

Exhibit 1
Admitted 1/4/2017

12/14/16

Jennifer Ranz Application for Conditional Use Permit-Documents

- 1. Jennifer Ranz-Statement for Application with attached Map**
- 2. Department of Environmental Conservation and Natural Resources Board**
 - Project Review Sheet**
 - Act 250 Jurisdictional Opinion**
 - Wastewater System & Potable Supply Permit Jurisdictional Opinion**
- 3. Vermont Department of Public Safety, Division of Fire Safety.**
 - Tim Angell, Inspector-Fire Inspection Results**
- 4. Greensboro Fire Department Chief David Brochu: site visit report.**
- 5. St J Fire Extinguisher Sales & Service Invoice**
- 6. Photos of Barn in 1990**
- 7. Letters of Support for Application**
 - Vermont Division for Historic Preservation**
 - Center for an Agricultural Economy**
 - Letters of Support 50 in number**

Town of Greensboro – Application for Conditional Use Permit/Variance

Applicant: Jennifer Ranz

The Greensboro Barn was built in 1880 and is on the registry of historic buildings. This historic structure is a beautiful landmark, and where the first New England Sunday School Convention was held in 1817. I purchased the barn in 1990 and since then have done extensive renovations to save it from going the way of many other barns that have disappeared from the landscape. This agricultural cathedral has an inspirational impact on those who see or enter into it. The barn, greenhouse and property are utilized for agricultural activities that include: vegetable and flower gardens, berries, orchard, grazing sheep, haying and storage, etc.

In order to preserve and maintain this important historic structure, I am applying for a year round Integrated Agriculture Conditional Use Permit, and am endeavoring to preserve the working landscape by utilizing my property and this historic barn structure. As detailed in Section 2.5 of the Greensboro Zoning Bylaws, the purpose of the Rural Lands District is “to encourage Agribusiness and other small businesses which facilitate the local food economy as well as productive agricultural resources.” “The major objective of Greensboro’s Town Plan is to retain our rural characteristics. This requires that Greensboro make all efforts to retain and attract non-polluting small scale employers.” My business endeavors aim to do just that and will contribute to our town’s economic development goals.

Referencing Greensboro Zoning Bylaws Section 4.13 – Integrated Agriculture:

- A) The proposed activities will be subordinate in terms of overall land use (ie. Land area, structures utilized). The uses intended for my property fall within the categories: 3,4&5, which include event hosting e.g. wedding venue, dinner/dance venue, theater production, etc. education, cultural, or recreation programming; and retail sales of non-farm products.
- B) Use of my property for these activities “is both encouraged and allowed.”

- S 4.13 - A3. Retail sales of non-farm products related to the farm and/or what is produced on the farm.
 - Sale of art works and handcrafted goods will continue.
- S 4.13 - A4. Education, cultural, recreation programming.
 - Open studio, art demos, farm tours, and classes will continue (e.g. Sterling College students have come to garden, process food, and learn about how I integrate my art and agricultural activities).
- S 4.13 - A5. Event hosting e.g. wedding venue, dinner/dance venue, theater production, etc.
 - Due to the weather, lack of heating and plumbing, the focus of the operation will be during the months of May through October.
 - The Vermont State Fire Marshal will allow up to 300 people, but from my experience I will be limiting the capacity to around 200. I anticipate no more than 18 events with over 180 people annually. I or a responsible person will be present during each event.
 - Peter Kopsco, Permit Specialist for the Department of Environmental Conservation, filed a Project Review Sheet. The District Coordinator for the Natural Resources Board stated no Act 250 permit is required. The Regional Engineer for the Department of Environmental Conservation stated no Wastewater System & Potable Water Supply Permit is required.
 - Portable toilets will be placed in screened locations and removed after use. They will not be stored on the property.
 - The property does not require any additional construction or development in order to host events. Event hosting would celebrate and is harmonious with the existing conditions of the land and building.

