

Conditional Use
Hostetler and Lublin
May 4, 2026

To consider a Conditional Use request to substantially alter a summer cottage at 66 Barre Boulevard.

The application requires a review under the following sections of the Greensboro Zoning Bylaws: §2.7 Shoreland Protection District; §3.8 Nonconformities; §8.8 Nonconforming Uses and Structures within the Shoreland Resource Zone (A) 3; §5.4 Conditional Use.

Warnings were posted on April 16, 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, the homeowners, and the following abutters and neighboring property owners: Notis-McConarty; Gregory and Mary McHugo; Newhouse Family Trust. It was published in the Hardwick Gazette on Wednesday, April 8, 2026.

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

Development Review Board members absent: Galen Fisher (alternate).

Others present: Michael Perpall, Kathy Newhouse, Eric Hostetler, John Grenier.

Others present via Zoom: Rusty Newhouse, Sarah Hennigan, David Lublin, Milford Cushman.

Correspondence from interested persons: None.

During the course of the hearing the following exhibits were submitted: None.

The hearing was in person and conducted by electronic communication (ZOOM).

Summary of Discussion:

Ms. Woodruff, chair, began the hearing at 7:00 p.m. She noted the application under consideration is for substantial renovations to a summer cottage on Barre Boulevard.

Mr. Hostetler said his family has owned the summer camp at 66 Barre Boulevard for over 50 years. He has spent summers at the camp since he was a child and appreciates the area's tranquility and Caspian Lake. These elements make Greensboro special. Approaching retirement, Mr. Hostetler and Mr. Lublin intend to use and enjoy the camp beyond the summer season. The renovation plan does not alter the footprint and retains the character of the camp within the neighborhood. He noted the replacement wastewater system will be far superior to the current system. The replacement system, designed by John Grenier, will be moved away from the lake. Mr. Hostetler thanked the Board for their time.

Mr. Perpall, the homeowners' architect, referred to the submitted drawings. Photographs illustrate the existing one-story camp, built on wooden piers. The existing shape of the dwelling will be essentially the same. There will be no addition. The photographs illustrate a densely vegetative site. A plan for replanting after construction has been included. The wooden walkway to the cottage will be removed to create a temporary construction access area. After the

construction, the walkway will be rebuilt in a slightly different location to accommodate the relocated septic system. To accommodate construction access, trees will be cut near the parking area and to the northern side of the house. After construction, trees will be replanted.

The current septic system is buried approximately 20-25' from the lake. The old system will be removed. A new tank will be installed, and effluent will be pumped uphill away from the lake. A sand filter will be installed adjacent to the street. The filter's four corners were marked for the site visit. Plants will be installed around the sand filter. The current parking area is irregular. Additional material will be added to stabilize it and prevent erosion. Property on each side has a well protection zone. This, coupled with the lake setback, dictated the location of the proposed septic system. Cedar and birch trees will be planted. After the construction, the Sisters of Nature botanist team will choose additional native plants, specific to each location of the property.

The project proposes a complete renovation with new windows, roof, and shiplap siding. The screened porch is in such advanced deterioration that it requires a complete rebuild in its current footprint and height. The small entry way will also be rebuilt in the same dimensions. Underneath the camp, the wooden piers will be replaced with concrete piers. Floor joists will be installed. Two concrete vaults will be installed below the house as utility space for the heating and air conditioning units. An additional structural layer of plywood will be installed on the exterior of the dwelling with two inches of insulation for energy efficiency. The structure's exterior surface will increase by three inches. Facing the lake, a shed dormer will be added with no increase in roof height. The proposed dormer is beyond the 50' lake setback. The dormer is the only change to the shape of the camp. The masonry chimney will be removed. A new chimney will be constructed in a different location with no increase in height.

Mr. Perpall noted that §8.8 Nonconforming Uses and Structures within the Shoreland Resource Zone permits alternations within nonconforming structures. The project is designed within the parameters of what the zoning bylaw permits. The project will retain the character of the cottage and upgrade the structure for winterization, stabilize the dwelling with lumber and support, and provide a needed renovation.

Mr. Grenier described his erosion control plan. The limits of disturbance will be delineated. All construction will transpire within that envelope. No tree cutting or stacking of lumber will be permitted outside that perimeter. A double-layer silt fence will be installed and checked every day. Access will be controlled through a single entry. Vehicles will drive over a large stone bed to prevent debris from entering the area. All vehicles and lifts will remain within the area. The proposed project does not have a significant amount of site work. Directional boring will be used for the water line to the lake. The silt fence will remain in place until new grass has been established for a few months.

