

**APPLICATION FOR ACCESSORY BUILDINGS AND ADDITIONS
IN THE CASPIAN & ELIGO LAKE SHORELAND PROTECTION DISTRICT
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: 2017-022 Tax Map Number 22-21-58
Zoning District Shoreland Protection District
Date Application Received 8/2/2017 Fee Paid \$ 235 CK# 5307

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): Alan Bascom
Mailing Address: 14 Frost Lane Sudbury, MA 01776
Telephone(s) Home: 978-443-1988 Work: _____ Cell: 508-878-9555
E-Mail: bascom.a14@gmail.com

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

Name(s): Edward Notis-McConarty, Trustee Caspian Lake Realty Trust
Mailing Address: Hemenway & Barnes LLP 75 State St., 16th Flr. Boston, MA 02109
Telephone(s) Home: _____ Work: 617-557-9719 Cell: _____
E-Mail: emcconarty@hembar.com

Physical Location of Property (911 address): 42 Barre Blvd. Greensboro

Necessary Permits:

Site visit approval Application cannot be approved until after site visit by the zoning administrator.
Schedule site visit when completed application is submitted. *Visit Waived* _____

Property Description:

Acreage in lot .51

(Please Note: If your property is enrolled in the Current Use Program, your building 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 Approx. 95'

Setbacks: Front 20' +/- (to center of road) Left Side 25' +/-
Right side 46' +/- Rear 190' +/-
Lakeshore 190' +/- Other _____

(Please Note: All new accessory structures and additions must be at least 150' from Caspian and Eligo Lakes.)

Dimensions of Proposed and Existing Buildings:

Proposed:

Length 24' No. of Stories 1
 Width 14'
 Height 10'

Existing: (Cottage)

Length 32.5' No. of Stories 1.5
 Width 40.5'
 Height 16'

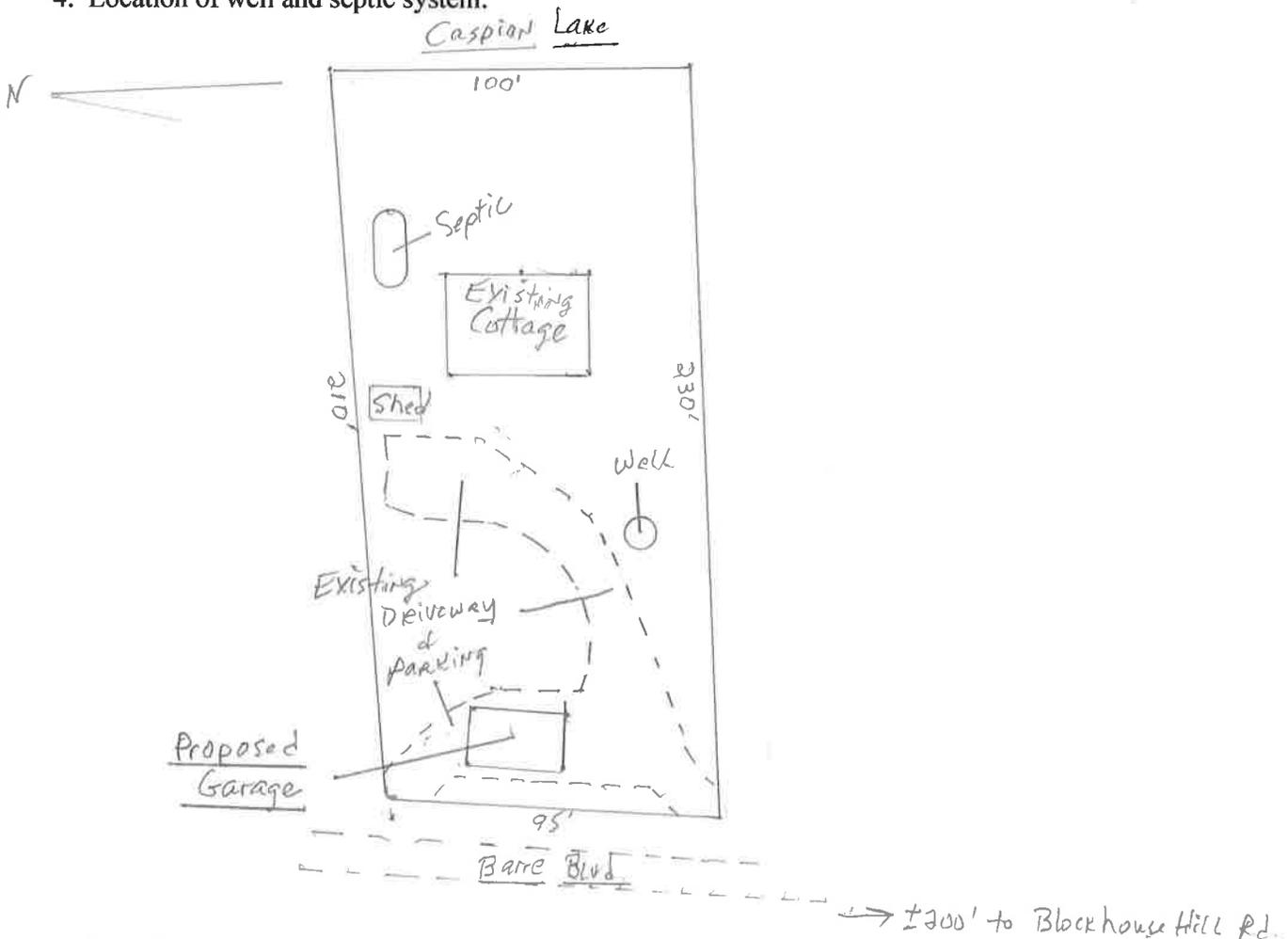
Lakeshore District Properties, please indicate the total habitable floor area of the dwelling: 1,578 sf
 Total Habitable Floor Area is defined in the Greensboro Zoning Ordinances as "The floor area of rooms in a dwelling unit used for bedrooms, living room, dining room, kitchen, and bathroom. Excludes porches and decks."

