



CIRCUS SMIRKUS

2013-022

Circus Smirkus
Application to: Town Of Greensboro
For: Circus Smirkus Summer Camp
May 16, 2013

The following overview outlines the Circus Smirkus plan for constructing and operating a residential summer camp at 421 and 409 Breezy Way in Greensboro Vermont.

Background

Circus Smirkus operates three programs. Hopefully you are all familiar with our flagship program, the Big Top Tour. We bring together 30 talented kids from all over the world, rehearse for three weeks and then send them out as Greensboro ambassadors to do 70 shows in seven weeks in 17 towns around New England. If you haven't seen the show, come see me this summer. I'll put you in seats where the clowns *don't* throw water.

Our second program is our artist-in-residency program. We send our coaches into the school systems to work with teachers to turn the classroom into a circus and circus into a classroom. Smirkus is on public record as saying that if this project goes through, Smirkus will provide the local school with a free one-week residency every year. It's just the neighborly thing to do.

Our third program, and the focus of this project, is Smirkus Camp. Every summer we conduct a traditional, residential sleep-away camp where budding circus performers can learn the ropes and form lifetime friendships. It is enormously popular. We currently have a total of 450 campers over nine weeks (48-72 per week). For the last two years we have sold out in less than a month of opening registration and had to turn away hundreds of disappointed campers.

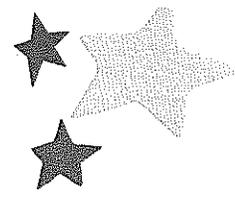
Smirkus camp has had several homes including Sterling College, Lyndon Institute and this summer at Burke Mountain Academy. Renting our facility has the obvious benefits, but it has two main disadvantages. The schools set the schedule and when they schedule their own programs they invariably make our season shorter and shorter. This impacts both our mission and our finances. Second, we are at the mercy of the landlord. Facilities invariably want to make all their repairs right in the middle of our programs. If they need to conduct an anniversary alumni event, or special recognition event, we have to accommodate that. Both of these situations have happened before with dramatic impact on our programs.

Our solution is to construct our own camp. Owning our own facility will allow us to dictate our own schedule, which in turn allows us to add as many as 200 campers over the course of the summer. This is a significant increase of our mission delivery – allowing 200 more kids to explore their potential through circus. In addition, the increased tuition will allow us to double our scholarship program, providing many more opportunities for Northeast Kingdom kids. Finally this program helps set Smirkus on a sound financial footing and provides jobs and economic vitality to the town. It's quite a package.

Project Summary

Circus Smirkus will continue to own and operate the facility on Circus Road for our year round administrative uses and to launch the Big Top Tour. The Breezy Avenue facility will be a summer only program for Smirkus Camp with IDEALLY someone in the house year round for maintenance purposes.

Smirkus is proposing to operate a summer camp with a total maximum occupancy of 122 persons: 84 campers, 38 staff. This number is dictated by the septic capacity of the land. To conduct this program we will utilize the



existing farmhouse as an administration building, and convert the existing barn into a dining hall. The current structure connecting the two will be converted to a commercial kitchen. We will make every effort to preserve the historic character of the building.

We will also construct two new residential dorms large enough to house the participants. The architectural style of these dorms is intended to look like someone just built a new barn. However, it will be round(ish) to reflect the feeling of both a campfire and a circus tent.

All of the program activities will be conducted in our European style circus tents. Our current tents include: Mama Mia, a blue & white 72' round tent where we conduct aerial & juggling classes, as well as our camper performances; Natalie, a red and yellow 80'x40' oval tent used for warm-ups and acrobatics; Ruby, a red and white 30'x45' rectangular tent used for clowning classes and Florence, a blue and white 20'x40' rectangular tent used as a nurse's station. The larger tents are 28' and 32' tall, and based on the current site plan; we anticipate that the tops of the tents might be visible from the road, but not the entire structures. These tents will be put up around June 1 and taken down around September 1.

