

Conditional Use Hearing
Roxanne Hall
May 15, 2013

To consider a conditional use permit by Roxanne Hall to place a mobile home on the 163 Winchester Rd. property.

The conditional use permit requires a review under the following sections of the Greensboro Zoning By-Laws 2.4 Greensboro Bend Village District, 3.10 Structures and Uses per Lot, 4.8 #B Mobile Home Park, 5.4 Conditional Uses.

Warnings were posted on April 29, 2013 at the Town Hall, the Greensboro Post Office and the Greensboro Bend Post Office and sent to the applicant, Roxanne Hall and the following abutters: Elizabeth Dickson for Lawrence Dickson, Gregory & Joann Lacasse, Randall & Bonnie Cleveland, Armor Moodie & Llewellyn Perry, Greensboro Bend Water Co-op, Lincoln & Rachele Miller, Madeline Molleur, Patricia Lanphear & Connie Lanphear, Lance & Jamie Hall, and Patricia Mercier. It was published in the Hardwick Gazette on Wednesday, May 1, 2013.

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

Others present: Roxanne Hall, applicant; Jeff Keith, Christine Cano and Kristen Leahy, zoning administrator;

During the course of the hearing the following exhibits were submitted to the Zoning Board of Adjustment:

Exhibit #1 A copy of the lister's cards for the four existing mobile homes.

Exhibit #2 A letter from the state saying that though the property technically meets the definition of a mobile home park, it is one the state is not interested in registering since the homes are all occupied by members of the same family.

These exhibits are available at the Greensboro Town Clerk's office.

Summary of Discussion

Ms. Woodruff began the hearing at 7:00 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 Ms. Hall or Mr. Keith to explain what they wanted to do. Mr. Keith said that Ms. Hall's grandfather allowed them to use a lot on his land for a mobile home as he has done for other members of the family. If something happens to Ms. Hall's grandparents, ownership of the land will pass to his oldest son.

Findings:

The total property totals almost 15 acres and there are presently four mobile homes on the land making it an existing mobile home park. Although mobile home parks are not allowed in the Greensboro Bend district, this one is grandfathered.

3.10 (in the Greensboro Zoning By-laws) states that if a lot has more than one primary structure, all structures must meet the density and setback requirements in the district in which they are located. There is no subdivision of the original 15 acre lot. It is owned in its entirety by Mr. and Mrs. Hall. The original lot and the mobile home lots all meet the density and setback requirements.

4.8 B (in the Greensboro Zoning By-laws) states that additions to existing mobile home parks require a conditional use permit.

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 exhibit the Zoning Board of Adjustment makes the following findings:

B) The proposed placement of a mobile home on the 163 Winchester Rd. property would not have an adverse effect on:

1. the capacity of existing or planned community facilities.
2. the character of the area.
3. traffic in the vicinity.
4. by-laws and ordinances presently in effect.
5. the utilization of renewable energy resources.

C) Specific Standards:

1. Both the original lot and the mobile home lot meet the minimum lot size.
2. The mobile home meets the setback requirements from all lot lines.
3. No fencing or landscaping is required for screening.
4. There will be no exterior signs.
5. The mobile home is compatible with other structures in the area.
6. The mobile home will be in a mobile home park which is grandfathered and therefore allowable in the Greensboro Bend Village district.
7. The mobile home will not affect the noise or create air pollution in the area.

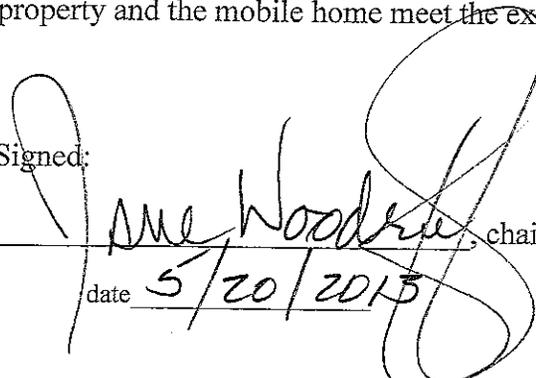
The placement of the mobile home meets all of the conditional use criteria.

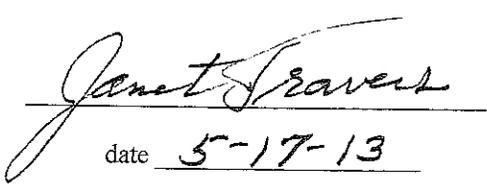
Decision

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

The mobile home will be placed in a pre-existing mobile home park which is grandfathered. Both the property and the mobile home meet the existing minimum lot size, density requirements and setbacks.

Signed:


 _____, chair
 date 5/20/2013


 _____, clerk
 date 5-17-13

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.