Existing use and occupancy. (If there are no buildings currently on the property, please write "bare land.") Seasonal Cottage plus 10' by 12' detached shed

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.) Propose to add detached, pre-fab, 1-car garage - seasonal use

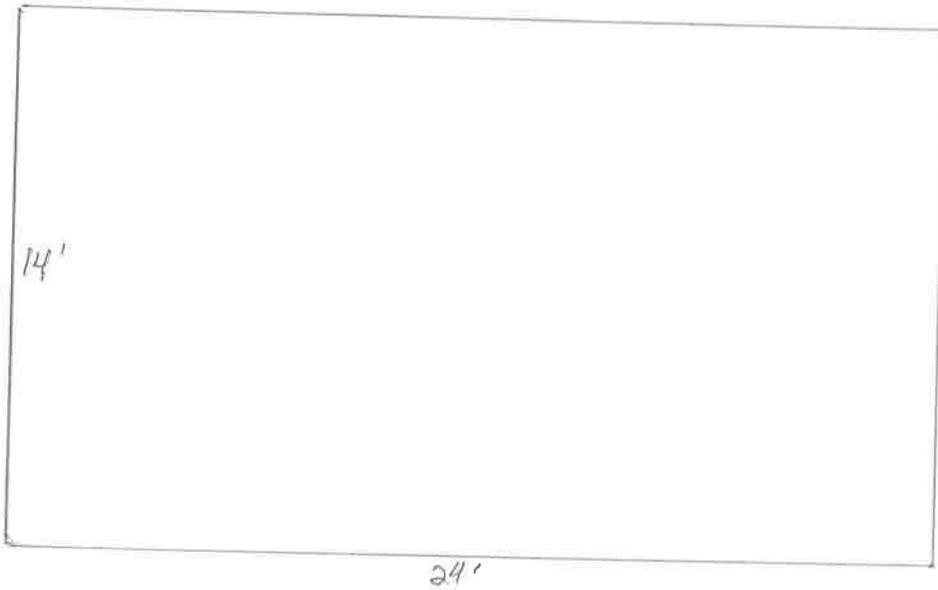
Sketch or attach a general plot plan showing the following:

1. Location of property.
2. Location of existing and proposed buildings on property.
3. Location of driveway.
4. Location of well and septic system.



Sketch a floor plan or diagram showing the dimensions of the proposed accessory 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.)

Garage- 1-bay, 14' by 24', Overhead doors on both ends. No demised space, no living area. To be placed on existing driveway area.



