

**APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE  
FOR RECONSTRUCTION OR RELOCATION OF NONCONFORMING STRUCTURES  
IN THE SHORELAND PROTECTION DISTRICT  
TOWN OF GREENSBORO  
PO Box 119, Greensboro, VT 05841  
(802) 533-2640 Fax (802) 533-2191  
zoning@greensborovt.org**

**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*.

**Applicant(s):**

Name(s): Michael Perpall , Architect , Cushman Design Group  
 Mailing Address: PO Box 655 , Stowe , VT 05672  
 Telephone(s) Home: \_\_\_\_\_ Work: 802-253-2169 Cell: \_\_\_\_\_  
 E-Mail: mp@cushmandesign.com

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

Name(s): Eric Hostetler and David Lublin  
 Mailing Address: 4214 Thornapple Street , Chevy Chase , MD 20815  
 Telephone(s) Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: 202-302-2086  
 E-Mail: erichostetler@msn.com

**Physical Location of Property (911 address):** 66 Barre Blvd, Greensboro , VT 05841

**Type of Permit:**

Conditional Use  Variance

These permits are in progress, and will be provided when available. Construction will not begin until these are issued.

**Permits Which May Be Necessary:**

State Septic & Potable Water Permits - required prior to approval \_\_\_\_\_

**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.

Site Plan & Site Photos provided

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](#).

Site Plan provided

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](#).

EPSC Plan provided

**Property Description:**

Acreage in lot .39

**(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 100'

Setbacks:	Front <u>50'</u> (to center of road)	Left Side <u>20'</u>
	Right side <u>20'</u>	Rear <u>20'</u>
	Lakeshore <u>50'</u>	Shoreline Frontage <u>121.67'</u>
	Lot Width _____	Lot Depth _____
	Other _____	

Impervious Surface: Existing: 3818 sf Proposed: 3853 sf\*  
\*Increase of Impervious Surface is due to altered route of "Timber Stairway/Walkway".

**Dimensions of Proposed and Existing Buildings:**

<u>Existing:</u>		<u>Proposed:</u> <b>No changes</b>	
Length <u>60'</u>	No. of Stories <u>1</u>	Length _____	No. of Stories _____
Width <u>70'</u>		Width _____	
Height <u>21'</u>		Height _____	

**Lakeshore District Properties, please indicate the total habitable floor area of the dwelling:** 1874 sf  
*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 dwelling

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.) Single family dwelling, full year

**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/waste water system.

Site Plan provided with this information

**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.)

Floor Plans are provided with this information.

The project is a renovation of the existing house, with no additions proposed. No increase in building heights or footprint area are proposed (except for additional exterior wall insulation) for the house, screen porch, or entry porch.

The existing wood pier foundation will be replaced with a new concrete pier foundation. A new roof dormer will be built on the east side of the existing roof of the house. The existing Screen Porch will be removed and rebuilt in its existing size and location. The existing Entry Porch will be removed and rebuilt in its existing size, slightly relocated due to a relocated front door.

If the property is sited within the buffer area of a major water body (within 75' of Caspian or Eligo Lakes, 50' of Horse & Mud Ponds, 100' of Long Pond, or 25' of any river or stream), **please attach a landscape design plan for your project. Include types of plantings, landscape materials to be utilized and size and location of access paths.** *New lawns shall not extend into the buffer.*

Landscape Plan and Planting Plan are provided with this information.

This project proposes no changes to the majority of the existing property, landscaped and lawn areas.

Areas notes as "Stabilized Construction Entrance" and "16' Wide Temporary Access" are temporary for the duration of the construction period, and will be restored and replanted at the end of the project with native species per the Planting Plan.

The "Existing Timber Stairway/Walkway" will be removed and that area will be restored and replanted with native species per the Planting Plan. The "New Timber Stairway/Walkway" is located as close the the existing timber stairway/walkway" as possible, while allowing for the installation of the new septic system sand filter.

All areas disturbed by the removal of existing septic system components and installation of the new septic system components and areas adjacent to the "Bottomless Sand Filter" will also be replanted with native species per the Planting Plan.