Town of Greensboro – Application for Conditional Use Permit/Variance

Applicant: Jennifer Ranz

Conditional Use Criteria:

1. My proposed business shall not result in undue adverse effect on community facilities.
2. My proposed project serves to preserve and maintain the rural, historic character of the area, that is “characterized by farms, forest, open lands, healthy natural resources, modest sized homes, a diversity of small-scale employers, dirt roads, and a community of people with a range of incomes, family sizes, and ages.” My proposal embodies the “policies and standards of the Town Plan” and zoning bylaws. Section 2 (Major Objectives) of the Town Plan “requires that Greensboro make all efforts... to retain or attract non-polluting, small scale employers” and that “the major objective of this Plan is to retain these rural characteristics.” In order to achieve this, as detailed in Section 11 (Economic Development), subsections A and B, the Town’s goals and policies aim “to create a diverse local economy that supports Greensboro’s rural traditions,” “to attract small scale, non-polluting industries,” “support existing employers,” and “support the Hardwick Area Chamber of Commerce in its work to understand the needs of existing employers, seeking ways local towns can meet those needs,” and “create a local area marketing cooperative for artisans craftspeople, performers, and tourism.” I am on the board and a member of both the Heart of Vermont Chamber of Commerce (formerly called the Hardwick Area Chamber of Commerce) and Caspian Arts, a local cooperative for artisans, and my project aligns directly with these efforts. As detailed in Section 2.5 of the Greensboro Zoning Bylaws, the purpose of the Rural Lands District is “to encourage Agribusiness and other small businesses which facilitate the local food economy as well as productive agricultural resources.” My project not only supports myself, but also other small businesses in the area (especially those in the local food and agritourism sector). As it currently exists, the Rural Lands District includes Hill Farmstead Brewery, The Highland Center for the Arts, Hazendale, Jasper Hill, Circus Smirkus, and Mountain View Country Club less than half a mile down the road.
3. My project will not result in undue adverse effects on traffic on roads and highways in the vicinity. My project will not generate traffic, including delivery traffic, in excess of volumes characteristic of other uses allowed in the Rural Lands District. Other uses permitted in the Rural Lands District include Hill Farmstead Brewery, The Highland Center for the Arts, Hazendale, Jasper Hill, Circus Smirkus and Mountain View Country Club. I will voluntarily suspend activity when Country Club Road is impassable. Off-street parking shall be provided in my hay field.
4. My project is in line with the current Town Bylaws and ordinances.
5. My project has no adverse effects on renewable energy resources.

Specific standards shall include:

1. My lot meets the size required for the district.
2. No new buildings are being constructed that would need to meet setbacks.
3. I have landscaped my property and it is a beautiful sight for everyone to see.
4. Exterior signage size and location will not change. Sign maintenance will occur.
5. No new structures are being built and service areas are compatible with exiting structures.
6. As mentioned above my project is compatible with the specific criteria of the Rural Lands District.
7. There will be no outdoor amplified music and I will voluntarily stop the music by 11pm. My proposal will not cause any undue air pollution. The conditional use permit for the proposed activities will allow me to maintain this historic barn and property and help preserve the character of the neighborhood and the Rural Lands District.

