

Conditional Use
Matt Day
August 5, 2026

To consider a conditional use request to construct a new boathouse at 246 Blacks Point.

The application requires a review under the following sections of the Greensboro Zoning Bylaw: §2.7 Shoreland Protection District; §5.4 Conditional Use; §8.7 New Uses and Encroachments Within the Shoreland Buffer Resource Zone(B)3.

Warnings were posted on July 15, 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: Edward M. Giles Trust; Carolyn Norris-Baker; Robert and Susan Kasten. It was published in the Hardwick Gazette on Wednesday, July 15, 2026.

Development Review Board members present: Jane Woodruff, Wayne Young, Lise Armstrong, Nat Smith, Mike Metcalf, Galen Fisher (alternate).

Development Review Board members absent: Tim Brennan, BJ Gray, Rob Brigham (alternate).

Others present in-person: None.

Others present via Zoom: Frank Baker, Lyn Norris-Baker, Matt Day, Janet Patterson.

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 7:01 p.m. She noted the Board had convened to consider the application under the provisions of the bylaw for Mr. Day to construct a new boathouse on his family property at 246 Blacks Point. Board members attended a site visit on Saturday, August 1. Ms. Woodruff and Ms. Stanciu made a previous site visit. Ms. Woodruff explained the process of the quasi-judicial hearing.

Mr. Day said he and his brother spent summers in Greensboro and now have young children to continue this family tradition. A boathouse would enhance their use of the fairly small parcel. Every possible location had been considered for the proposed boathouse location, with consideration for the intent of the bylaw and care for the lake. Mr. Day shared his screen and application. The proposed boathouse is 16' by 20', with a height of 14'. The roof is a lean-to shed style, and water will run off the back. Gutters will be used to direct water to a drainage trench of gravel at the rear. This will allow water to permeate into the ground, not just run into

the lake. Mr. Day calculated the 13.2% slope with Google Earth, then confirmed this with a 20' board and rise over run calculations. The boathouse angle is proposed to be towards the Days' dock, not towards the neighbors' dock, and conforms to the shape of the property. In the application, trees which will be removed were identified by Tracy St. Louis. The largest is compromised and beginning to lean. It will need to be removed to prevent falling on healthy cedar and the Norris-Baker dock. Overall, the lot is very wooded. The family values privacy. A photo included in the application shows the thickly wooded property from the lake. Visibility is not desired.

Questioning from the Board confirmed dimensions of the proposed boathouse are 320SF. The distance from the lake is 10' to 12' at one end. The boathouse is angled, so the other corner is 16' from the lake. The Board confirmed the roof will be green standing seam metal with a drip edge and a gutter system that will funnel water into an infiltration ditch. Electricity will be used. Windows will be included on the lake and on the Day side, not the neighbors' side. The boathouse location will be not exactly parallel to the shoreline. The stakes seen at the site visit are accurate. The proposed storage section of the boathouse will be used for paddles, life preservers, fishing gear, swimming suits, and related items. An engineer did not confirm the slope. Some discussion revolved around mitigation. Mr. Day noted that hundreds of saplings grow all over the property. Mr. Day is familiar with the bylaw and is confident that the property is well-mitigated. Further discussion confirmed that the plan proposes two doorways: a sliding barn-style door at the front and a second in the side. Stairs will be required. Mr. Day noted that he understands 48" steps are allowable to get boats safely in and out. Mr. Day anticipates building the proposed boathouse next summer, depending on his family's schedule.

The public had no questions or statements.

At 7:27 p.m., Ms. Woodruff closed the evidence. Mr. Day thanked the Board for their time. The Board entered executive session at 7:28 p.m. and came out of executive session at 7:45 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 §2.7 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 noted every tax lot is entitled to a boathouse.
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 .86 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.* The proposed boathouse is compatible with area structures.

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 boathouse. The location is densely shielded by trees.

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 the shed roof design and the drainage plan will protect against erosion.

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.

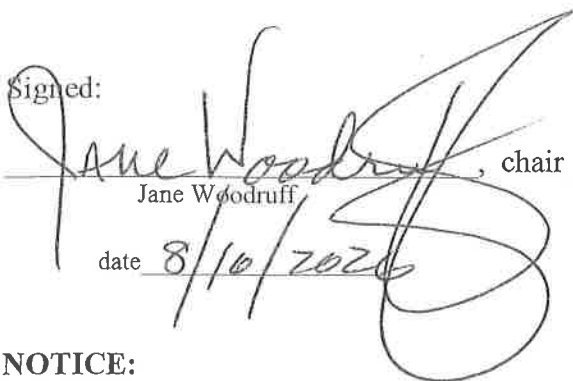
Decision:

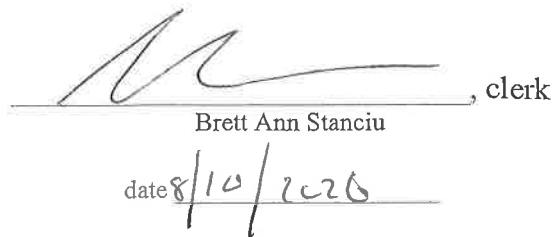
Based on these findings, the Development Review Board voted (4-2) to allow a new boathouse as is proposed at 246 Blacks Point. Ms. Armstrong and Mr. Fisher voted nay.

Conditions:

1. Any and all necessary state and federal permits must be in place.
2. A silt fence shall be installed prior to construction and remain in place until construction is completed.
3. Gutters shall be installed as described in the application to capture water from the boathouse's roof and drain into a 12" deep gravel infiltration ditch along the rear of the boathouse.
4. Upon completion, the applicant shall notify the Zoning Administrator. The Zoning Administrator shall confirm that the boathouse conforms to the plan as delineated in the application.

Signed:

 , chair
Jane Woodruff
date 8/10/2026

 , clerk
Brett Ann Stanciu
date 8/10/2026

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.