

August 7, 2014

Development Review Board
 Town of Greensboro
 81 Lauredon Ave
 Greensboro, VT 05841

To The Development Review Board,

It is with great pleasure that we present below an overview of the Greensboro Arts Alliance and Residency (GAAR) plan for constructing a year-round performing arts complex, "The Mirror Theater," at 2853 Hardwick Street in Greensboro, Vermont.

Project Origins

In August of 2005, a collection of individuals came together to perform an important piece from the classic repertory of theater— Anton Chekhov's *The Seagull*. Directed by Sabra Jones (GAAR Artistic Director), the performance took place in the McIntyre Barn and featured a diverse cast of people, including Jim Cook, Henry King, Leona Stein, Allison Stegner, Juliana McIntyre, Charlie McAteer (now GAAR Associate Artistic Director), and many others. A moving performance attended by a large crowd of friends and family, *The Seagull* was GAAR's first play.

As a first play, *The Seagull* was a fitting choice; Chekhov's work tells the story of a group of artists who seek solace in the beauty of a rural lake town. As the character Trigorin, a famous writer in the world of the play, explains: "I love this lake, these trees, the blue heaven; nature's voice speaks to me and wakes a feeling of passion in my heart, and I am overcome by uncontrollable desire." With such beautiful themes, *The Seagull* was a perfect choice for Greensboro. And yet, even such great words do not wholly capture the magic of Greensboro, for it is not just the blend of lake, trees, and blue heaven that makes our town so special. It is also the people.

GAAR's intent is to serve both the location and people of Greensboro; GAAR has consistently curated seasons of plays and events to honor these two natural treasures: our community and our location. In the nine years since its inception, GAAR has produced over 20 plays and dozens of smaller events, including collaborations with the Greensboro Historical Society, Greensboro United Church of Christ, Greensboro Free Library, Summer Music From Greensboro, and others. GAAR has featured and honored the beauty of our town, as those who attended our 2011 production of *The Sound of Music* or our 2013 *Faces of Our Town Project* can attest. More importantly, GAAR has involved hundreds of community members in these events, including both year-round and summer residents, and brought thousands more people to Greensboro as audience. The energy and enthusiasm for creative work in a beautiful place is hard to overstate, and the environment and people of Greensboro facilitate such an experience.

Accordingly, five years ago GAAR Chairman Jim Sowles undertook an endeavor to create a theater as a gift to the Town of Greensboro. After several fruitful iterations of the project, Dr. Sowles resolved to create a comprehensive vision for a theater in Greensboro's Town Hall. Dr. Sowles enlisted the services of a local engineer, Ina Hladsky, who did an evaluation of the structural integrity of the building; consulted with local architects Lee Wright and Jerry Brown about the renovation of the structure; and created a forward-looking model of the expansive possibilities it

<p>ARTISTIC DIRECTOR Sabra Jones</p> <p>ASSOC. ARTISTIC DIRECTOR Charles McAteer</p> <p>EXECUTIVE DIRECTOR Marilyn S. Miller</p> <p>RESIDENT DIRECTOR Rosann Hickey-Cook</p>	<p>BOARD OF DIRECTORS Dr. James Sowles <i>Chairman</i> Helen Twiss <i>Secretary</i> Emilie Stuart <i>Treasurer</i> Sabra Jones <i>Ex Officio</i> Catherine Donnelly <i>Ex Officio</i> Charles McAteer <i>Ex Officio</i></p>	<p>ADVISORY BOARD Marlan Lorenz <i>Chair</i> Clementina Brown Jerry Brown Mike Coffey Susan Coffey Betsy Donlon Sara Dillon Sonia Dunbar Robert Foster Susan Goodby B.J. Gray Jane Gunther</p>	<p>ADVISORY BOARD CONT'D Ann Harblson Larry Hewes Mary Hewes Shelley Jungwirth Henry King Merrill Leffler Krisle Ohlrogge Peter Roudelush Marlon Stegner Anne Stevens John Stone III</p>	<p>ADVISORY BOARD THEATER COMMITTEE Bridget Collier John Dornavich Valdine Hall Sir Nicholas Hytner Shirley Knight Willie MacNeill Cordella Monsey Mark Pylance Lee Wright</p>
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offers. These efforts began to culminate in 2013, when the Town created a committee to explore making these renovations a reality. Moreover, an anonymous donor generously stepped forward to fund the project. The committee worked diligently for many months, but unfortunately, the Town Hall site was shelved due to complications in its current use. These endeavors, however, were not for naught.

