

**Town of Greensboro**  
P.O. Box 119 Greensboro, VT 05841  
(802) 533-2911 Fax (802) 533-2191  
[greensborovtzoning@yahoo.com](mailto:greensborovtzoning@yahoo.com)

March 18, 2013

Warning  
Greensboro Development Review Board

The Greensboro Development Review Board will meet on Wednesday, April 10, 2013 at 7:00 PM in the Collier Room of the Greensboro Town Hall. They will consider a conditional use application by the Greensboro Fire Department for construction of a new fire station on their land on the corner of Breezy Ave. and Hardwick St. They are also asking for a height exemption for the cupolas included in their plan and a conditional use permit for signs over 2 square feet in area. The application is available for review at the Greensboro Town Hall or at the Greensboro Town website, [www.greensborovt.org](http://www.greensborovt.org). Participation in the proceeding, either in person or in writing, is a prerequisite to the right to make any subsequent appeal.

A site visit will take place Saturday, April 6, 2013, at 11:00 AM.

The meeting is open to the public.

Greensboro Development Review Board

Interested persons may attend the hearing or send a letter or email ([greensborovtzoning@yahoo.com](mailto:greensborovtzoning@yahoo.com)) to the Development Review Board at the Greensboro Town Clerk's office to comment on the proposed plan.

Applicants or their appointed representatives are encouraged to attend the hearing to answer any questions that may arise.

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: 2013-006 / ~~2012-018~~ Tax Map Number \_\_\_\_\_  
Zoning District G. Village  
Date Application Received 3/14/13 Fee Paid \$ Town of Greensboro  
Reason for Seeking Conditional Use Permit or Variance:  
2.3 ; 3.6 ; 3.12 (Height for Cupolas)  
↳ Public Building + Signs over 2 sq. ft

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): Greensboro Fire Dept - Chief Erwin Sells Jr  
Mailing Address: PO Box 83 Greensboro VT 05841  
Telephone(s) Home: 533-2963 (JR) Work: N/A Cell: N/A  
E-Mail: jr.linda@myfairpoint.com

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

Name(s): Town of Greensboro  
Mailing Address: PO Box 119 Greensboro VT 05841  
Telephone(s) Home: 533-2911 Work: \_\_\_\_\_ Cell: \_\_\_\_\_  
E-Mail: greensborovt zoning@yahoo.com

**Physical Location of Property (911 address):**

BREEZY AVENUE ? ? HARDWICK STREET

**Type of Permit:**

Conditional Use  Variance

**Other Permits Which May Be Necessary:**

- State Septic Permits - required prior to construction ww-7-2885  
 State Potable Water Supply Permits - required prior to construction IN PROCESS  
 Curb Cut - requires a separate application - necessary if a new driveway must be installed.  
[  Applied (date) \_\_\_\_\_ ] [  Not required

**Property Description:**

Acreage in lot 3.7 acres

(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 ≈ 800'

Setbacks: Front 100' (to center of road) Left Side 40'  
Right side 300' Rear 210'  
Lakeshore N/A Other N/A

**Dimensions of Proposed and Existing Buildings:**

Existing:  
Length ~~\_\_\_\_\_~~ No. of Stories \_\_\_\_\_  
Width ~~\_\_\_\_\_~~  
Height ~~\_\_\_\_\_~~

Proposed:  
Length 80' No. of Stories 1  
Width 68'  
Height Roof 35' - Cupola is 45'

**Lakeshore District Properties, please indicate the total habitable floor area of the dwelling:** N/A  
*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.") 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.) FIRE STATION - FULL YEAR

**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

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.*

N/A

### **Conditional Use Criteria:**

**At your DRB 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 DRB 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 DRB 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) EP Date 3/14/2013