We have an obligation to keep our campers safe and secure, therefore we will maintain the privacy of the camp by limiting access to the general public while we are in session.

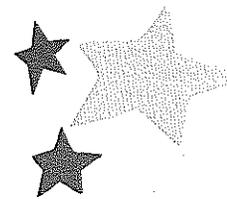
We plan to someday build a summer pavilion similar to what you would find in a park. Concrete floor, no walls, probably shingle roof. The idea is that a solid floor provides a stable surface for beginning unicyclists and stilt walkers. We currently do not have the budget for this. It is considered a phase two construction. Current size as shown on the plans is 80' x 40'. As shown on the plan we also hope to build a separate coach dorm to allow separation between our staff and the campers. That construction is also designated in phase two. No time frame has been assigned at this point.

There are a number of other considerations that the town will probably be interested in.

1. **Traffic** The flow pattern is as shown on the drawings submitted with the application. The timing of camp registration depends on the session, but a typical camp cycle week looks like this: Parents and campers arrive on Sunday between 2:00 and 3:00. Parents depart by 5:30 after the kids have been checked in and the parents have attended a brief parent meeting.

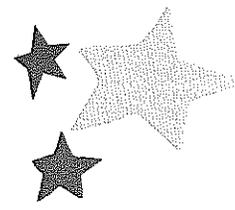
Because there are siblings and carpools, we typically experience 60-65 cars arriving during this period. Parents return for the show either on the following Saturday morning if it is a one week session, or on the second Friday afternoon if it is a two week session. They typically stay 2-3 hours to watch the show and pack up their kids. We also have one day session for 5-10 yr olds and a two day session for 6-9 yr olds. There are currently a total of seven registration & seven pick-up days over the course of the summer.

2. **Noise:** Eighty-four kids running around having fun, squealing and laughing can make a joyful noise. That happens during the day. At night they have skits and talent shows that might have accompanying music. That is all indoors. We will probably also have outdoor campfire sing-alongs. In general the camp is expected to be in-bed, lights out at 9:00. Counselors, Coaches and adults will stay up later, but they have a vested interest in keeping things quiet and not waking up the kids. In order to ensure that the sounds generated at Smirkus Camp will not negatively impact our neighbors and the larger Greensboro community we commissioned the sound abatement consultants Design Services Group, Inc. from Burlington, VT to study the noise impacts of Smirkus camp. DSG prepared a model, using the Act 250 practice of assuming worst case scenarios in multiple situations. Although this situation is impossible to actually occur at the camp, DSG created a model based on music playing at ear piercing levels in both circus tents, two groups of kids screaming in the open air outside the tents, a full dining hall of kids singing, and the ventilation hood of the kitchen running, all at the same time. The



result was that at the two closest property boundaries, one sound level was equivalent to two people having a conversation standing 5 ft apart. The other was equivalent to listening to a car idling at 50 ft away.