As of January 2014, due to the extraordinary generosity of the anonymous donor, GAAR has come to a Purchase and Sales agreement with David Allen for 10 acres of Hazendale Farm. GAAR has also retained the services of the distinguished architectural firm, H3 Hardy Collaboration Architecture, whose lead architect is Mr. Hugh Hardy. Mr. Hardy is a celebrated, award-winning architect; his firms have designed theatrical venues ranging from the world famous Brooklyn Academy of Music's Harvey Theater to the new stage at Lincoln Center in New York. They are, simply put, the best theater architects in the world. Mr. Hardy and his architectural partner, Daria Pizzetta, have explored Greensboro in detail and are excited and inspired by the beauty of the Town and her people. Patrick Kane has been retained as the local architect; he is enthusiastic about preserving the physical beauty of the Hazendale site.

Project Summary

GAAR is proposing to build and operate a year-round performing arts complex with a maximum capacity of 200 people in addition to 50 support and production staff (including artists, ushers, and artistic staff). The seating is entirely flexible according to need.

Our complex will include a performance hall (Shakespearean based), lobby/gallery space, scenery and costuming studios, dressing rooms and other artistic support facilities, administration areas and rehearsal studios. To enhance the experience of a night out, the performing arts complex will be able to accommodate a restaurant, designed to support 50 people and 10 kitchen staff (comparable to *Positive Pie* in size).

The facility will be both a cultural corridor between Greensboro and the rest of the world, as well as a community space open to the use of individuals (via practice and rehearsal studios) and other organizations (via the performance hall, which many other VT organizations and groups will be invited to use, including Summer Music From Greensboro, Vermont Vaudeville, The Funnery, Caspian Monday Music, Heartbeat Life Sharing, Wonder & Wisdom, Lakeview Elementary, Town Meeting, and the Town's Various Committees). GAAR will also develop and present its own artistic work in the building, including its own educational programs. GAAR as administrator and non-profit owner of the building will ensure that the building is a center of life and vitality for the benefit of all.

The needs of the complex include the use of a seasonal tent during the summer season. Our tent (currently situated on the Town Hall Green) measures 12 meters by 24 meters (40' x 80'). The tent will be pitched over a grassy area and will not require a floor structure. The tent will be put up as needed.

There are some other considerations in which the Town may have interest:

Traffic Impact

The flow pattern of site traffic is shown on the drawings submitted with this application. The performance schedule of the theater will dictate the timing of arriving and departing vehicles. With a capacity of up to 200 patrons, peak arrival and departure times (approximately 1 hour before and 2 ½ hours after a performance start time) will see the arrival of 100 automobiles. Since the complex will include a café, patrons who will dine before the performance will disperse the arrival time of the anticipated 100 automobiles over a longer range of time. Performances are anticipated to be higher during the peak summer season (GAAR currently performs five shows a week Thursday - Sunday), and slower during the remainder of the year. Exact performance numbers are affected by budgetary and programmatic realities, and will be subject to change as GAAR continues to evolve. On a weekly basis, service vehicles will arrive at infrequent intervals over the course of the week to deliver supplies and for load-in/load-outs of road shows. As Hazendale is already a functioning commercial site with regular traffic usage, the overall traffic impact should be minimal.

Noise

The sounds generated by all performances will be contained within the theater structure. We anticipate no adverse effect on the peace and quiet of the neighborhood.

Jobs

To support a year-round performing arts complex, GAAR will of necessity grow and evolve to employ more staff to operate the building. GAAR already employs dozens of part-time staff every year, as well as a small nucleus of full-time employees. Both groups of employees will grow as the building's programming is fleshed out. This includes administrative staff, artistic production staff, educational staff (e.g., dance and theater classes), as well as restaurant and kitchen staff. More immediately, as the building itself is a multi-million dollar endeavor, the project will obviously employ many members of the construction field. The building will also employ many local artisans in its construction, including individuals such as Adelaide Tyrol (artwork included). These artisans will help the building truly reflect the character of our area.