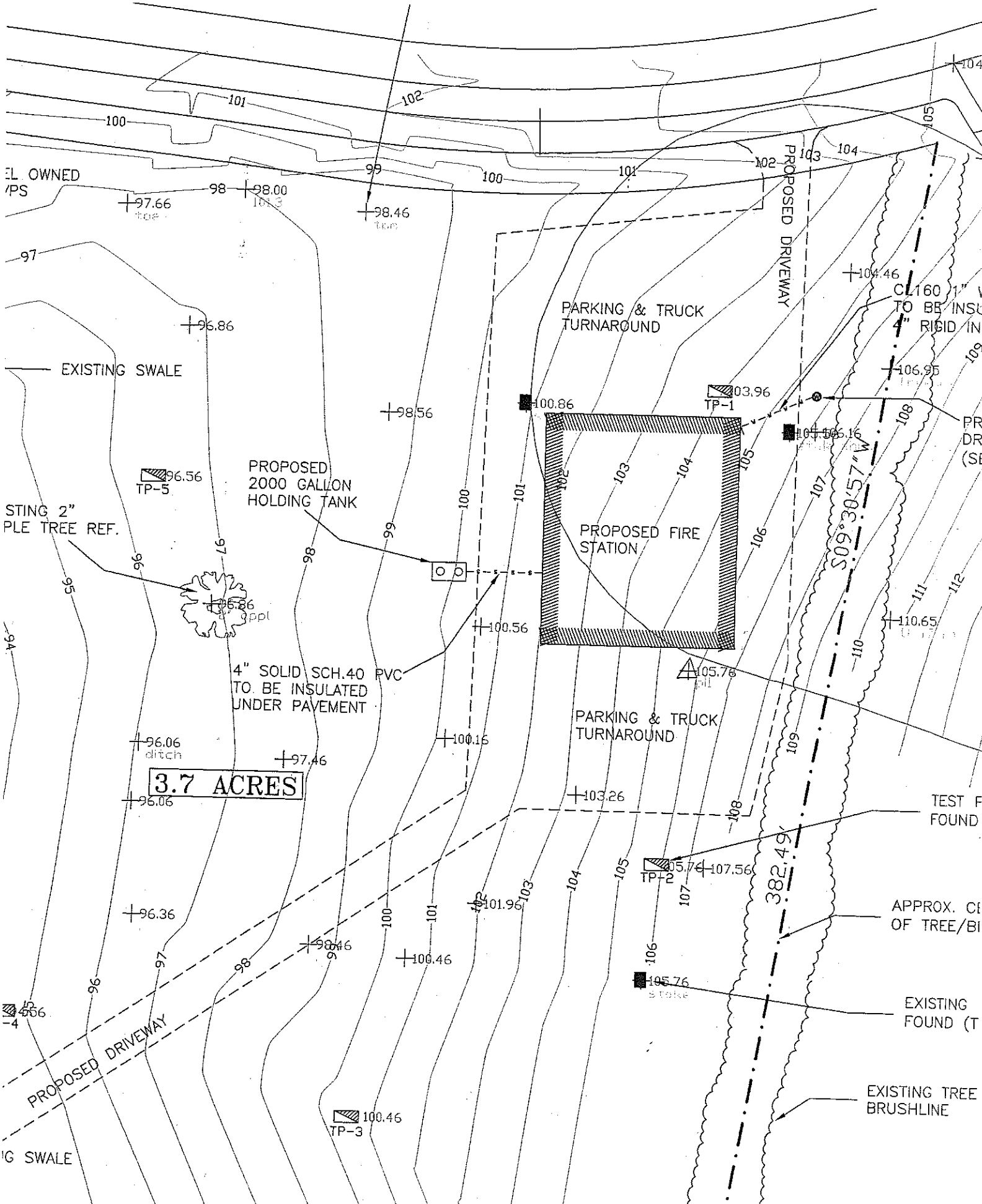
Signature of Landowner(s) Masha Jadany Date 3/14/13

**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.**

<b>FOR ADMINISTRATIVE USE ONLY</b>		
{ } Approved { } Denied { <input checked="" type="checkbox"/> } Referred to Development Review Board		
Date <u>3/14/13</u> Signature <u>Krista Henry</u>		
Remarks and/or Conditions: _____		
Date of Approval or Denial by Development Review Board: _____		



EL OWNED  
/PS

EXISTING SWALE

STING 2"  
PLE TREE REF.