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) *Clayton Bassett* Date 7/26/17

Signature of Landowner(s) *[Handwritten Signature]* Date 7/26/17

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	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> Referred to the Development Review Board	
Date _____	Signature _____
Remarks and/or Conditions: _____	
Date of Approval or Denial by Development Review Board: _____	
Applicant/Landowner Received a Copy of the Applicable Building Energy Standards: _____ (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)	



From Table: MAIN Section 1		Itemized Property Costs		Record # 657	
		Town of Greensboro			
Property ID: 323-0042	Span #: 264-083-10667	Last Inspected: 08/15/2009	Cost Update: 08/07/2014		
Owner(s): NOTIS-MCCONARTY EDWARD TRUSTEE ET C/O ALAN P BASCOM	Sale Price: 450,000	Book: 40	Validity: Yes		
Address: 14 FROST LANE	Sale Date: 11/17/2006	Page: 64			
City/St/Zip: SUDBURY MA 01776	Bldg Type: Single	Quality: 3.50	AVG/GOOD		
Location: 42 BARRE BLVD	Style: 1.5 Fin	Frame: Studded			
Description: 0.51 ACRES & (100') & CAMP	Area: 1603	Yr Built: 1930	Eff Age: 84		
Tax Map #: 22-21-58	# Rms: 7	# Bedrm: 4	# Ktchns: 1		
	# 1/2 Bath: 1	# Baths: 1			

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	Shingle / Ht=8	100.00		79.46	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		3.48	
Heat/cooling #1:	Elec BB	25.00		-0.11	
Heat/cooling #2:	None	75.00		-2.78	
Energy Adjustment	Below Avg			-1.14	
Foundation Adjustment	SF 18-48"				
ADJUSTED BASE COST			1,603.00	78.92	126,508
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)				1,567.50	
Roughins (beyond allowance of 1)			-1.00	552.50	-553
Dormers	Shed roof		24.00	175.00	4,200
Fireplaces	1.5 Fin / Single		1.00	4,525.25	4,525
Porch #1:	WoodDck/Screen/Roof/N		20.00	69.42	1,388
Porch #2:	WoodDck/NoWall/Roof/N		60.00	42.98	2,579
Subtotal					138,647
Local multiplier		0.85			
Current multiplier		1.00			
REPLACEMENT COST NEW					117,850
Condition	Avg/Good	Percent			
Physical depreciation		25.00			-29,462
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					88,400
LAND PRICES					
FR Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
	100.00	1.10	0.95	222.00	391,900
Total	0.51				391,900
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	n / n	< Typical	Below Avg		4,000
Sewer	n / n	Typical	Below Avg		7,000
Landscape	n / n	Typical	Below Avg		3,000
Total					14,000
OUTBUILDINGS					
	Hsite/Hstd	% Good	Size	Rate.	Extras
Toolshed	n / n	25	84	2.21	200
Total					200
TOTAL PROPERTY VALUE					494,500

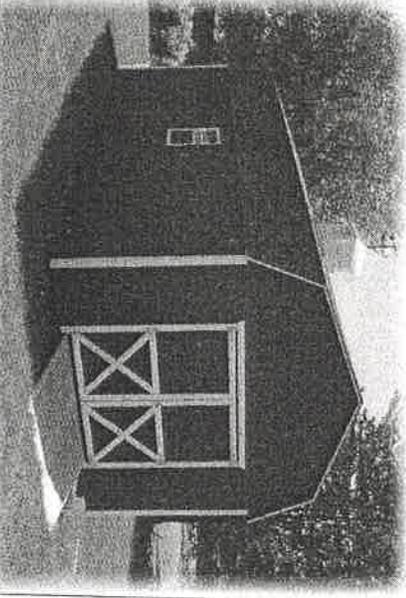
NOTES

2010: 0.51 AC(100') & CAMP: CAMP IS FULLY FINISHED, SOME INSULATION, RENOVATED 1990 (NEW KIT,



GAMBREL BARN

GAMBREL BARN:
 4 ft. high sidewalls;
 door on one end,
 window on
 opposite end.
 Shown with ramp optio

