

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: 2015-030 Tax Map Number _____
Zoning District Greensboro Village
Date Application Received 7/29/15 Fee Paid \$ 235 **NOT PAID**
Reason for Seeking Conditional Use Permit or Variance:
into setback - 3.8 #2 Nonconforming - needs conditional use
variance (5.5') from setbacks 2.3 and 3.9 (Greensboro Brook)

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): JAY CARROLL
Mailing Address: PO Box 461 MORRISVILLE, VT 05661
Telephone(s) Home: 888-9954 Work: _____ Cell: 279-1418
E-Mail: jay@jsearchitectvt.com

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

Name(s): ROBERT HURST - Willys Store, Inc.
Mailing Address: PO Box 46
Telephone(s) Home: 802-533-9091 Work: 802-533-2621 Cell: _____
E-Mail: rhurst@willysstore.com

Physical Location of Property (911 address):

9 BROWN AVE

Type of Permit:

Conditional Use Variance

Other Permits Which May Be Necessary:

- State Septic Permits - required prior to approval N/A
 State Potable Water Supply Permits - required prior to approval N/A
 Curb Cut - requires a separate application - necessary if a new driveway must be installed.
[] Applied (date) _____ [] Not required

Property Description:

Acreage in lot 0.3 ACRE

(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).

Feet of Road Frontage 102 BROWN AVE 92' EAST ST.

Setbacks: Front 22' EAST ST (to center of road) Left Side _____
Right side 20' BROWN AVE (CENTER OF RD) Rear _____
Lakeshore _____ Other _____

Dimensions of Proposed and Existing Buildings:

Existing:

Length 2 No. of Stories

Width _____

Height 28'

Proposed:

Length NC No. of Stories NC

Width NC

Height NC

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.") RETAIL

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.) RETAIL

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 attached

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

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) [Signature] Date 7/22/2015

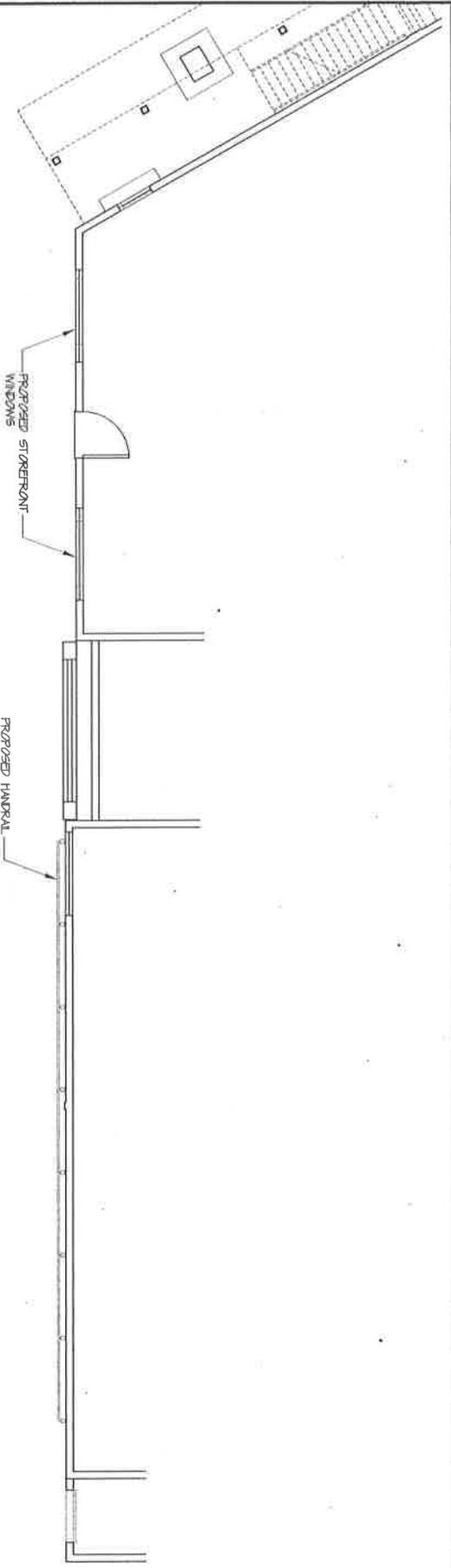
Signature of Landowner(s) [Signature] Date 7/21/2015

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.

