

Conditional Use or Variance Hearing
Town of Greensboro
Chris Philips
November 15, 2012

To consider a conditional use application by Chris Philips to rebuild the camp at 325 Black's Point Rd. on the same footprint.

It requires a review under the following sections of the Greensboro Zoning By Laws: 2.5 Lakeshore District, 3.8 Nonconforming Structures, 3.9 Protection of Water Resources, and 5.4 Conditional Uses. **Warnings** were posted at the Town Hall, the Greensboro Post Office and the Greensboro Bend Post Office on October 29, 2012. It was published in the Hardwick Gazette on Wednesday, October 31, 2012. On October 29, 2012, the warning was sent to the applicant, Chris Philips; his representative, John Dernavitch; and the following abutters: Clara Day; Jeffrey Parker, et.al.; Dawn Gustafson and David Lane; New England Estates, LLC; and Carolyn Norris-Baker.

Zoning Board members present: Nat Smith, Linda Romans, Janet Travers, and Jane Woodruff

Others present: Kristen Leahy, zoning administrator

During the course of the hearing the following exhibit was entered into the record:

The conditional use application and accompanying letter from Mr. Philips.

Summary of Discussion

The hearing began at 7:09 and went into deliberative session at 7:13. The board came back into public session to announce their decision at 7:24.

Since neither the applicant nor his representative were present, Ms. Woodruff began the meeting by reviewing the application and summarizing what Mr. Philips wanted to do. She stated that the zoning board approved a conditional use request by Mr. Philips in August to add an upper deck and rearrange the interior rooms. Once the contractor began work he found that the two story portion of the camp was not structurally sound and recommended it be torn down and replaced. This application seeks to replace the two story portion of the camp on the same footprint. The one story section which is further from the lake will remain as is. The first and second floor decks approved in the first application will be incorporated into this plan. The camp will be a couple of feet higher, but still be within the 30 foot height requirement. The chimney will be removed and replaced with one or two wood stoves. Windows will be moved and a new door added to accommodate the new floor plan, although the number of bedrooms and baths will remain the same.

Findings

The Board considered the general and specific criteria for conditional uses in the Greensboro Zoning By-Laws (5.4 Conditional Uses, pg.27) and based on the application the Zoning Board of Adjustment makes the following findings:

- B) The proposed rebuilding of the camp 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.

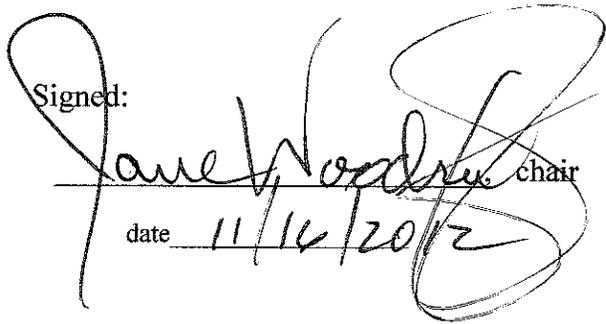
C) Specific Standards:

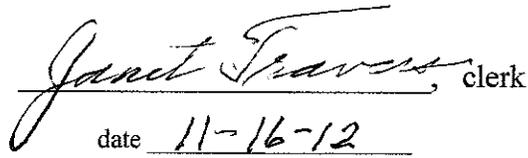
1. The lot size is grandfathered.
 2. The camp meets all the setback requirements except the distance from the lake, which is grandfathered
 3. No fencing or landscaping is required for screening.
 4. There will be no exterior signs.
 5. The camp is compatible with other structures in the area.
 6. The camp adheres to the conditional uses allowed in the Lakeshore District.
 7. The camp will not affect the noise or create air pollution in the area.
- Rebuilding the camp meets all the conditional use criteria.

Decision and Conditions

Based upon these findings, the Zoning Board of Adjustment voted unanimously to approve this conditional use application.

Addressing the deteriorating structural issues of the present camp by rebuilding it on the same footprint with the same number of bedrooms and baths would seem to enhance the character of the area.

Signed:  chair
date 11/16/2012

 clerk
date 11-16-12

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.