3. **Jobs:** This camp is a summer program. We will hire a year-round maintenance person. We will need three cooks, a dishwasher and a nurse all summer. We employ ten 18-22 yr old counselors for the summer. Our camp director recently moved to Greensboro and our camp administrator already lives in Glover. Smirkus has also recently hired two more administrative people that moved in from out of state. If any of you guys on the DRB have circus skills, we also employ ten circus coaches all summer long.
4. **Water:** The district water department has provided written assurance that they have the capacity to meet our needs. We will pay for hook-ups as do all other town property owners.
5. **Septic:** We will use standard mounds and leach fields. We have already done all perc test pits and had the ANR engineer review the results. Our Septic Engineer has designed and confirmed that we can use conventional systems. All work has been designed by a licensed professional septic engineer and will be reviewed and approved by ANR when we apply for state permits.
6. **Fire Department:** All the buildings will be constructed strictly in accordance with the Vermont Fire Safety and Building Code. All of the occupied buildings will have a complete, automatic sprinkler system installed in accordance with National Fire Protection Association (NFPA) codes. Fire lane access will be provided to all of the buildings and tents in accordance with NFPA codes and with the approval of the local fire chief. there should be no undo burden on the Fire Department.
7. **Property tax:** We pay our full fair share of property taxes and we appreciate the services we get for them too. We are currently budgeting for around \$50,000 in property taxes annually. And this comes with no additional impact on the school system. The building will be occupied year round so we anticipate no additional needs for police patrols either.
8. **Lighting:** No new exterior pole lights are proposed for the project. Some new building-mounted lighting will be provided at building entrances. All new building-mounted lighting will be recessed in soffits or, if wall-mounted, full cut-off type light fixtures, therefore they will not have an impact on neighbors and will be night sky friendly.
9. **Why we left Sterling :** They got a new president. He told us their Board of Directors decided they wanted to focus on summer programs with more intellectual content like writer's conferences and symposiums. They didn't renew our annual lease. We never heard any issues at all, only that they were headed in a new direction. We hope they got there.
10. **Why we left Lyndon institute:** They decided to renovate their dorms this summer.
11. **Why aren't we buying the Highland Lodge:** The Highland Lodge does not have enough flat space to let us set up our tents. Also, they are located in the Lakeshore District. The Town plan does not allow for commercial enterprise in that district. The Breezy Ave property is not in the Lakeshore District.
12. **A circus is an unusual place. Who is the responsible party making sure the town's and neighbors' interests are being considered.** I guess that would be me, the Executive Director. I report to a Board of Directors with fiduciary responsibility just like every other board. Incidentally we would love to have some Greensboro residents on the board.
13. **Current Status and Timeline:** Circus Smirkus submitted an offer on the property conditional on receiving permits to operate a camp. The offer was accepted and the property is under deposit. Now we are working on the permit process. We worked with our abutting neighbors to develop a site plan that is mutually agreeable. Once we receive Town approval, our plan is to submit to Act 250 and Agency of Natural Resources. Those permits ordinarily take four months. We anticipate beginning construction in 2014 and opening operations in 2015.
14. **How does this application align with the town plan?** Based on our review, we line up better than hungry roustabouts at the kitchen door.
 - a. The *Section 2 Major Objectives* call for a mix of housing and commercial services in the village district, and retaining and attracting non-polluting small scale employers. *Section 11 Economic Development* wants to increase the number of local good paying jobs and help support and retain local employers. Circus Smirkus is a non-profit, 501(c)3 corporation. We



hope to add four to ten jobs and bring seventy families (with reasonable disposable income) to Greensboro each week. Once the parents drop off the kids, in our experience they are highly inclined to become tourists; renting cottages and spending money at local stores.

- b. **Section Four Land Use** seeks to preserve open space by promoting the clustering of structures and placing land into conservation easements. As you can see on our application documents, all construction is clustered close together. Over twenty one acres are being placed in Greensboro Land Trust conservation easement. Incidentally all of the construction is located in the Greensboro Village District. None of this project is located in the Caspian Lakeshore District.
 - c. **Section 6 II C. Greensboro Nursing Home** It is not common knowledge but our campers put on a show every summer for the residents of the Greensboro Nursing Home. Usually one or two residents try to run away and join the circus, but we always get them home before dinner.
 - d. **Section 8 Education:** The goals of this section call for a wide array of enrichment for all ages by encouraging the private and non-profit sector providers of educational activities to operate in Greensboro. Again, if this project goes through, Circus Smirkus will contribute a one-week circus residency every year for the elementary school. Moreover, one of the main intentions behind the project is to provide Greensboro and NEK kids with a resource for healthy recreational activities. I think we can all agree that those are critical for the area. Circus Smirkus promises to provide an additional \$25,000 in scholarship and financial aid to our camp program and ensure that Greensboro and NEK kids are given priority in receiving those funds.
 - e. **Section 9 Energy:** As a summer only facility, Smirkus Camp anticipates relatively low energy usage. However we are committed to obtaining as much solar energy as we can raise funds for. Smirkus recently installed a solar system at Circus Road that provides for 65% of our energy needs.
15. **How do the neighbors feel about this?** It's not polite to speak for other people but the adjacent neighbors, the Smith's, are donating four acres of land to make this project possible. In addition, we have had multiple discussions with the owners of the Holbein/Peterson cottage and the Williams' cottage. As a result of these conversations, Circus Smirkus made the following accommodations. Our initial site plan is attached for reference.
- Relocated the dorms from the Williams, Holbein/Peterson view corridor to the Smith property.
 - Placed 21.56 acres in conservation easement to permanently protect their view.
 - Abandoned the existing driveway and relocated a new driveway to move traffic away from their cottage.
 - Agreed to provide screening and fencing along the Holbein/Peterson property line.
 - Agreed to create a "No Play Zone" where kids will not be allowed close to their property.
 - Commissioned the DSG Sound Study to ensure we would not negatively impact quality of life at their summer cottages.