Questions from the Board revealed that there are no current or proposed perimeter drains. Wood and stone drips will be used. Roofing material will be either asphalt or metal. The proposed infiltration drip edge will slow down water run-off and prevent erosion. The current asbestos siding will be properly removed and disposed of. Rain gardens were suggested. It was confirmed that the replacement chimney will not increase in height. The Board expressed appreciation for

the detailed drawings, clear explanation at the site visit and hearing, and for retaining the cottage's original character.

Ms. Newhouse inquired about tree cutting between the camp and her dwelling. Mr. Perpall confirmed that there is a 20' current buffer zone of trees between the two dwellings. 10' beside the applicants' camp will be removed for construction access. After construction, these trees will be replaced. In response to Ms. Newhouse's inquiry about drainage, Mr. Grenier replied the current swale around the north edge will be re-established and planted with trees. The parking area will be slightly raised, so water run-off can be slowed and allowed to infiltrate in the applicants' lawn area and through the applicants' woods. There is no intention to divert water onto adjoining properties.

Mr. Newhouse inquired about repairing area roads after possible damage from heavy construction vehicles. Mr. Perpall said there are no current plans; this could be imposed as a condition, and the applicants would adhere. Mr. Hostetler noted he would work with area homeowners to repair the roads if necessary.

In response to Mr. Newhouse's inquiry about replanting, Mr. Cushman, president of Cushman Design Group, the firm overseeing the project, noted there is a comprehensive planting plan in the application which includes trees and plants of varying heights. These serve different purposes for a healthy ecosystem on the property. Mr. Perpall informed abutting landowner Ms. Newhouse that construction will not begin until after Labor Day. Work will proceed all winter. The process is anticipated to require 10-14 months. The messiest work will transpire at the beginning.

At 7:49 p.m., Mr. Hostetler, Mr. Perpall, and Mr. Grenier thanked the Board for their time. The Board expressed appreciation for the thorough plan, drawings, and presentation. At 7:51 p.m., the Board entered executive session. The Board 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:

The Board considered §2.7 Shoreland Protection District; §3.8 Nonconformities; §8.8 Nonconforming Uses and Structures within the Shoreland Resource Zone (A) 3; §5.4 Conditional Use.

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 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.* Aesthetically, the proposed project does not change the existing structure.

3. *Traffic and roads 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 .39 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 existing dwelling does not meet side or lake setbacks. No further encroachment is proposed.

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 a compatible lakeside cottage.

5. *In each district, uses are given specific criteria. In all cases these criteria will be adhered to.* Single family dwellings 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 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 Board determined that sufficient erosion controls have been provided by the Grenier plan. A robust planting plan is included.

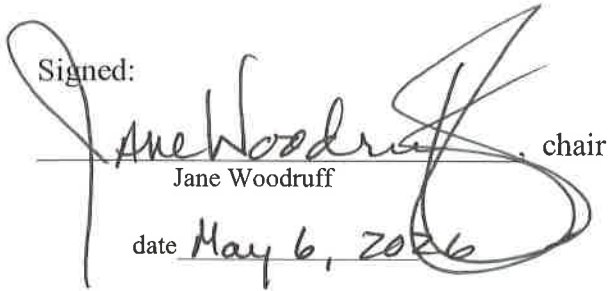
8. *In the Shoreland Protection District, the visual impact of man-made development shall be softened by existing vegetation or additional planting of natural vegetation to provide visual breaks to and filtered views of building facades when viewed from the lake or the shoreline during summer leaf-on conditions.* The Board determined the existing cedar trees along the shoreline will remain in place.

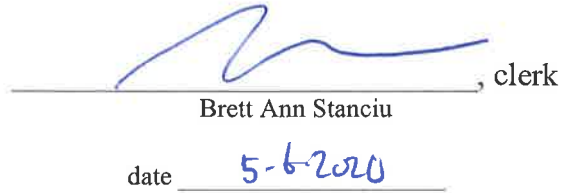
Decision:

Based on these findings, the Development Review Board voted unanimously (8-0) to allow a substantial alteration of the cottage at 66 Barre Boulevard.

Conditions:

1. Any and all necessary state and federal permits must be in place.
2. The applicants shall comply with the replanting plan as submitted.
3. Upon completion, the neighborhood access roads will be returned to a pre-construction condition.
4. Regardless of roofing material choice, adequate provisions shall be taken to diminish any run-off from the roof.

Signed:  chair
Jane Woodruff
date May 6, 2020

 clerk
Brett Ann Stanciu
date 5-6-2020

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.