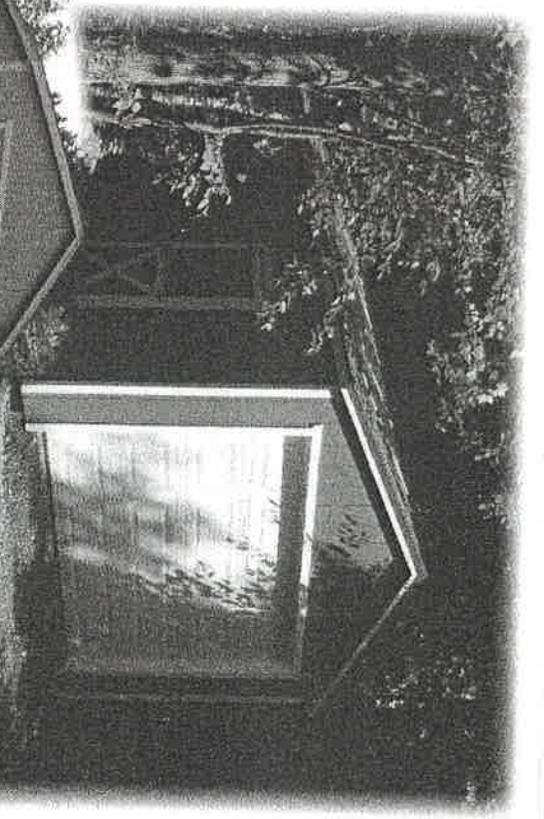


HI-WALL BARN

HI-WALL BARN:
 6 ft. high sidewalls;
 door & window
 on any end or side.

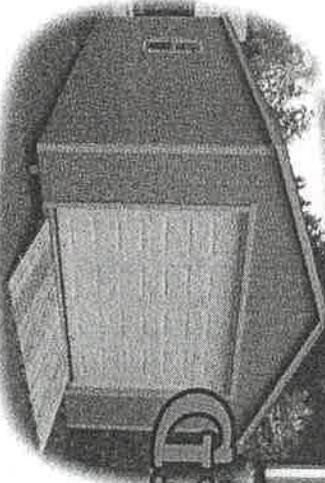


Shown above
 with cupola & ramp
 options;
 shown at left with
 garage door & ramp
 options.

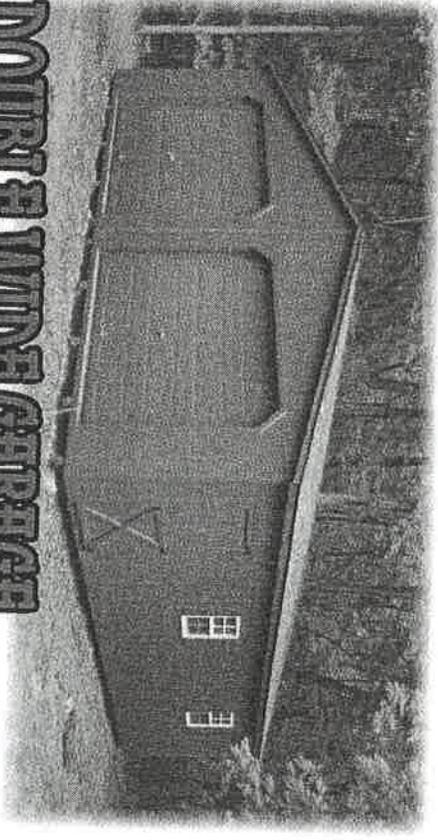


GARRIDGE

GARRIDGE: 7 ft. sidewalls, pressure-treated floor system,
 overhead door on gable end, window and walk-in door on either side or
 opposite gable end of overhead door.



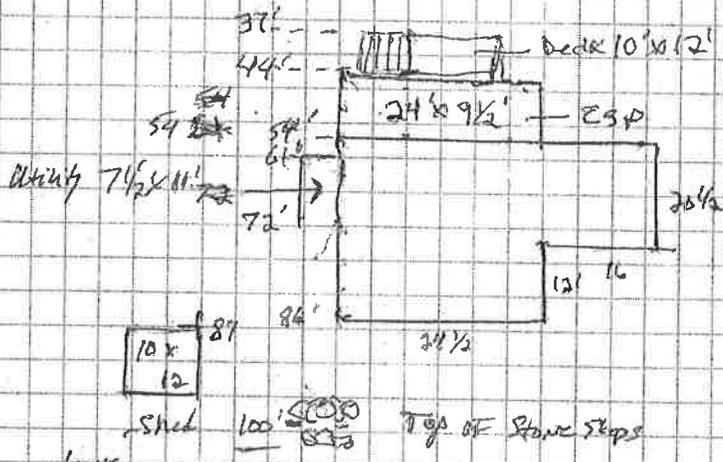
DOUBLE-WIDTH GARAGE



Shedding

1 block = 5'

37'
44'



Cebers Chapter