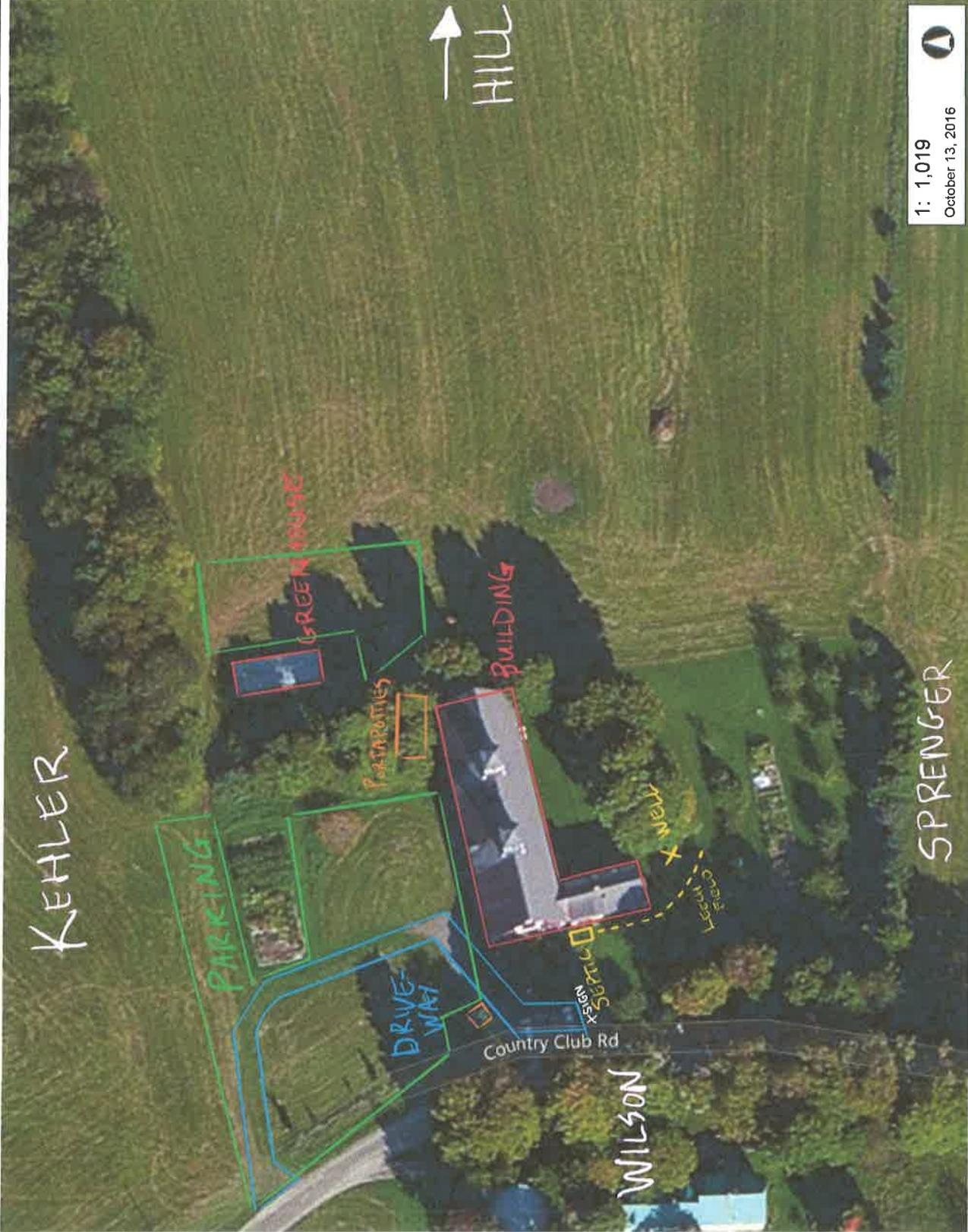


LEGEND

Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas



1: 1,019

October 13, 2016



52.0 0 26.00 52.0 Meters

1" = 85 Ft. 1cm = 10 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Project Review Sheet

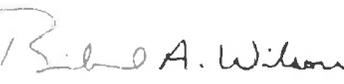
Date Initiated ANR PIN# WW Project# Pre-application Review

Project Information				
General Information				
PROJECT NAME (if applicable)			PROJECT TOWN Greensboro	
PROJECT LOCATION (911 address if available) 491 Country Club Rd.				
Contact(s)				Add Project Contact
CONTACT TYPE Applicant	NAME Jennifer Ranz	ORGANIZATION NAME (if applicable)		
ADDRESS 491 Country Club Rd.	TOWN Greensboro	STATE VT	ZIP 05841	
PHONE 802-533-9281	CELL PHONE	EMAIL jenniferranz@gmail.com		
Project Description				Add Project Description
ENTERED BY Peter Kopsco	INFORMATION SOURCE Individual	DATE ENTERED 9/16/2016 3:20 PM <input type="button" value="Lock"/>		
PROJECT DESCRIPTION Host weddings and events in an existing barn. A portion of the barn, which includes a wing, is Jennifer's year-round home, studio and gallery. Ms. Ranz sells her artwork on-site by appointment or when the artist-owner, Jennifer Ranz, is available (the sign says "open by chance or by appointment"). She is open almost daily during the warm season. She has no employees. The plan is to host weddings and other events for up to 200 people in the barn or on the grounds and to use porta-lets or other temporary bathroom accommodations. It is unclear what the demand will be, so Ms. Ranz is seeking guidance about what will trigger wastewater permitting and a requirement to install a permanent system. Ms. Ranz met with a fire marshal and says she will not be required to make any changes to the structure to host events. She does not plan to add a kitchen. Event guests will provide their own caterers who will either prepare food off-site or use temporary outdoor kitchens. The caterers will use their own or rented dishes and glasses which will be washed by providers elsewhere, not in the barn. She does not plan any construction or changes to the building or site. The parcel is 15.9 acres and is served by on site water and wastewater systems.				
DEC Prior Permits				Add Prior Permit
PERMIT TYPE			PERMIT NUMBER	