PROPOSED  
2000 GALLON  
HOLDING TANK

PARKING & TRUCK  
TURNAROUND

PROPOSED FIRE  
STATION

PARKING & TRUCK  
TURNAROUND

3.7 ACRES

4" SOLID SCH.40 PVC  
TO BE INSULATED  
UNDER PAVEMENT

CL 160 1" W  
TO BE INSU  
4" RIGID INS

PRO  
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TEST F  
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APPROX. CL  
OF TREE/BI

EXISTING  
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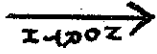
EXISTING TREE  
BRUSHLINE

IG SWALE

1 AND 3 OR 01-2-11-11 ROAD WADW

BREENT AVENUE

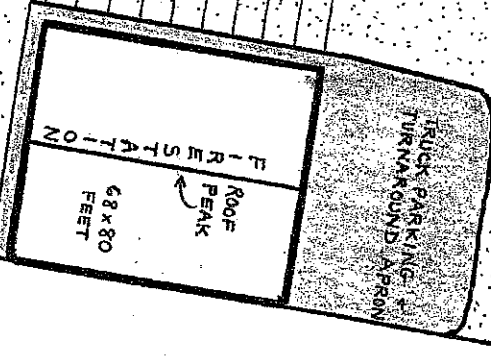
SCALE  
1" = 30'



DRIVEWAY TO  
HARDWICK ST.

TURN-OUT PARKING

FIREFIGHTER  
PARKING AREA



MVC LAND

MVC DRIVEWAY



1 SE

MAN  
NER

RVEYS  
02-083  
03-003  
02-077

7

ALLEN

26  
(99 AC TOTAL)  
75.7 AC

MICHAUD

34  
9.5 AC

19  
3.0 AC  
MERCIER ROAD  
27  
0.9 AC  
28  
0.9 AC

22-20-49

22-20-48.01

22-20-46

22-20-44

22-20-40

23

7.74 AS  
SOWLES  
SURVEY 01-05-071

22 SURVEY

2.89 AS  
MCCOUCH  
SURVEY 01-05-071

21 SURVEY

4.77 AS  
OSTERHOURT

24

1.7 AS  
VILLAGE OF HARDWICK  
SURVEY 02-01-018

0.08 AC

3.5 AS  
TOWN OF GREENSBORO  
SURVEY 02-01-018

9.0 AS  
MOUNTAIN VIEW COUNTRY CLUB

19  
3.0 AC  
MERCIER ROAD

27  
0.9 AC

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22-20-38.4

22-20-38.4

22-20-38.4

18

23-22-32

18

21

21

17 AS

SMITH TRUST

17 AS

SMITH TRUST

BREEZY AVE.