I think that covers all the questions we ordinarily receive. Please let us know if you have additional questions. We will do our best to respond in a timely manner. In the meantime, think about that Board of Directors thing. It's important.

If you're in the neighborhood and not too busy, drop by our place and say hi. Neighbors are always welcome.

See you down the road,

Ed LeClair
Executive Director, Circus Smirkus

APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE

TOWN OF GREENSBORO

PO Box 119, Greensboro, VT 05841
(802) 533-2911 Fax (802) 533-2191
greensborovt zoning@yahoo.com

FOR ADMINISTRATIVE USE ONLY

Application Number: 2013-022 Tax Map Number
Zoning District Village/Rural Lands
Date Application Received 5/16/13 Fee Paid \$ 460.00 pd by check
Reason for Seeking Conditional Use Permit or Variance:
Greensboro Village - 2.3 // Rural Lands - 2.6; Conditional Use 5.4;
Site Plan Review (4.4); multiple primary structures 3.10; Signs and
height exemption (3.12) for flag

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): Circus Barn, Inc., dba Circus Smirkus (Ed Leclair, contact)
Mailing Address: 1 Circus Road, Greensboro, VT 05841
Telephone(s) Home: Work: (802) 533-7443 x 35 Cell: (802) 274-0466
E-Mail: ed@smirkus.org

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

Name(s):
Mailing Address:
Telephone(s) Home: Work: Cell:
E-Mail:

Physical Location of Property (911 address):

409 and 421 Breezy Avenue, +/- 29.5 acres, plus adjoining +/- 4 acre parcel

Type of Permit:

[X] Conditional Use [] Variance

Other Permits Which May Be Necessary:

[X] State Septic Permits - required prior to construction will be applied for following Town approval
[X] State Potable Water Supply Permits - required prior to construction will be applied for
[X] Site visit approval Application cannot be approved until after site visit by the zoning administrator.
Schedule site visit when completed application is submitted. [] Visit Waived

[] Curb Cut - requires a separate application - necessary if a new driveway must be installed.
[] Applied (date) [] Not required

Property Description:

Acreeage in lot +/- 33.5 Feet of Road Frontage 434'
Setbacks: Front 50' (to center of road) Left Side 15' vill./50' rural
Right side 15' vill./50' rural Rear 15' vill./50' rural
Lakeshore NA Other

(If property fronts on more than one public road, please include frontage measurement on each)

Dimensions of Proposed and Existing Buildings:

Proposed: Dormitories (2)
Length 148' No. of Stories 1
Width 110'
Height 20' (30' to top of cupolas)

Existing: (house & barn)
Length 119' No. of Stories 2
Width 30'
Height 21'

Proposed: Coaches' Dorm (Phase II)
Length +/- 116' No. of Stories 2
Width +/- 48'
Height +/- 30'

Proposed: Pavilion (Phase II)
Length +/- 100' No. of Stories 1
Width +/- 80'
Height +/- 31'

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.") 409 Breezy Ave. – residential; 421 Breezy Ave. – commercial (glass-blowing studio) and south parcel - bare land

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.) Commercial (camp) use: Phase I - summer dorms, house & barn (dining hall) - will be seasonal; Phase II coaches' dorms will be year-round occupancy.