The economic ripple effects of all the above are impossible to overestimate. The economic draw of a restaurant, of a successful arts complex, of an artistic education hub— these will all have enormously positive economic effects for the Town of Greensboro.

Water

Greensboro Fire District #1 has provided written assurance that they have the capacity to meet our needs. GAAR will pay for hook-ups as well as for a water line extension.

Septic

We will use standard mounds and leach fields. The site has been evaluated using perc test pits and a ANR engineer has reviewed the results. Our Septic Engineer has designed and confirmed that a conventional system may be used. All work has been designed by a licensed professional septic engineer and will be reviewed and approved by ANR when we apply for the state permits. The location of the leach fields is noted on our site plan.

Fire Department

All buildings will be constructed strictly in accordance with the Vermont Fire Safety and Building Code. The theater and the support wings will have a complete, automatic sprinkler system installed in accordance with National Fire Protection Association (NFPA) codes, as the theater will be classified as a place of assembly.

The water pressure delivered to the site has been assessed and it has been determined that no auxiliary fire pump is needed for the fire protection of the theater complex.

Fire lane access will be provided to the theater complex and the location of the seasonal tent structure. The fire lanes shall meet all NFPA requirements and shall be subject to approval of the local fire chief to assure that there is no undue burden on the Fire Department.

Property Tax

GAAR is a public charitable institution, recognized as a non-profit, tax-exempt organization pursuant to Internal Revenue Code Section 501(c)(3). The land and building will be unconditionally used for support of GAAR's non-profit public mission to provide unrestricted public access and services in the fields of

performing arts and arts education to all members of the public, without regard to ability to pay. The land and building will be owned and operated by GAAR and will serve no other purposes other than furtherance of GAAR's public, charitable and educational functions described above.

Vermont's property tax statutes provide an exemption from property tax for real and personal estate granted, sequestered or used for public, pious or charitable uses. As set forth in 32 V.S.A. §3800, "the statutory purpose of the exemption for public, pious, and charitable property in sections 3832 and 3840 and subdivision 3802(4) of this title is to allow these organizations to dedicate more of their financial resources to furthering their public-service missions." The Vermont Supreme Court, interpreting this statutory exemption, has applied a three-part test to evaluate an organization's eligibility for the exemption: (1) the property must be dedicated unconditionally to public use; (2) the primary use must directly benefit an indefinite class of persons who are part of the public, and must also confer a benefit on society as a result of the benefit conferred on the persons directly served; and (3) the property must be owned and operated on a not-for-profit basis." GAAR's proposed uses of the property, as described in this section and elsewhere in this letter, will be devoted unconditionally to benefit the public. As such, we anticipate that the property will be exempt from property tax to enable the full weight of our resources to be used to further our public, charitable and educational mission.

Lighting

No new exterior light poles are proposed for the project. Since the majority of performances are at night, low profile light bollards will be provided within the parking lot area and pedestrian paths to guide pedestrians to the doors. Low profile mounted lighting will be provided at building entrances. Some decorative lighting may be used to highlight the building structure, primarily used during performances. All exterior lighting will be full cut-off type light fixtures so as to have no adverse impact on the neighborhood and be night-sky friendly.

Current Status and Timeline

GAAR has reached a purchase and sales agreement with David Allen for a 10 acre parcel including the current Hazendale Farm Stand. This parcel has been fully surveyed by Tim Short, of Short Surveying Incorporated (survey included). GAAR has already completed a conceptual design phase with our architect that outlines the massing, materials and interior layout for the Mirror complex. The result of this study is the plans and images we are submitting to the Town of Greensboro with this application. Once we receive the Town approval, we will submit to Act 250 and the Agency of Natural Resources. Our design team will continue the development of the building with the goal of having contract documents complete by late Spring of 2015 with the start of construction to immediately follow award of bid, by early-summer 2015. We anticipate opening of operations for the Summer Season of 2016. The project is fully funded.

How does this application align with the town plan?

The project aligns with the goals of the Town Plan in many different ways:

- The location of the Mirror Theater on the edge of the current Village District next to the new Firehouse keeps development centered around the Greensboro Village district, and minimizes the effect on the Rural Lands.
- The compact and clustered nature of the development will leave as much open space as possible.
- The building will utilize local materials and resources wherever possible, and will retain much of the agricultural character of the current site, both in building design and landscaping (e.g., we plan to utilize extensive edible agriculture such on the site).
- The building is being designed to be environmentally friendly and energy efficient. There is also ample space on the site for the installation of renewable energy sources (solar).