COUNTRY

24

(34 AS TOTAL)  
17 AS

SMITH TRUST

20

(74.9 AC TOTAL)  
59.2 AC

25

1.0 AC  
HERRICK

20.13 AS  
(21.93 AC TOTAL)

WILSON

(29.4 AC TOTAL)  
27.2 AC

44

2.2 AC  
WILSON

27.2 AC

45

15.36 AS  
TREADWELL  
SURVEY 01-02-099

1.1 AC  
MASSE

37.11 AS  
IRISH

46

9.9 AC  
HERRICK

46

9.9 AC

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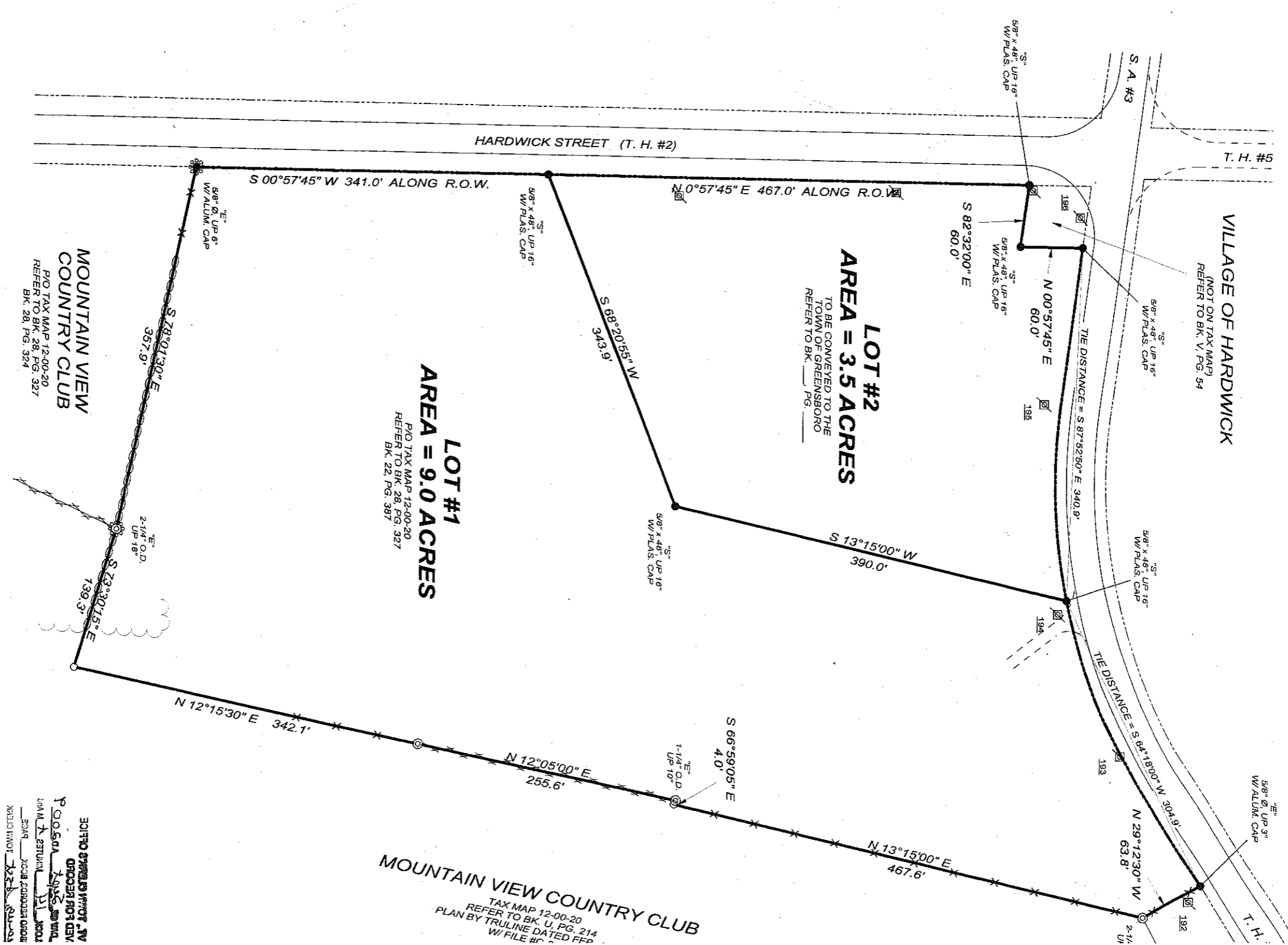
12-21