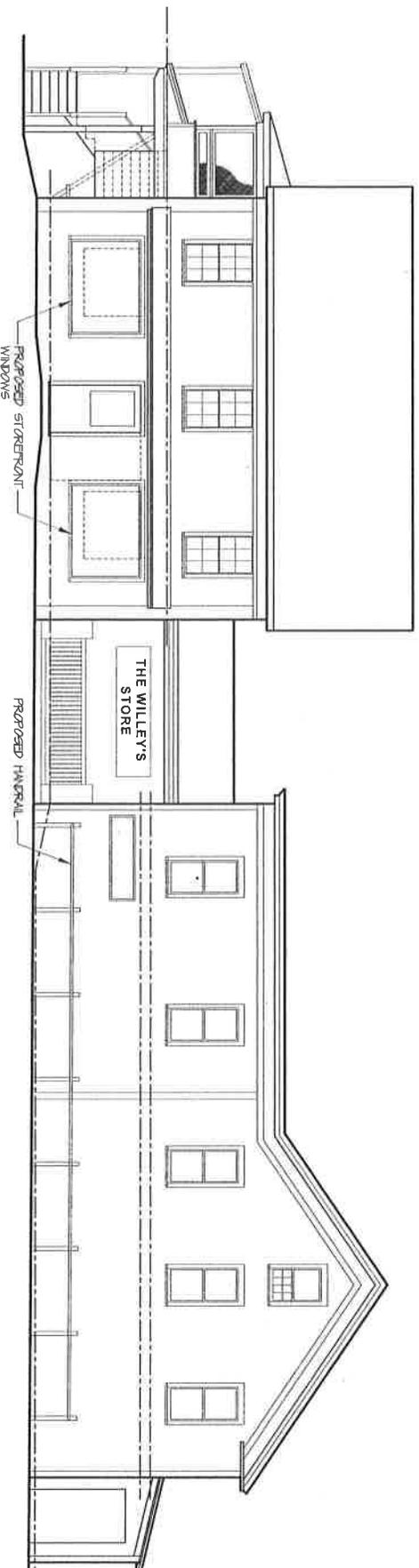
Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board, c/o the Town Clerk's Office at the address shown above, with the appropriate fee, within 15 days of the decision or act. Failure to appeal this decision will mean that all interested persons 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.

FOR ADMINISTRATIVE USE ONLY	
{ } Approved { } Denied { <input checked="" type="checkbox"/> } Referred to the Development Review Board	
Date <u>7/30/15</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: <u>COMMERCIAL</u> (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) _____	