No increase to lawn area is proposed.

## Mitigation Measures:

Mitigation is an action required of a shoreland property owner designed to compensate for shoreland buffer lost to impervious surfaces within the Shoreland Protection District.

In circumstances where nonconforming structures are permitted to be expanded or reconstructed within the Shoreland Buffer Resource Zone, the Development Review Board (DRB) shall require the shoreland property owner to create and adhere to an approved mitigation plan.

No expansion is proposed.  
Project is a "modification" not  
a "reconstruction".

Measures which may be included in such a plan are as follows:

- **Buffer Restoration.** Returning mowed or cleared areas to a naturally vegetated state with supplemental planting of appropriate native vegetation in order to restore the lakeshore buffer. **Must be part of the approved mitigation plan.**
- **Rain Gardens.**
- **Implementation of erosion and stormwater runoff controls.** Creating runoff capture and building infiltration structures to prevent stormwater runoff from reaching the lake.
- **Removal of nonconforming or obtrusive accessory structures** within the shoreland setback area.
- **Additional site specific requirements** can be determined by the Development Review Board before final plan approval, based on a review of site conditions and the need for any special buffer area protection or restoration measures.

**Please provide the DRB with your proposed mitigation plan.** Suggestions and descriptions of various mitigation measures are available from the Zoning Administrator or on-line at [www.greensborovt.org/zoning](http://www.greensborovt.org/zoning).

This project proposes no expansion to the existing structures or the amount of existing impervious surface of the property.

### Buffer Restoration:

Areas notes as "Stabilized Construction Entrance" and "16' Wide Temporary Access" are temporary for the duration of the construction period. The "Existing Timber Stairway/Walkway" will be removed. These areas will be restored and replanted with native species per the Planting Plan.

All areas disturbed by the removal of existing septic system components and installation of the new septic system components and areas adjacent to the "Bottomless Sand Filter" will also be replanted with native species per the Planting Plan.

### Additional Site Specific Mitigation:

The existing septic system (located approximately 40' from the Lakeshore) will be removed. The new septic system "Bottomless Sand Filter" will be located approximately 156' from the Lakeshore.

## 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.
- The proposed project will result in no change or minimal changes to the existing conditions of these general standards.

## 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. Landscaping and/or fencing may be required for commercial and industrial uses to provide screening when in the judgment of the DRB such screening is necessary to protect the character of the area affected.
4. Exterior signs shall conform to the following in all districts:
  - (a) No free standing 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.
5. Location on the lot, of structures and service areas shall be compatible with other structures in the area affected.
6. In each district, uses are given specific criteria. In all cases these criteria will be adhered to.
7. Noise, air pollution and effects on the character of the neighborhood shall be considered."

(Page 36 in the Greensboro Zoning By-Laws).

### Project Narrative: (for DRB presentation)

This project is a "modification" of an existing house. No increase in building heights or footprint area are proposed (except for additional exterior wall insulation\*) for the house, screen porch, or entry porch.

The existing house will be fully renovated on the interior, with exterior window and door relocations. The existing wood pier foundation will be replaced with a new concrete pier foundation. A new roof dormer will be built on the east side of the existing roof of the house. The existing Screen Porch will be removed and rebuilt in its existing size and location. The existing Entry Porch will be removed and rebuilt in its existing size, slightly relocated due to a relocated front door.

The existing septic system will be removed and replaced.

The existing "Existing Timber Stairway/Walkway" will be rebuilt adjacent to its existing location.

All existing site areas that are disturbed by construction activity will be restored and replanted with native species.

\*Section 3.8(A)6 of the Greensboro Zoning Bylaws allow for the "expansion of a nonconforming structure for the sole purpose of compliance with mandated... energy codes".

## **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-Laws).

**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.**

No variance is being requested.

**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) [Signature] Date 3/31/26

Signature of Landowner(s) [Signatures] Date 4/1/26  
*(All landowners must sign)*

**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)751-0130.**

**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)