12-21

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12-21





VILLAGE OF HARDWICK  
 (NOT ON TAX MAP)  
 REFER TO BK. V, PG. 54

**LOT #2**  
 AREA = 3.5 ACRES  
 TO BE CONVEYED TO THE  
 TOWN OF GREENSBORO  
 REFER TO BK. \_\_\_\_\_ PG. \_\_\_\_\_

**LOT #1**  
 AREA = 9.0 ACRES  
 P/O TAX MAP 12-00-20  
 REFER TO BK. 28, PG. 327  
 BK. 22, PG. 387

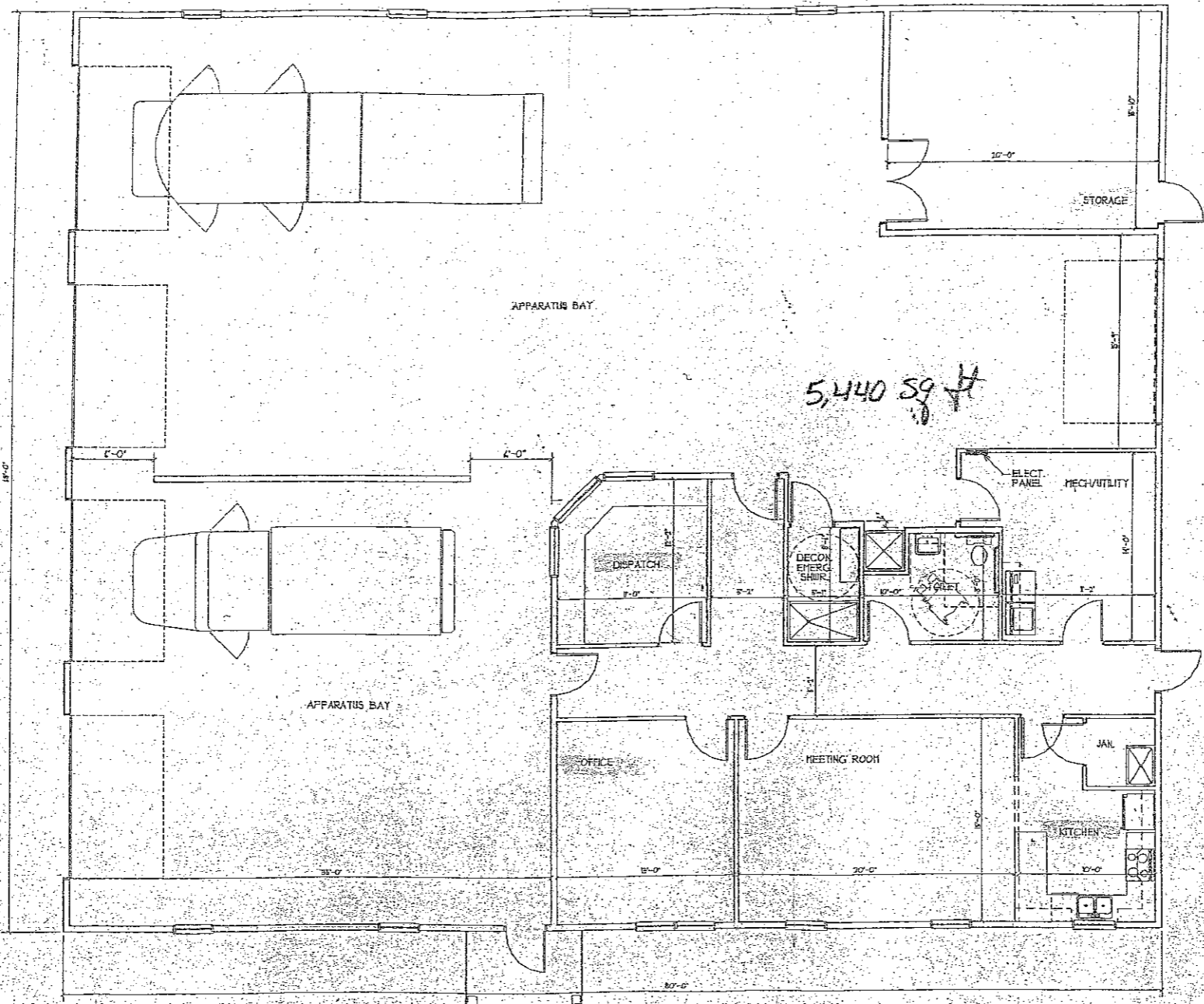
MOUNTAIN VIEW  
 COUNTRY CLUB  
 P/O TAX MAP 12-00-20  
 REFER TO BK. 28, PG. 327  
 BK. 28, PG. 324

MOUNTAIN VIEW COUNTRY CLUB  
 TAX MAP 12-00-20  
 REFER TO BK. U, PG. 214  
 PLAN BY TRULINE DATED FFP  
 W/ FILE # C

OFFICE OF RECORDS & CLERK  
 TOWN OF GREENSBORO  
 100 S. MARKET STREET  
 GREENSBORO, NC 27401  
 PHONE: 336-333-2222  
 FAX: 336-333-2223

Proposed Quota = ~~5,000~~ per Sq. Ft.