1 PART. MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

SCHEMATIC
NOT FOR CONSTRUCTION

Jc
JAY CAROLI
ARCHITECT

PO BOX 481 MORRISVILLE VT
05750
jpc@jaycaroli.com
VT LIC. # 3053

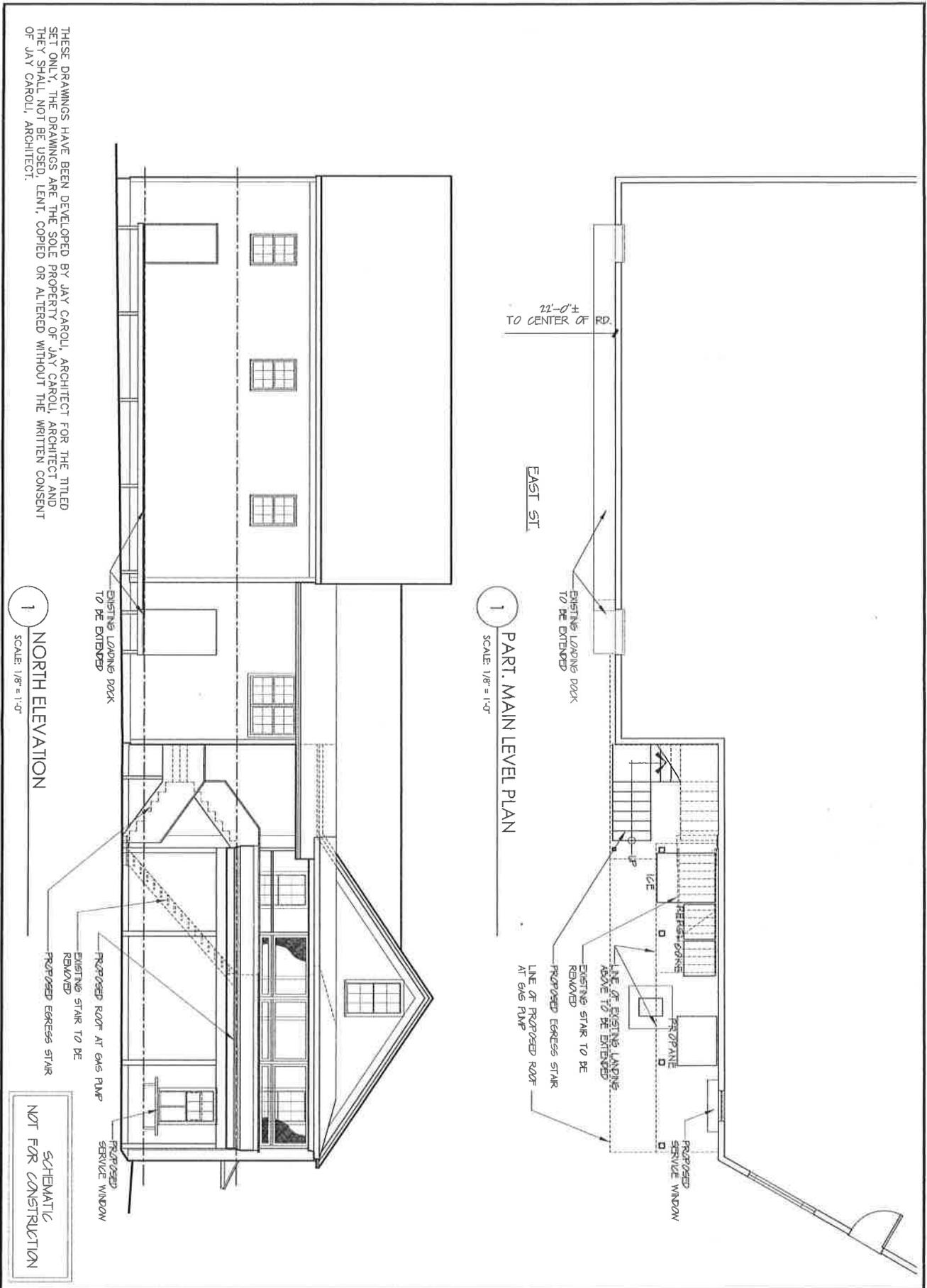
PROPOSED FACADE RENOVATION FOR
THE WILLEY'S STORE
(WILLEY'S TRUE VALUE HARDWARE)
7 BREEZY AVENUE
GREENSBORO VERMONT

**SCHEMATIC
DESIGN**
**PARTIAL PLAN
& WEST ELEVATION**

Date 22 JULY 2015
Scale 1/8" = 1'-0"
Drawn Jc
Job WS
Sheet

SK2.1

THESE DRAWINGS HAVE BEEN DEVELOPED BY JAY CAROLI, ARCHITECT FOR THE TITLED SET ONLY. THE DRAWINGS ARE THE SOLE PROPERTY OF JAY CAROLI, ARCHITECT AND THEY SHALL NOT BE USED, COPIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF JAY CAROLI, ARCHITECT.



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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1 PART. MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0"

SCHEMATIC
NOT FOR CONSTRUCTION

Date 22 JULY 2015 Scale 1/8" = 1'-0" Drawn Jc Job WS Sheet	SCHEMATIC DESIGN PARTIAL PLAN & NORTH ELEVATION	PROPOSED FACADE RENOVATION FOR THE WILLEY'S STORE (WILLEY'S TRUE VALUE HARDWARE) 7 BREEZY AVENUE GREENSBORO VERMONT	Jc JAY CARROLL, ARCHITECT PO BOX 461, GREENSBORO, VT 05743 802-534-9222 jay@jaycarrollarchitect.com VT LIC. # 3053
	SK2.2		

Willeys Store Proposal Review by the Zoning Administrator

Rob Hurst and his architect, Jay Caroli, are seeking a building permit to update and extend the Willeys Store Structure. This is an existing legal non-conforming structure/use in the Greensboro Village Zoning District. The setbacks which govern this structure are derived from **Section 2.3 Greensboro Village District (page 13)**. The setback from the centerline is 50 feet and the setback from any other lot line is 15 feet. Presently, the 50' setback from the center line of both Breezy Avenue and East Street lands solidly inside the Willeys Store.

The SelectBoard has granted permission for changes to be built within the town's 25' ROW (See attached minutes of the July 8, 2015 meeting).

