

Conditional Use
William Lyman
April 20, 2026

To consider a conditional use request for a new boathouse at 168 Aspenhurst.

The application requires a review under the following sections of the Greensboro Zoning Bylaw: {2.7 Shoreland Protection District; 55.4 Conditional Use; 0.7 New Uses and Encroachments Within the Shoreland Buffer Resource Zone(B)3.

Warnings were posted on February 11, 2026, 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; The Lyman Family Trust; Aspenhurst Point Common Land. It was published in the Hardwick Gazette on Wednesday, February 11, 2026.

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

Others present in-person: Will Lyman.

Others present via Zoom: None.

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 7:02 p.m. and noted that all present Board members attended the Saturday site visit. Ms. Woodruff explained the process for this quasi-judicial hearing and noted that Mr. Lyman's previous application had been denied.

Mr. Lyman thanked the Board for their time tonight and the site visit on Saturday. In the minutes for his October 6, 2025, Development Review Board hearing, the lake setback and water run-off on the berm were cited as concerns. The impermeable surface was not mentioned in the findings of fact but mentioned in the minutes. Mr. Lyman calculated his .64 acre is 27,878.40 square feet; current total impervious surface of his cottage, porch, and shed is 1,807 square feet. The percentage of existing impervious surface on the property is 6.48%. The proposed boathouse has 160 square feet, which would add 1,967 square feet of impervious surface, for a total of 7.05%. The total is significantly under the allowed 15% impervious surface. In the proposed new plan,

gutters eliminate potential destruction of runoff on the ground. A rain barrel with an outlet at the bottom will direct water behind the two berms, away from the lake. This will allow water to seep naturally into the lake, effectively increasing the setback. These calculations and alternations to the original plan address the concerns raised last autumn.

Questioning from the Board confirmed the hose at the bottom of the rain barrel will be kept open so water will continuously flow. Mr. Lyman noted that, if one rain barrel consistently overflows, he would add a second barrel.

The Board inquired about keeping gutters clean of tree debris. Mr. Lyman shared his experience with gutters, including a net over the gutter and foam in the gutter which allows water to flow while holding debris at the top. He resides for the majority of the summer at the cottage and will be able to monitor debris. When he is absent, he employs a local caretaker who could keep the gutters clean.

Further questioning from the Board confirmed that the berm is at least four feet above the lake and does not flood. Discussion revolved around an alternative site for the proposed boathouse. Mr. Lyman noted the proposed location minimizes cutting of trees, avoids placing the boathouse precariously on both berms, and allows for ease to put boats in and out of the proposed boathouse. The current location does not block the cottage or porch view of the lake or sunset. The lake path will be rerouted around the boathouse. Its use will not be hampered.

The Board verified that the proposed structural dimensions are 8x20 feet. With a 9/12 roof pitch, the proposed height will be under 12 feet. Discussion ensued regarding roofing material. Mr. Lyman would prefer cedar shakes over strapping which would hamper rot. Cedar shakes conform to the area's character. No plumbing will be added. The only use will be storage of boats. A temporary electrical line might be strung from the shed; the Board noted electricity is allowed.

In response to questioning, Mr. Lyman noted the proposed location is not a soggy area. Some discussion revolved around water and the marsh garden he planted behind the cottage. Mr. Lyman confirmed his approach to adding a second rain barrel would be to monitor heavy rainstorms and functionality of the rain barrel.

At 7:33 p.m., Ms. Woodruff closed the evidence. Mr. Lyman again thanked the Board for their time and consideration. The Board entered executive session at 7:34 p.m. and came out of executive session at 7:55 p.m. to announce their decision.

Findings of Fact:

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

The Board considered *8.7 New Uses and Encroachments Within the Shoreland Buffer Resource Zone (B)3 and p. 7 Shoreland Protection District.

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 boathouse 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 Board addressed erosion and lake water quality concerns by imposing Conditions 2 and 3 below.
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:

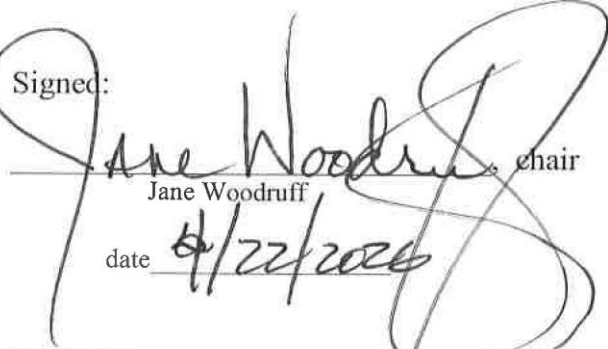
1. The lot must meet the minimum size required for the district unless other standards are given for conditional use lot size in the district. This is a pre-existing nonconforming lot of .64 acre in the Shoreland Protection District.
2. Setbacks will be the same as for other permitted uses unless other standards are given for conditional use setbacks in the district. The proposed project meets all applicable setbacks except for the lake setback. The proposed boathouse is located behind the berm.
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. Boathouses 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. The location is densely shielded by trees.
7. In the Shoreland Protection District, the DRB must find that the district is purposes will be protected through erosion controls, supplemental planting of native species, protection of existing vegetation, and/or other measures. The Board determined that the berm will be protected by the use and monitoring of rain barrels and gutters.
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 this location is well camouflaged.

Decision:

Based on these findings, the Development Review Board voted unanimously (7-0) to allow a new boathouse as is currently proposed at 168 Aspenhurst.

Conditions:

1. Any and all necessary state and federal permits must be in place.
2. At least one rain barrel shall be installed, but an additional rain barrel, or more, shall be installed if water runoff is significant enough to require additional barrels.
3. Gutters as proposed in the application shall be installed and kept clean of debris.

Signed:  chair
Jane Woodruff
date 4/22/2026

 clerk
Brett Ann Stanciu
date 4/22/2026

NOTICE:

This decision may be appealed to the Vermont

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.