I field  
b)



← 189 →

5,440 sq ft

80' ← →

FLOOR PLAN  
1/4" = 1'-0"



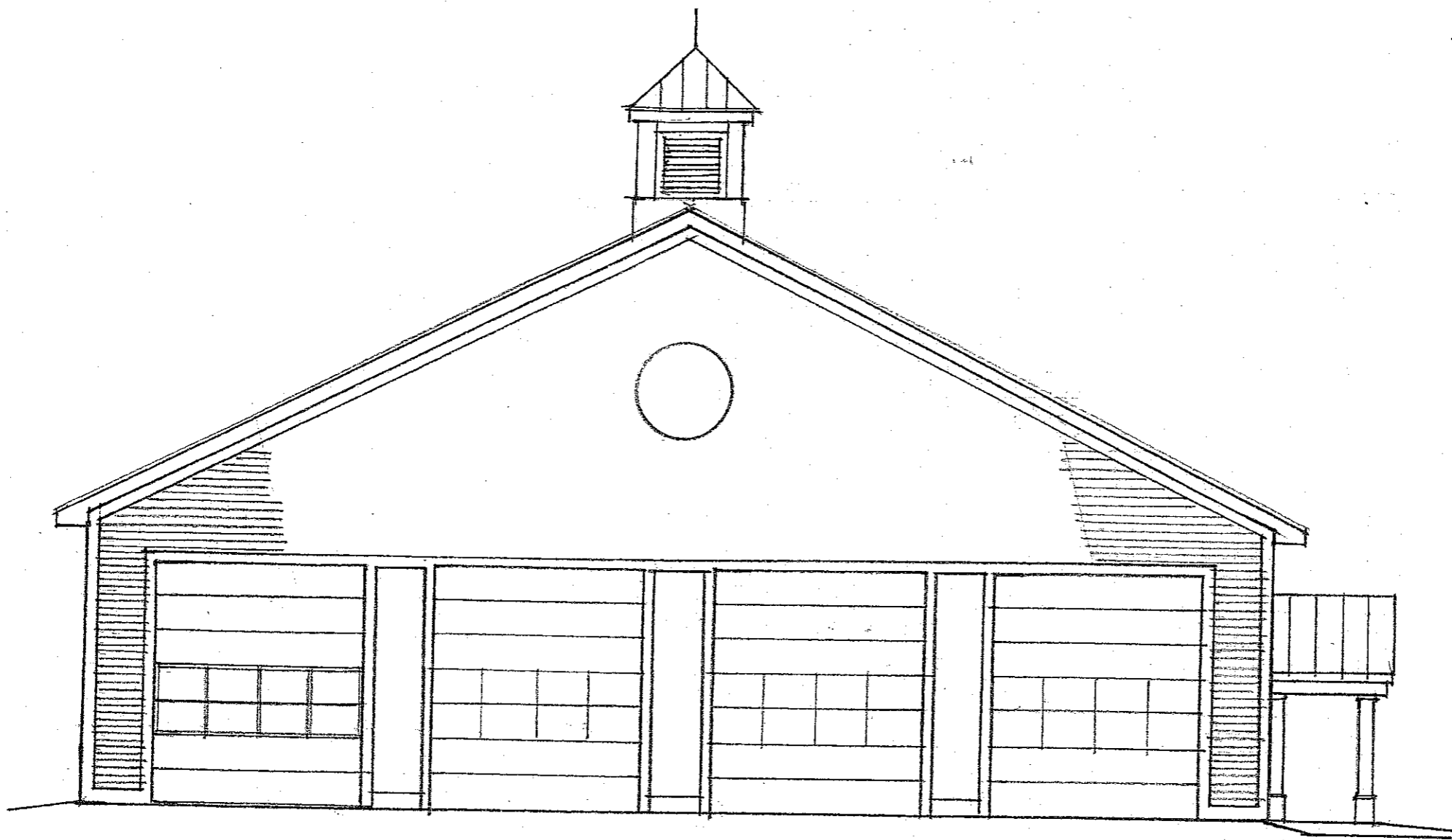
Revision

INNOVATIVE DESIGN, INC.  
8 CARMICHAEL STREET, SUITE #104  
ESSEX JCT., VT. 05452  
PHONE: (802) 872-8430  
FAX: 872-8347  
EMAIL: PADDRES@GMAIL.NET