- The building will help in maintaining the Town Plan's stated goal of a community of people with a mix of household incomes, ages and family sizes, as the theater will be a small-scale, non-polluting employer, reaching out to people of all ages, backgrounds, and incomes. The project also does not displace any current employers, as Hazendale Farmstand will continue to operate at a site just next door.
- The location does not adversely affect Caspian Lake in any way.
- The location of the project does not directly introduce any new traffic into the Village.
- Most importantly, the building will strongly support the Town Plan's stated goal (Page 48) of creating a local area marketing cooperative for artisans, craftspeople, performers, and tourism providers. As an organization, the Greensboro Arts Alliance & Residency has always worked to be a unifying hub for individuals in those fields; the building will solidify this goal into a working and vital reality.

How do the neighbors feel about this?

GAAR has approached the following neighbors and received their approval: the Niemi Family (Niemi Trust), Sowles (NEXT I LLC), Brochu, Allen, & Mercier.

We hope the above illuminates some of the exciting opportunities and possibilities this project offers. This building has been a dream over five years in the making, and is a product of the input of countless community members as well as experts in a multitude of fields. We look forward to the input of the DRB, and hope to work together to create an enduring location which fulfills the hopes and needs of Greensboro for decades to come.

Many thanks,

Sabra Jones
Artistic Director

Charles McAteer
Associate Artistic Director

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: 2014-027

Tax Map Number:

Zoning District: Rural lands

Date Application Received 8/7/14

Fee Paid: \$325 (all inclusive)

Reason for Seeking Conditional Use Permit or Variance:

Commercial Use (2.5, 5.4, 4.4) - conditional use permit with site plan review. Also variance + C.U. for sign over top of ft and sign placement within 50' R.O. setback to P.O.W (20')

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 Art Alliance and Residency (Sabra Jones and Charles McAteer)
Mailing Address: P.O. Box 304, Greensboro, VT 05841
Telephone(s) Home: Work: (802) 533-7487 Cell:
E-mail: sabra@greensboroartsalliance.com charles.mcateer@greensboroartsalliance.com

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

Name(s): David Allen
Mailing Address: 244 Hardwick St. Greensboro, VT 05841
Telephone(s) Home: (802) 533-7107 Work: (802) 533-9992 Cell:
E-mail: hazendaledavid@gmail.com

Physical Location of Property (911 address):

2853 Hardwick Street, Greensboro, Vermont

Type of Permit:

[X] Conditional Use [X] Variance

Other Permits Which May Be Necessary:

[X] State Septic Permits - required prior to construction will be applied for following Town approval
[X] State Potable Water Supply Permits - required prior to construction will be applied for
[X] Site visit approval Application cannot be approved until after site visit by the zoning administrator.
Schedule site visit when completed application is submitted. [X] Visit Waived Done KLL
[] Curb Cut - requires a separate application - necessary if a new driveway must be installed.
[] Applied (date) [X] Not required

Property Description:

Acreage in lot: +/- 10.06 Feet of Road Frontage: 871' Center Road 981' Hardwick Street
Setbacks: Front 50' (to center of road) at Left Side 15' min./50' rural at least
Right Side 15' min./50' rural at least Rear 15' min./50' rural at least
Lakeshore NA Other

(If property fronts on more than one public road, please include frontage measurement on each)

Dimensions of Proposed and Existing Buildings:

Proposed: Theater
Length 90' No. of Stories 2
Width 152'
Height ~~32' (41' Top of Cupola)~~ 35'

Existing: (Farm Stand)
Length 60' No. of Stories 2
Width 30'
Height _____

Proposed:
Length _____ No. of Stories _____
Width _____
Height _____

Proposed:
Length _____ No. of Stories _____
Width _____
Height _____

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.") 2853 Hardwick Street Commercial- Farm Stand

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.) Performing Arts Complex - Year round and Café

Type of Water System:
 Village Spring Drilled well Other

Type of Septic/Waste Water System: Leach Field Permit Numbers TBD

- 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 plan provided for Site Plan Review

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 plans of the performing arts complex, including the theater, support areas and café. (All plans are schematic and are subject to minor changes.)

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.