Type of water system. Village Spring Drilled well Other

Type of Septic/Waste Water System Mound system Permit Numbers TBD

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 plan provided for Site Plan Review

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.)

See attached plans of dormitory, existing house & barn, coaches' dorm and pavilion. (All except dormitory are schematic plans, all may be subject to minor changes.)

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.*

Not applicable, but see landscape plan submitted for Site Plan Review.

Conditional Use Criteria:

At your ZBA 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 ZBA 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.

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 ZBA 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."

(Pages 26 & 27 in the Greensboro Zoning By-Laws).

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) Ed Helton Date 5/16/13

Signature of Landowner(s) _____ Date _____

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 Zoning Board of Adjustment, 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.

FOR ADMINISTRATIVE USE ONLY			
{ } Approved { } Denied { } <input checked="" type="checkbox"/> Referred to Zoning Board of Adjustment ^{DRB} { } Referred to Planning Commission			
Date <u>5/16/13</u> Signature <u>Kevin Healy</u>			
Remarks and/or Conditions: _____			
Date of Approval or Denial by Planning Commission: _____			
Date of Approval or Denial by Zoning Board of Adjustment: _____			

Application for Site Plan Review
Town of Greensboro

PO Box 119, Greensboro, VT 05841
(802) 533-2911 Fax (802) 533-2191
greensborovtzoning@yahoo.com

For Administrative Use Only

Application Number: 2013-022
Zoning District Village
Date Application Received 5/16/13

Tax Map Number _____
Fee Paid \$ See cond. use

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* for ~~\$150.00.~~ 50

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

Name(s): _____
Mailing Address: _____
Telephone(s) Home: _____ Work: _____ Cell: _____
E-Mail: _____

Physical Location of Property (911 Address):

409 & 421 Breezy Avenue (one property, +/- 29.5 acres) & parcel immediately to south, approx. 4 acres

Two sets of site plan maps must be submitted. These maps must include all of the following information:

- Name and address of the person or the firm preparing the map, scale of the map, north point, and the date.
- Map of the property showing existing features, including contours, structures, large trees, streets, utility easements, rights-of-way, land use and deed restrictions.
- Site plan showing proposed structure locations and land use areas; driveways, traffic circulation, parking and loading spaces and pedestrian walks; landscaping plans, including site grading, landscape design and screening.

Maps Received by Planning Commission on : ^{DRB} 5/16/13

1. Please describe the size, location and design of any signs which will be utilized at the proposed project.

One carved wooden sign at entrance drive, 2' high x 3' wide, design TBD (not interior illuminated.) Remainder of signage to be directional or restrictive traffic signage. Sign numbers 1 and 2 listed below will be reflective painted aluminum signs, black on white background (unless noted otherwise) on galvanized steel posts. Remainder of signage will be wooden signs with carved letters and graphics:

1. ENTRANCE (with arrow), 18" wide by 12" high, double-sided, at entrance to loop drive (old glass studio driveway);
2. EXIT (with arrow), 18" wide by 12" high, double-sided, at exit from loop drive (existing field access lane);
3. STAFF ONLY, 18" wide by 12" high, at entrance to existing house driveway;
4. SERVICE VEHICLES ONLY, 18" wide by 12" high, at drive connecting loop to existing house drive (used for backing delivery vehicles only.);
5. DO NOT ENTER on red circle, 18" wide by 12" high, at fire lane and field access lane turn-offs from loop drive;
6. ONE WAY, with arrow, 24" wide by 8" high, at east end of loop drive and opposite drives out of parking area;
7. PARKING, with arrow, 18" wide by 12" high, at north and south entrances to parking area;
8. RESERVED HANDICAP PARKING ONLY, 12" wide by 18" high, with blue accessible logo, at each handicap parking space (3 required.)