The other setback which governs this structure is found in **Section 3.9 Protection of Water Resources (page 22)**. The existing structure is located on top of Greensboro Brook. Any additions to the structure will probably be within the setback /buffer distance from the Brook.

Please remember that fences, stairs, and handicap accessibility ramps do not require a zoning permit. (**Section 5.1, C, page 34**)

Work Proposed:

Breezy Avenue Side – West Elevation, SK2.1:

- Replace clapboards and paint, repairs to sheathing and addition of insulation. (*Permitted – no building permit necessary*).
- Sidewalk improvements to get as close to ADA compliance as possible, possible embedded warmers to melt ice and minimize salt use. (*Not jurisdiction of DRB*)
- Hand rail against building. (**Within centerline setback and Greensboro Brook setback – variance will be needed**). (**Unless this is viewed as a fence**).
- Drainage improvements. (*Not jurisdiction of DRB*).
- Enlargement of the front store windows. (**Conditional Use approval - See Section 3.8 Nonconformities – A 2 “Subject to Conditional Use approval by the DRB, a Nonconforming Structure may be restored or reconstructed...”**)

East Street Side – North Elevation, SK2.2

- Replace clapboards and paint, repairs to sheathing and addition of insulation. (*Permitted – no building permit necessary*)
- Existing loading dock to be extended to the second door on the North side. This dock will be 3' in width. (Exact length not noted). (**Within centerline setback and perhaps within Greensboro Brook setback – variance will be needed**).
- Existing stairs on this side will be removed and will be replaced with an up-to-code fire escape. (**No permit necessary for stairs**).
- Line of existing landing above the gas pumps would be expanded and enclosed, with the roof line extending beyond and covering the gas pumps. (**Within the centerline setback and probably within the Greensboro Brook setback - variance will be needed**).
- Service window would be installed where there is currently a small window (**Conditional Use approval - See Section 3.8 Nonconformities – A 2 “Subject to Conditional Use approval by the DRB, a Nonconforming Structure may be restored or reconstructed...”**)

Perrin Road Side – **No visuals provided by applicant.**

- Replace clapboards and paint, repairs to sheathing and addition of insulation. (*Permitted – no building permit necessary*).
- Improve lower entrance door. **Conditional Use approval - See Section 3.8 Nonconformities – A 2 “Subject to Conditional Use approval by the DRB, a Nonconforming Structure may be restored or reconstructed...”**)

– (Draft Only, Not Approved by the Selectboard) –

Greensboro Selectboard

July 8, 2015

Meeting Minutes

SELECTBOARD MEMBERS PRESENT: Susan Wood, Peter Romans, Ernest Machia, Sean Thomson, Marsha Gadoury

SELECTBOARD MEMBERS ABSENT: None.

OTHERS PRESENT: Valdine Hall, Josh Karp, June Cook, Kristen Leahy, Jay Caroli, Robert W. Hurst, Bethany Warner

CALLED TO ORDER: 6:30 PM

MINUTES

Minutes of the June 24, 2015 Selectboard meeting unanimously approved as written.

PUBLIC CONCERNS

There were no public concerns this evening.

★ ROB HURST (Willey's Store), JAY CAROLI (architect)

Rob Hurst wants to work on the exterior of Willey's store; since the outside of the building lies in the town R.O.W., he is seeking permission from the Board to do the work. Rob and architect Jay Caroli detailed the scope of work to the Selectboard.

1. Breezy Ave. Side (Store front)

- Replace clapboards and paint, repairs to sheathing and addition of insulation
- Sidewalk improvements to get as close to ADA compliance as possible; possible embedded warmers to melt ice and minimize salt use
- Hand rail against building
- Drainage improvements

2. East Street Side

- Replace clapboards and paint, repairs to sheathing and addition of insulation
- Add 3' loading dock: allows two trucks to unload at once, reducing congestion
- Enclose the porch above gas pumps
- Replace porch stairs with up-to-code fire escape

3. Perrin Rd. Side

- Replace clapboards and paint, repairs to sheathing and addition of insulation
- Improve lower entrance door

Zoning Administrator Kristen Leahy said that the Board needs to approve the new construction aspects of the project, such as the stairs, handrail, loading dock and sidewalk work. After Board approval, the D.R.B. will review the project.

Valdine relayed that Road Supervisor Dan Tanner had concerns about the proposed loading dock extending too far out into the road; after discussion it was agreed that trucks won't be out in the road any more than they currently are, and that the new dock would facilitate trucks unloading faster and moving on. Marsha made the following motion:

The Board approves Willey's Store doing repairs and new construction within the tow R.O.W., as presented to the Board, or as modified by the D.R.B.