Not applicable, but see landscape site plan submitted for Site Plan Review.

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).

Variance Criteria:

"The DRB may grant a variance and render a decision in favor of the appellant only if all of the following facts are found, and findings are specified in its written decision.

1. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions and not to the circumstances or conditions generally created by the provisions of these regulations in the neighborhood or district in which the property is located;
2. Because of these physical circumstances or condition, there is no possibility that the property can be developed in strict conformity with the provisions of these regulations and that the authorization of a variance is necessary to enable the reasonable use of the property;
3. The unnecessary hardship has not been created by the appellant;
4. The variance, if authorized, will not:
 - a) Alter the essential character of the neighborhood or district in which the property is located;
 - b) Substantially or permanently impair the appropriate use or development of adjacent property;
 - c) Reduce access to renewable energy resources;
 - d) Be detrimental to the public welfare.
5. The variance, if authorized, will represent the minimum that will afford relief and will represent the least deviation possible from these regulations and from the plan." (Pages 27 &28 of the Greensboro Zoning By-Laws).

At your DRB hearing, you will be asked to present your proposal. Please be prepared to explain why your project should be granted a variance.

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 02/07/14

Signature of Landowner(s) [Signature] Date 8-7-14

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 { } Referred to the Development Review Board

Date 8/7/14 Signature [Signature]

Remarks and/or Conditions: Conditional Use + Variance being sought

Date of Approval or Denial by Development Review Board: _____

~~Date Approved or Denial by Zoning Board of Adjustment: _____~~

Applicant/Landowner Received a Copy of the Applicable Building Energy Standards: _____
(Date)

Applicant/Landowner Did NOT Need to Receive a Copy of Applicable Building Energy Standards (due to the fact That the structure will not be heated or cooled: _____
(Date)

Application for Site Plan Review
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: 2014-027
Zoning District: Rural Lands
Date Application Received 8/7/14

Tax Map Number: _____
Fee Paid: \$ ON OTHER APP.

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 for \$ _____

Applicant(s):

Name(s): Greensboro Arts Alliance and Residence (Sabra Jones and Charles McAteer)
Mailing Address: P.O. Box 304 Greensboro, VT, 05841
Telephone(s) Home: _____ Work: (802) 533-7487 Cell: _____
E-mail: sabra@greensboroartsalliance.com charles.mcateer@greensboroartsalliance.com

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

Name(s): David Allen
Mailing Address: 244 Hardwick St. Greensboro, VT 05841
Telephone(s) Home: (802) 533-7107 Work: (802) 533-9992 Cell: _____
E-mail: hazendaledavid@gmail.com

Physical Location of Property (911 address):

2853 Hardwick Street, Greensboro, Vermont

Two sets of site plan maps must be submitted. These maps must include all of the following information:

- Name and address of the person or the firm preparing the map, scale of the map, north point, and the date.
- Map of the property showing existing features, including contours, structures, large trees, streets utility easements, rights-of-way, land use and deed restrictions.
- Site plan showing proposed structure locations and land use areas; driveways, traffic circulation, parking and loading spaces and pedestrian walks; landscaping plans, including site grading, landscape design and screening.

Maps Received by DRB on: 8/7/14

Application for Site Plan Review

1. **Please describe the size, location and design of any signs which will be utilized at the proposed project.** One carved wooden sign at the entrance drive, 4' wide x 3' high, design TBD, but indicating "Mirror Theater" (not interior illuminated.) The sign will be double faced to be read by two way traffic on Hardwick Street. One carved wooden sign, 4' high x 8' wide, design TBD, at the planting bed with poster area to announce current production. The remainder of the site signage will be directional or restrictive traffic signage.
 - a. Parking: 18" wide by 12" high with directional arrow. Provide 2.
 - b. Exit: 18" wide by 12" high with directional arrow. Provide 1.
 - c. Staff Parking and Delivery Entrance: 18" wide by 12" high. Provide 1.
 - d. Exit: 18" wide by 12" high, with directional arrow. Provide 1.
 - e. Reserved Handicapped Parking Only: 12" wide by 18" high, with blue accessible logo at each handicapped parking space (5 required).

2. **Please describe how parking, traffic and pedestrian walkways will be addressed at the proposed project.** Include any pertinent information such as the location and size of the parking area, the estimated number of parking spaces, the anticipated traffic patterns location of walkways and anticipated impact on public roads.

