

Conditional Use Hearing
Greensboro Fire Department
April 10, 2013

To consider a conditional use permit by the Greensboro Fire Department for signs larger than 2 square feet in area and for construction of a new fire station the corner of Breezy Ave. and Hardwick Street. They are also seeking a height exception for the planned cupolas.

The conditional use permit requires a review under the following sections of the Greensboro Zoning By-Laws: 2.3 Greensboro Village District; 3.6 Municipal Limitations; 3.12 Height Exemptions; and 5.4 Conditional Uses.

Warnings were posted on March 19, 2013 at the Town Hall, the Greensboro Post Office and the Greensboro Bend Post Office and sent to the Greensboro Fire Department, applicant; and abutters: Mountain View Country Club; Gertrude Osterhout & Elizabeth Bishop; NEXT 1, LLC; David Allen; and the Hardwick Electric Department. It was published in the Hardwick Gazette on Wednesday, March 27, 2013.

Zoning Board members present: Bud Harvey, Linda Romans, Nat Smith, Sean Thomson, Janet Travers, Jane Woodruff and Wayne Young

Others present: Erwin Salls Jr, Greensboro Fire Department chief, applicant; Kristen Leahy, zoning administrator; Brian Foss

Summary of Discussion

Ms. Woodruff began the hearing at 7:02 PM. She noted that the hearing was semi-judicial, explained the procedure for the hearing, and asked the clerk to swear in all those who wished to speak at the hearing. She then asked Mr. Salls to explain the proposed plan. He stated that the proposed building would be a 68 foot by 80 foot wood structure with four bays opening toward Breezy Ave. There will be parking for 16 to 20 on the Hardwick St. side with more parking on the South side. There will be a door on both of these sides to provide access to the building. The building will be built on a concrete slab and have radiant heat. To save money, all topsoil will be left on site and used to level the grounds. There would be two cupolas 8 or 9 feet across and about 10 feet high. The building will be about 45 feet high, including the cupolas. They would like a sign on the building similar to the present one and multiple antennas for access to fire and other emergency calls. Two 40 foot curb cuts narrowing to 24 foot driveways have already been approved; one off Breezy Ave. and one off Hardwick St. The Board went into deliberative session at 7:35 and came back into public session to announce their decision at 8:10.

Findings:

The Board first considered the criteria presented in 3.6 A (Limitations on Municipal Bylaws) of the Greensboro By-Laws. It found that the proposed fire station's intended functional use does not interfere with any of the 6 listed facilities or institutions. The building will look like a barn which is in keeping with the purpose and character of the area as stated in 2.3 (Greensboro Village District) of the Greensboro By-Laws; "the Greensboro Village District has been established to protect and retain its current character as a traditional rural Vermont village. . ."

Using the criteria in 3.12 (Height Exceptions) of the Greensboro By-Laws, the Board looked at the height of the proposed building. The approximate 45 foot height is below the maximum 50 foot limit. The cupolas will not be used for human occupancy. The antennas have no height limitations since they are part of the intended functional use of the building and are used for public safety.

As many as two free-standing signs near the roads, each with a maximum of 6 square feet, will be permitted. One sign with a maximum area of 20 square feet located on the building for safety and identification of a public space would be permitted.

Conditional Use Review (5.4 pg. 30)

The Board considered the general and specific criteria for conditional uses in the Greensboro Zoning By-Laws (5.4 Conditional Uses, pg.30) and based on the application and testimony the Development Review Board makes the following findings:

- B) The proposed fire station would not have an adverse effect on:
 1. the capacity of existing or planned community facilities.
 2. the character of the area. The barnlike appearance fits into the rural character of the town.
 3. traffic in the vicinity. There should be an improvement in the flow of traffic and parking since the proposed structure will be further away from town, have two entrances and adequate off-road parking.
 4. by-laws and ordinances presently in effect.
 5. the utilization of renewable energy resources.

C) Specific Standards:

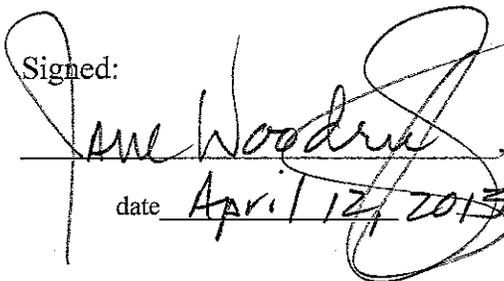
1. The lot is quite large and easily meets the minimum lot size.
2. The building will meet the setback requirements from all lot lines.
3. No fencing or landscaping is required for screening.
4. There will be no internally lit exterior signs.
5. The fire station is compatible with the character of the area.
6. The fire station adheres to the conditional uses allowed in the Village District.
7. The fire station will not affect the noise or create air pollution in the area. Since the building will be further away from a populated area, it will be less intrusive.

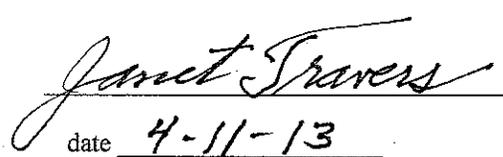
The proposed fire station meets all of the conditional use criteria.

Decision and Conditions

Based upon these findings, the Development Review Board voted unanimously to approve this conditional use application.

Conditions: As many as two free-standing signs near the roads are permitted. They each must follow the minimum set-back requirements in the Village District and be kept to a maximum area of 6 square feet. One sign on the building is limited to a maximum area of 20 square feet.

Signed:  chair
 date April 12, 2013

 clerk
 date 4-11-13

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 Zoning Board of Adjustment. 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.