessory dwelling unit; only one bedroom is proposed.

Questioning from the Board confirmed that the proposal includes gutters to direct water to rain barrels. Compliance with the wastewater permit was confirmed. The only change to the geography of the existing building is a dormer on the south side. The dormer occurs within the setback zone. Mr. Coe noted that the building encroaches into the water line area. He consulted Mr. Mackin of the Greensboro Water Department. Mr. Mackin confirmed that this rebuild is acceptable as the proposal does not further encroach on the water line. The current height was confirmed at 24'; the rebuild will not exceed that height.

The Board thanked Mr. Coe for his well-prepared materials and clear presentation. Mr. Coe noted the intent is to maintain the current character of the property. At 7:22 p.m., Ms. Woodruff closed the evidence for this application. The Board entered executive session at 7:23 p.m. and came out of executive session at 7:45 p.m. and announced their decision.

Findings of Fact:

Based on the application and testimony, the Development Review Board makes the following findings regarding the proposed accessory dwelling unit:

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 is not applicable.
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 accessory dwelling unit is an allowed use in the Shoreland Protection District and conforms to the character of the area.
3. *traffic on roads and highways in the vicinity.* Traffic will not be incurred by this project.
4. *bylaws and ordinances presently in effect.* This proposed project shall comply with bylaws and ordinances in effect.
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 conforming lot of 2.8 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 pre-existing nonconforming structure. The structure is 141' from the shoreline and 6' from the abutting neighbor to the north. The structure's nonconformity will not increase. All other setbacks are in compliance.

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 proposed accessory dwelling unit will conform with other structures in the vicinity.

5. In each district, uses are given specific criteria. In all cases these criteria will be adhered to. An accessory dwelling unit is an allowed use in the Shoreland Protection District.

6. Noise, air pollution, exterior light, viewshed, and effects on the character of the neighborhood shall be considered. This proposed accessory dwelling unit will not adversely affect these criteria.

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 Board determined this proposed change of use and raze and rebuild does not increase impervious surface. There will be no loss to the buffer resource zone. The lot is relatively flat, so slope is not a factor.

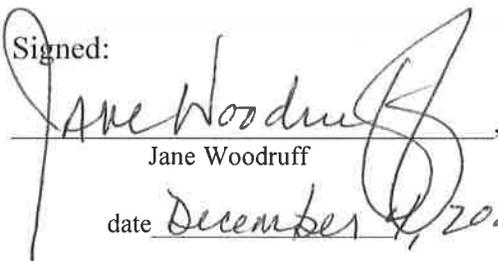
8. In the Shoreland Protection District, the visual impact of man-made development shall be softened by existing vegetation or additional planting of natural vegetation to provide visual breaks to and filtered views of building facades when viewed from the lake or the shoreline during summer leaf-on conditions. The proposed rebuild is located behind a large cottage, white pines, and a maple tree.

Decision:

Based on these findings, the Development Review Board voted (6-0) to raze and rebuild a structure at 137 High Pines.

Conditions:

1. Any and all necessary state and federal permits must be in place.
2. The total habitable living space for the accessory dwelling unit shall not exceed 900SF. The remainder of the structure shall remain as accessory storage space.

Signed:  , chair
Jane Woodruff
date December 4, 2025

 , clerk
Brett Ann Stanciu
date December 4, 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.