The existing drive way and curb cut at 2853 Hardwick Street will remain. This entry point will be the only entrance or exit onto the theater site. This entry point will connect to a two way loop drive that provides access to patron parking, staff parking and the delivery area of the theater. It will also connect to the fire line and tent area.

Large vehicles delivering supplies to the theater back of house and the kitchen will enter through the designated curb cut, turn onto the service drive and back up to the dock area. The vehicles will then exit the site via the same roadway.

The parking area, which for the most part will be utilized only during performance hours, will accommodate approximately 107 automobiles in total, including the designated staff parking. 20 parking spots will be designated as staff parking. 4 of the patron and 1 of the staff parking spaces will be designated as handicapped parking spaces to meet ADA requirements.

The surface of all drives, except for the fire lane, will be gravel, for compatibility with the surrounding environment. The fire lane will be grassed over gravel, maintained in a mowed condition.

Pedestrian paths will be included in the site development. Pedestrian paths will lead from the patron parking areas to the main lobby doors. A pedestrian path will be provided between the staff parking area and the designated staff entrance. Pedestrian paths will also be gravel paths with metal edge guards. Pedestrian paths will incorporate low level path lighting for safety reasons.

3. **Please note whether your proposed project would impact on the protection of the utilization of renewable energy resources.**

This project will have no negative impact on the protection of the utilization of renewable energy sources.

We anticipate the use of geothermal heat pump system as a source to provide both central heating and cooling system that works by transferring heat to or from the ground. The geothermal system will use the earth as a heat source (in the winter) and a heat sink (in the summer). Ground source heat pumps are among the most energy efficient technologies for providing HVAC and water heating.

As a future phase, ample land exists for the installation of a photovoltaic field (solar panels) that can generate electricity for the performing arts complex and further reduce their reliance on fossil fuels. Solar panels may be either ground and/or building mounted.

Please describe the proposed landscaping design for the project and any screening which would be provided for neighbors.

See site plan submitted with this application for specific details.

The landscaping entering the property will consist of low hedges or edible landscape adjacent to the drive to shield the parking lot from view. The parking lot is shielded from view from the roadway by a mature stand of existing trees.

Existing trees provide generous screening on all sides of the property. The south property line is fully concealed from the neighboring property by a stand of mature growth trees. Where there is a break in the existing tree line, along Center Road, new trees may be planted to provide additional screening.

Screening will be provided within the parking areas to soften the appearance of the parking lot.

Additional landscape features are proposed for the northern section of the property. The landscaping will consist of a mowed lawn, pedestrian paths and seasonal flowering plants representative of an English Garden.

5. Please describe any proposed exterior lighting plans. Include any pertinent information such as location, intensity and hours of operation, etc.

No new exterior light poles are proposed for the project. Since the majority of performances are at night, low profile light bollards will be provided within the parking lot area and pedestrian paths. New building mounted lighting will be provided at building entrances. Some decorative lighting may be used to highlight the building structure during performances. All exterior lighting will be full cut-off type light fixtures so that they will not have an adverse impact on the neighborhood and will be night sky friendly. Exterior lighting will have controls so that all exterior lighting can be turned off when the building is not in use.

