

Conditional Use
ML Heath
780 Lake Road
July 1, 2026

To consider a conditional use request to convert a nonconforming single-family dwelling to a duplex at 780 Lake Road.

The application requires a review under the following sections of the Greensboro Zoning Bylaw: §2.6 Resource District; §3.8 Nonconformities (A)2; §5.4 Conditional Use.

Warnings were posted on June 10, 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, to Peter Raymond, and the following abutters and neighboring property owners: James Whitby and Barb Patterson; Harry Miller and Jean Dutton; Alison McKnight; Daniel Solomon; Eric Lapoint; Paul and Christopher Carrick; Zed Fatka; Margot Mellet and Kurtis Life Estate. It was published in the Hardwick Gazette on Wednesday, June 10, 2026.

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

Development Review Board members absent: Nat Smith, Wayne Young, Rob Brigham (alternate).

Others present in-person: Eric Lapoint, Cliff Lapoint, Karen Lapoint, Mary Parker, Dede Stabler.

Others present via Zoom: Peter Raymond, Ana Lapoint, Christine Armstrong.

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 hearing at 7 p.m. Ms. Woodruff explained the process for the hearing and that two applications will be considered. The first application proposes to convert a single-family farmhouse on the east side of Eligo into a duplex. The dwelling is in the Resource District, and a duplex requires a Conditional Use permit. Mr. Raymond, who represents the applicants, attended via Zoom.

Mr. Eric Lapoint said his family has been working on the farmhouse for some time. The current proposal is for two one-bedroom apartments. A stairwell will be constructed for access to the second-floor apartment and to the basement. The stairwell will meet the road setback. The intention is to rent to professionals or a family. The renovation will include sound-dampening board and baseboard heating. The current septic is functional and will be replaced when required. The wastewater permit has been approved by the state; Patrick Larsen is the consultant. The property has more than adequate parking. The intention is to have happy renters.

Ms. Lapoint added that she doesn't think there's enough rentals in the area. These will be nice apartments with responsible owners. Mr. Eric Lapoint lives on an adjacent property and will serve as the maintenance team. Mr. Cliff Lapoint noted the stairwell is as small as practical and meets the 50' road setback.

Ms. Woodruff noted that a two-family dwelling is a Conditional Use in the Resource District. Questioning from the Board confirmed that each apartment will have one bedroom. Mr. Eric Lapoint noted that a connector between the house and barn was removed a number of years ago which had a third bedroom. The wastewater permit is for a three-bedroom dwelling. Mr. Raymond added that the state accepts the current system, and this information is in the application. Questioning from the Board confirmed that at least two parking spaces will be

available for each apartment. The Board thanked the applicants for the detailed and clear drawings and application materials.

Ms. Ana Lapoint said the goal is to bring more living space into the community. Mr. Raymond and Mr. Eric Lapoint thanked the Board. Ms. Woodruff closed the evidence for this portion of the hearing at 7:22 p.m.

The Board then considered a Variance request from Ms. Parker. 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 made the following findings: for the proposed conversion of a nonconforming single-family dwelling to a duplex project in the Resource District, the Board considered §2.6 Resource District and §3.8 Nonconformities(A)2 and determined the following findings:

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.* The proposed project addresses increased housing which is a stated need in the Town Plan.
3. *traffic on roads and highways in the vicinity.* The proposed project does not include a significant increase in traffic.
4. *bylaws and ordinances presently in effect.* The proposed project will not adversely 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 8.33 acres.
2. *Setbacks will be the same as for other permitted uses unless other standards are given for conditional use setbacks in the district.* A pre-existing nonconforming structure, the single-family dwelling does not conform to the 50' road setback. All other setbacks are met.
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 structure is an old farmhouse which is compatible with the area. The historic character will be preserved.
5. *In each district, uses are given specific criteria. In all cases these criteria will be adhered to.* A duplex is a Conditional Use in the Resource 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 duplex.
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.* This is not applicable.
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. This is not applicable.

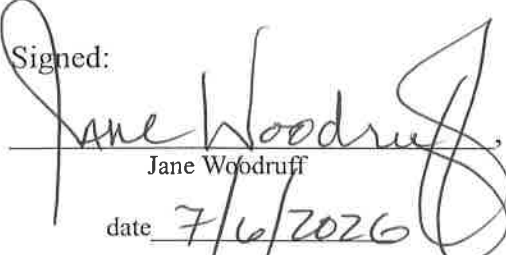
(D) A multiunit dwelling project consisting of four or fewer units located in a district allowing multiunit dwellings may not be denied solely due to an undue adverse effect on the character of the area affected.

Decision:

Based on these findings, the Development Review Board voted unanimously (6-0) to change the use from a single-family dwelling to two one-bedroom units at 780 Lake Road.

Conditions:

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

Signed:  chair
Jane Woodruff
date 7/6/2026

 clerk
Brett Ann Stanciu
date 7-6-2026

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.