*Jurisdictional Opinion(s) for permits that may be needed from the District Environmental Office **PRIOR TO COMMENCEMENT OF CONSTRUCTION***

Act 250 Jurisdictional Opinion			
This is a jurisdictional opinion issued pursuant to 10 V.S.A. § 6007(c) and Act 250 Rule 3(B). Reconsideration requests are governed by Act 250 Rule 3(B) and should be directed to the district coordinator at the above address. Effective May 31, 2016, any appeal of this decision must be filed with the Superior Court, Environmental Division (32 Cherry Street, 2nd Floor, Ste. 303, Burlington, VT 05401) within 30 days of the date the decision was issued, pursuant to 10 V.S.A. Chapter 220. The Notice of Appeal must comply with the Vermont Rules for Environmental Court Proceedings (VRECP). The appellant must file with the Notice of Appeal the entry fee required by 32 V.S.A. § 1431, which is \$295.00. The appellant also must serve a copy of the Notice of Appeal on the Natural Resources Board, Dewey Building, 1 National Life Drive, Montpelier, VT 05620-3201, and on other parties in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings.			
PERSON REQUESTING JURISDICTIONAL OPINION Jennifer Ranz	REQUESTOR TYPE Landowner/Agent	ACT 250 PERMIT NUMBER (if any) None identified	HAS THE LANDOWNER SUBDIVIDED BEFORE? <input type="checkbox"/> Yes <input type="checkbox"/> No

TYPE OF PROJECT (check all that apply)	
<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Agricultural <input type="checkbox"/> Municipal <input type="checkbox"/> State <input type="checkbox"/> Federal	
IS AN ACT 250 PERMIT REQUIRED?	COPIES SENT TO STATUTORY PARTIES?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
BASIS FOR DECISION	
10-05-16, Reconsidered Jurisdictional Opinion: Via email to Kirsten Sultan on 09-25-16, Jennifer Ranz stated as follows: "there will be no construction undertaken in the barn or anywhere else on the property related to hosting events at my barn". It is also noted that ANR regional engineer Richard Wilson has determined that construction of water supply and wastewater disposal systems is not required (nor is this planned). Since the project will not include any construction of improvements [Rule 2c(3)] for a commercial purpose, it is not a "development" pursuant to §6001(3)(A)(ii). Note: in the future, if plans change and do include construction of improvements, the owner will need to please contact Act 250 staff again, for an updated determination of Act 250 jurisdiction, prior to commencing any such construction - thank you.	
DISTRICT COORDINATOR SIGNATURE	Kirsten Sultan, Coordinator  [phone] 802-751-0126 [email] kirsten.sultan@vermont.gov Natural Resources Board District 7 Environmental Commission 1229 Portland Street, Suite 201, St. Johnsbury, VT 05819-2209
 2016.10.05 17:12:33 -04'00'	

Wastewater System & Potable Water Supply Permit Jurisdictional Opinion	
IS A WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED?	PERMIT NOT REQUIRED?
<input type="checkbox"/> Yes <input type="checkbox"/> Permit application currently under review <input checked="" type="checkbox"/> No <input type="checkbox"/> Permit issued on _____	<input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Home Occupation <input type="checkbox"/> Clean Slate <input type="checkbox"/> Notice of Permit Requirement
BASIS FOR DECISION	
No more than 26 one-day events per year, no food preparation or dish washing on site, no conventional potable water supply for activity provided, no discharge of wastewater to the ground surface or into a wastewater system.	
REGIONAL OFFICE STAFF SIGNATURE	Richard A. Wilson, Regional Engineer  [phone] 802-505-3931 [email] richard.a.wilson@vermont.gov Department of Environmental Conservation Drinking Water & Groundwater Protection Division - St. Johnsbury Regional Office 1229 Portland Street, Suite 201, St. Johnsbury, VT 05819-2099
 2016.09.19 15:09:33 -04'00'	