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 08/07/14

Signature of Landowner(s) [Signature] Date 8-7-14

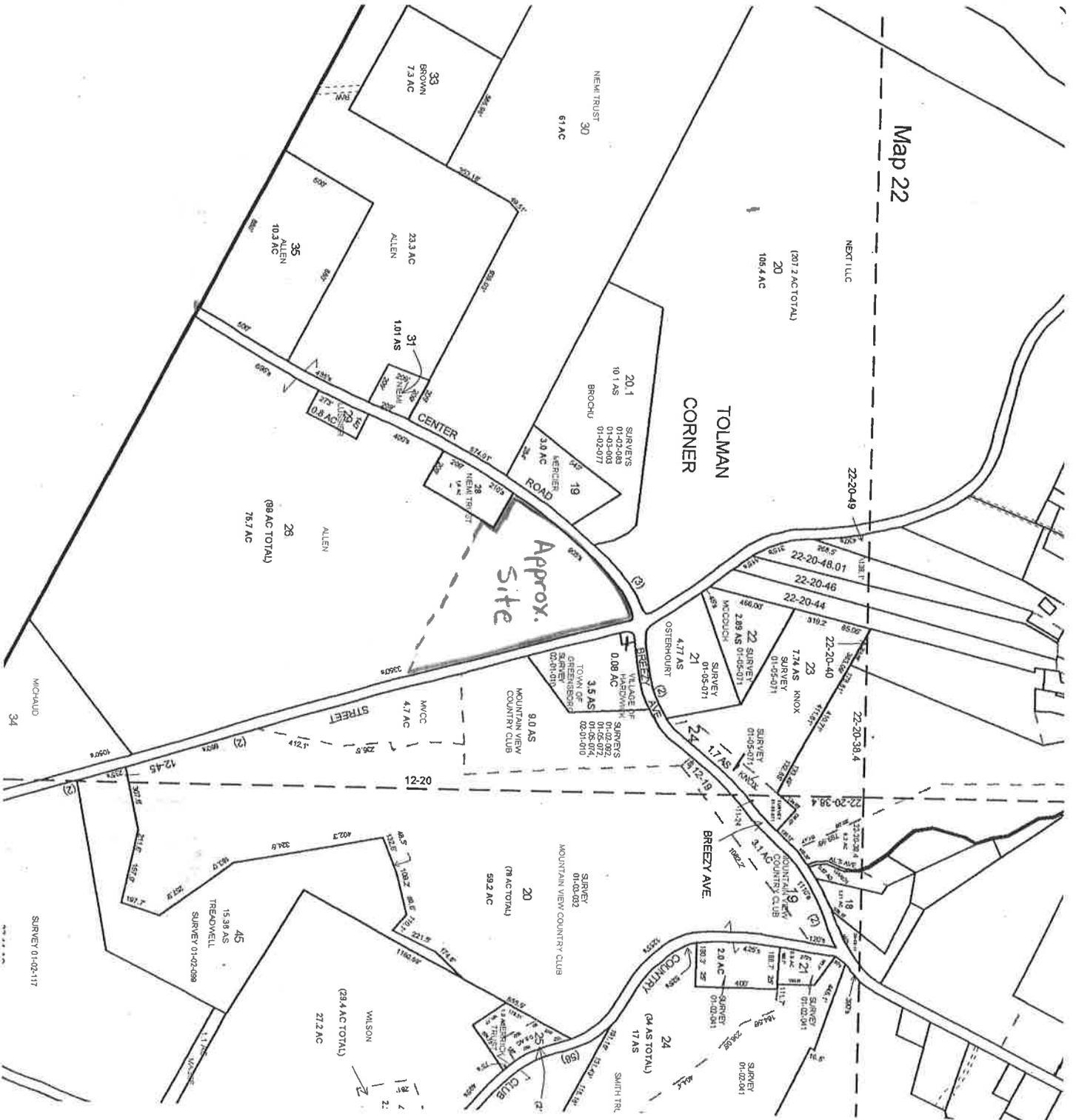
Note: Failure to develop your property in accordance with your application and any conditions of this permit may result in an enforcement action and may affect your ability to sell or transfer clear title to your property.

Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board, to 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>8/7/14</u>	Signature <u>Krista Leahy</u>
Remarks and/or Conditions: _____	
Date of Approval or Denial by Development Review Board: _____	
Date of Approval or Denial by Zoning Board of Adjustment: _____	

Map 22



GREENSBORO FIRE DISTRICT #1
PO BOX 3
GREENSBORO, VERMONT 05841

Sabra Jones
Greensboro Arts Alliance & Residency
PO Box 304
Greensboro, VT

June 1, 2014

Dear Sabra,

I write on behalf of the Prudential Committee of the Greensboro Fire District #1, to whom you addressed your water request of May 12.

We have discussed your two requests: 1) permission to connect your proposed theatre building to our water line going out to the new fire station and 2) permission to rent water for this year-round operation which is estimated to use 3,945 gpd.

We have approved both requests with the obvious understanding that all expenses for this connection be borne by GAAR and that the connection be state approved. The yearly cost for using our water will be determined when you are up and running.

A handwritten signature in black ink, appearing to read "Nat", with a stylized flourish above the name.

The Prudential Committee of the Greensboro Fire
District #1: John Mackin, Craig Dezell, Nat Smith