2. Please describe how parking, traffic, and pedestrian walkways will be addressed at the proposed project. Include any pertinent information such as the location and size of the parking area, the estimated number of parking spaces, the anticipated traffic patterns, location of walkways, and anticipated impact on public roads.

The existing drive at 409 Breezy Ave. (existing house and barn) will become a restricted driveway only for the use of staff living/working at the camp.

The existing drive at 421 Breezy Ave. (old glass studio) will become the entrance to a one-way loop drive that provides access to parking (inside the loop), the fire lane to the tent area, a circular dormitory drop-off drive, and a tractor access lane to the Smith Property hay fields. The exit from the one-way loop will be at the current entrance to the tractor access lane.

Large vehicles delivering supplies to the kitchen will enter the designated entrance, turn onto the east end of the loop, and back up into the yard next to the existing garage. These vehicles will be the only ones using this connecting lane.

The parking area, most of which will be used only when campers are dropped off/picked up, will accommodate approximately 61 cars. Staff parking adjacent to the existing garage will accommodate 8 cars. Three of the parking spaces will be handicap parking spaces, per ADA requirements.

The surface of all drives (except fire lane) will be gravel, for compatibility with the surrounding environment. The fire lane will be grassed-over gravel, maintained in a mowed condition.

There are no plans for defined pedestrian paths at this time.

3. Please note whether your proposed project would impact on the protection of the utilization of renewable energy resources.

This project will have no negative impact on the protection of the utilization of renewable energy resources.

4. Please describe the proposed landscaping design for the project and any screening which would be provided for neighbors.

See landscape plans (submitted with application) for specific details.

The landscaping entering into the property will consist of rows of maples tree lining each side of the driveway, helping to soften the appearance of the project as seen from Breezy Avenue (Town Highway #2).

As part of Phase II, some screening will be provided between the parking area and the Coaches' Dormitory when it is constructed. This additional screening will also help soften views as seen from Breezy Avenue (Town Highway #2).

The front yard directly in front of the main house will be re-established to represent a more accurate portrayal of the historic property. This will require the removal of several existing trees in this area. The goal is to establish a front lawn that presents the house to Breezy Avenue. Improvements to the front lawn area will include extending the existing split rail cedar fence so that it parallels Breezy Avenue, helping to create a nice foreground setting to the property.

Screening will be provided to the south and east of the proposed summer dormitories, for the benefit of the neighbors to the south, the Smiths. This screen planting will consist of a variety of deciduous and evergreen trees with an understory of different shrub species, helping to create a layered effect of plant material.

A new fence with ornamental shrubs will be installed along the property boundary by the Peterson & Holbein property. This fence will run along the southern edge of the Peterson & Holbein property, then jogging to the north for several feet and then returning to run due east for +/- 45'.

This fence will serve to help create a sense of separation between the two properties, adding privacy for Peterson & Holbein.

Additional landscaping and site features are proposed in the northern portion of the property, helping to delineate a "No Play Zone". The landscaping will consist of granite posts, shrubs and perennials.

5. Please describe any proposed exterior lighting plans. Include any pertinent information such as location, intensity and hours of operation, etc.

No new exterior pole lights are proposed for the project. Some new building-mounted lighting will be provided at building entrances. All new building-mounted lighting will be recessed in soffits or, if wall-mounted, full cut-off type light fixtures, therefore they will not have an impact on neighbors and will be night sky friendly.

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FOR ADMINISTRATIVE USE ONLY	
() Approved () Denied (-) Referred to Planning Commission	DRB
(<input checked="" type="checkbox"/>) Referred to Zoning Board of Adjustment	
Date <u>5/16/13</u> Signature <u>Kristen Healy</u>	
Remarks and/or Conditions: _____	
Date of Approval or Denial by Planning Commission: _____	
Date of Approval or Denial by Zoning Board of Adjustment: _____	