Peter seconded the motion, which carried (M.G., P.R., S.W., E.M in favor; S.T. recused himself).

ROADS

1. Road Supervisor Dan Tanner was not present; the Board reviewed his written roads report.
2. **Greensboro Bend Sidewalks – Update.** Ernie reported that the Bend sidewalks need be raised at least four inches. He will discuss site work with Dan and report back to the Board.
3. **Curb Cut Request.** The Board approved a curb cut request from Ed Herbert (Bailey Hazen Rd.).
4. **Drainage Issues, East side of Wilson St. – Update.** No new information; Peter will continue to investigate. After a rain, he observed a significant amount of water running from the town storm drain into the field below Jim Cook's house.

TOWN CLERK – Valdine Hall

1. **FY 2015 Budget.** The Board reviewed the FY 2015 Budget.
2. **Police Coverage & Speed Limit, Greensboro Bend.** Valdine suggested that the H.P.D. incorporate foot patrols into their Bend coverage. Ernie observed that the current Main St. speed limit of 35 m.p.h. seems too high, and that 25 m.p.h. would be safer – lots of kids in the road. The Board will discuss both items with H.P.D. Chief Cochran at its next meeting.
3. **Fireworks Policy.** The Board discussed the adoption of a fireworks policy. It was agreed that the existing fireworks permit system might be adequate, if enforced by the H.P.D. For this to work, complaints about fireworks would need to be called in to the H.P.D., who would then determine if a permit was issued for a particular display. If not, the Dept. could confiscate the fireworks.
4. The Board signed the tax anticipation note.
5. **Community Park Volunteers.** Valdine observed that there seems to be duplication between the town Rec. Committee and the Bend Community Park volunteers: wouldn't it make sense if the Bend Park volunteers joined the Rec. Committee? Ernie will figure out who is involved with the Bend Park and report back.

ONGOING BUSINESS

1. **Old Firehouse Sale – Update.** The property has been listed, no bids received yet.
2. **Willey Beach Park – Update.** The town crew brought in three loads of topsoil, with a few more loads needed.
3. **Fire Dept. Van – Open Bids.** Two bids were received: Ken Breitmeyer - \$325; Trent Urie - \$401. Peter made the following motion:
The Board accepts Trent Urie's bid of \$401 for the Fire Dept.'s old van.
Ernie seconded the motion, which carried unanimously.
4. **Water Line to Town Garage – Update.** No new information, Peter hasn't heard back from John Mackin.
5. **Gravel Pit – Use of Field.** A five-year contract has been signed with Seth Johnson to use the town's field adjacent to the gravel pit. The field will be used for agriculture only.

OTHER BUSINESS

1. **Board Liaison – Greensboro Arts Alliance (G.A.A.R.)** Marsha is now working for G.A.A.R. and has stepped down as the Board's G.A.A.R. liaison. After discussion, Marsha made the following motion:
The Selectboard will no longer have a G.A.A.R. liaison, as the position is no longer needed.
Ernie seconded the motion, which carried unanimously.
2. **Town Hall.**
 - The new water spigot has been installed.
 - **Outside Lights.** Discussion of the need for exterior lighting on the Town Hall, primarily for traffic safety when the building and/or Green is being used in the evening. Valdine received an estimate of \$5k to install L.E.D. lights on the exterior of the entire building; the narrow beam of this type of light means neighbors would be minimally affected. Peter wondered if a few extra streetlights added to nearby poles could do part of the lighting job and save the town money. Marsha made the following motion:
The Town will solicit bids for outside lighting of the Town Hall; L.E.D. lighting will be specified.
Ernie seconded the motion, which carried (S.W., M.G., E.M. in favor; P.R., S.T. against). The Board may use the bids for informational purposes only, in case the streetlight option ends up making sense. Peter will look into the streetlight option.
3. **Greensboro Arts Alliance (G.A.A.R.) – Banner.** G.A.A.R. has requested that they be allowed to hang a banner on the front of the Town Hall, advertising their summer plays. After discussion, Ernie made the following motion:
Banners will not be hung on the Town Hall building.
Peter seconded the motion, which carried unanimously.

ADJOURNED: 8:12 PM

Respectfully Submitted: Josh Karp, Selectboard Clerk