

APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE
TOWN OF GREENSBORO
PO Box 119, Greensboro, VT 05841
(802) 533-2640 Fax (802) 533-2191
zoning@greenborovt.gov

FOR ADMINISTRATIVE USE ONLY

Application Number: 2026-024 Tax Map Number 20-00-33
Zoning District Shoreland Protection District
Date Application Received 9/22/2026 Fee Paid \$ 265⁰⁰ 9/22/2026 #4717
Reason for Seeking Conditional Use Permit or Variance:
2.7 Shoreland Protection District; 5.4 Conditional Use; 8.7 New Uses (B) 4
Ⓢ Shoreland well rebuilt.

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* according to the attached fee schedule.

Applicant(s):

Name(s): Stephen L Ferber
Mailing Address: PO BOX 1085 LYNDONVILLE, VT 05851
Telephone(s) Home: _____ Work: _____ Cell: 802 323-8281
E-Mail: slf@vtlink.net

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

Name(s): Cornelia V. H. Potter Trust
Mailing Address: 22 Pleasant St, Arlington, MA 02476
Telephone(s) Home: _____ Work: _____ Cell: 617-999-3202
E-Mail: potter.diana@gmail.com

Physical Location of Property (911 address):

79 VAN HOOK Road, Greensboro

Type of Permit:

☒ Conditional Use ☐ Variance

Other Permits Which May Be Necessary:

- ☐ State Septic Permits - required prior to approval _____
☐ State Potable Water Supply Permits - required prior to approval _____
☐ All utilities and DigSafe approval _____
☐ Curb Cut - requires a separate application - necessary if a new driveway must be installed.
[] Applied (date) _____ [X] Not required

Property Description:

Acreage in lot one

(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).

⑤ setbacks not applicable to a shoreline project.

Dimensions of Proposed and Existing Buildings:

Existing:

Length _____ No. of Stories _____

Width _____

Height _____

Proposed:

Length _____ No. of Stories _____

Width _____

Height _____

Lakeshore District Properties, please indicate the total habitable floor area of the dwelling: _____

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.") Cottage - Seasonal

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.) _____

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/waster water system.
5. Names of adjoining landowners.

} see maps

NICHOLAS GUNTHER

CHIP STONE + SUSIE ATWOOD

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) Stephen L Ferber Date 9/20/26

Signature of Landowner(s) Diana Polt, trustee Date 9/18/26

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) 751-0127.

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☐ Approved	☐ Denied
☒ Referred to the Development Review Board	
Date <u>9/23/2026</u>	Signature <u>[Signature]</u>
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) _____	