project name  
GREENSBORO  
FIRE STATION  
GREENSBORO, VERMONT

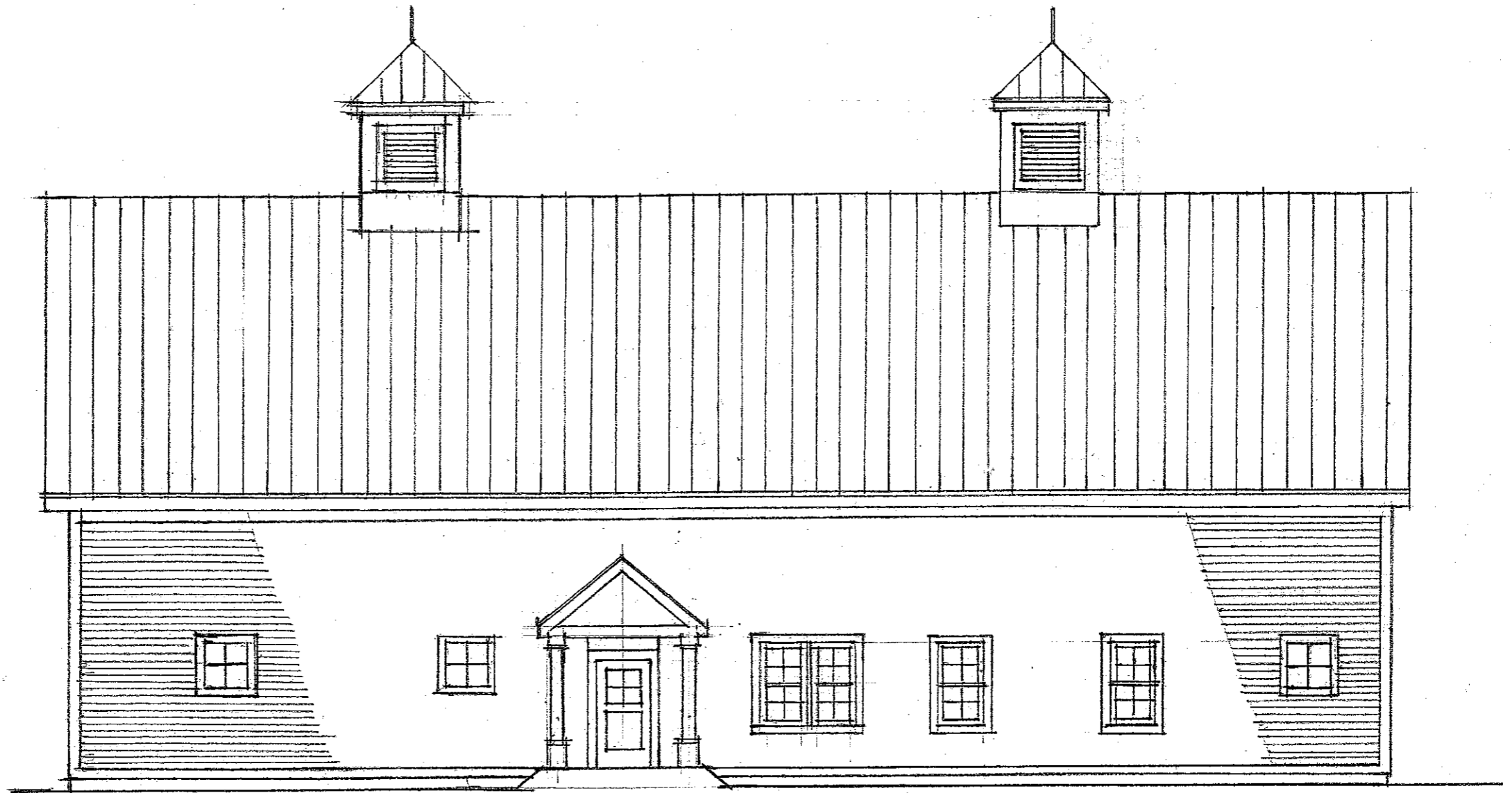
drawing title  
PROPOSED FLOOR PLAN

scale : 1/4" = 1'-0"	date : 01-22-10
designed by : MD	approved by :
approved by :	sheet no. :
project no. : AI-1	



NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

PROPOSED GREENSBORO FIRE DEPT.