The following are preliminary, non-binding determinations made by DEC Permit Specialists identifying other permits that may be needed
PRIOR TO COMMENCEMENT OF CONSTRUCTION

Preliminary, Non-binding Determination of the Applicability of Other State Permits	- +
Note: Fact Sheet numbers below refer to permit fact sheets available at: http://dec.vermont.gov/permits/handbook/info-sheets	
Agency of Natural Resources - Department of Environmental Conservation	
DRINKING WATER & GROUNDWATER PROTECTION DIVISION	
<input checked="" type="checkbox"/> Operating Permit - Public Drinking Water Systems [Fact Sheet #21] <input checked="" type="checkbox"/> Transient Non-Community Drinking Water Systems: Contact: Meredith Simard Email: meredith.simard@vermont.gov Phone: 802-585-4896	
Department of Public Safety	
<input checked="" type="checkbox"/> Construction Permit Fire Prevention, Electrical, Plumbing, Accessibility (ADA) [Fact Sheets #49, 50, 50.1, & 50.2] <input checked="" type="checkbox"/> Barre: 802-479-4434	
Division for Historic Preservation	
<input checked="" type="checkbox"/> Historic Buildings & Archeological Sites [Fact Sheets #47.1 & 101] Buildings: Contact: Devin Colman Email: devin.colman@vermont.gov Phone: 802-828-3043 Archeology: Contact: Scott Dillon Email: scott.dillon@vermont.gov Phone: 802-828-3048	
Secretary of State	
<input checked="" type="checkbox"/> Business Registration [Fact Sheet #90.1]	

Phone: 802-828-2386

Department of Taxes

 Income and Business Taxes (sales, meals/rooms, etc.) [Fact Sheets #91, 92, 93, 94, 95, & 96]

Phone: 802-828-2551

Local Permits

 See your Town Clerk, Zoning Administrator, Planning Commission or Public Works

Other

 Other approvals or comments

You will need a transient non community water supply permit if you host events of 25 people or more 60 or more days per year.

PERMIT SPECIALIST SIGNATURE



2016.09.16

15:22:57 -04'00'

Peter Kopsco, Permit Specialist .VERMONT[phone] 802-505-5367 [email] petc.kopsco@vermont.gov**Department of Environmental Conservation**

Environmental Assistance Office

1 National Life Drive, Main 2, Montpelier, VT 05620-3804





Vermont Department of Public Safety
DIVISION OF FIRE SAFETY
 Office of the State Fire Marshal, State Fire Academy and State Haz-Mat Team
 firesafety.vermont.gov



Barre Regional Office
 1311 U.S. Route 302 - Berlin, Suite 500
 Barre, VT 05641
 [phone] 802-479-4434
 [fax] 802-479-4446

Rutland Regional Office
 56 Howe Street, Building A, Suite 200
 Rutland, VT 05701-3449
 [phone] 802-786-5867
 [fax] 802-786-5872

Williston Regional Office
 390 Hurricane Lane, Suite 101
 Williston, VT 05495-2080
 [phone] 802-879-2300
 [fax] 802-879-2312

Springfield Regional Office
 100 Mineral Street, Suite 307
 Springfield, VT 05158-3168
 [phone] 802-885-8883
 [fax] 802-885-8885

FIRE INSPECTION RESULTS

Site Id: 96765

Structure Information

Name: **GREENSBORO BARN & GALLERY**
 Structure Id: 96765

Address: **491 COUNTRY CLUB ROAD
 GREENSBORO, VT 05841**

Owner Information

Building Description

Risk Index: L2	Smoke Det: No	Occupants:	Units:
Const Type: IV	CO Detect: No	Stand Pipe:	Floors: 2
Occ Type: AB	Fire Alarm:	Sprinkler:	Sq Feet:

Project Description

Name: **Occupancy Evaluation**
 Type: **Building Project** Received: **07/12/2016** Workitem Id: 396280

Inspection Detail

Insp Date: 07/12/2016 Insp Type: Initial Violations:
 Comply By: Occ Granted: Hazard Index: Level 1
 Inspector: Timothy Angell (S 95366)
 With: Jennifer Ranz

Violations and Notes

Site Visit / Occupancy evaluation

This site came to our attention after a Tent Permit Application was submitted for a wedding this summer and a review of the facilities website.

I met with the owner, Jennifer Ranz to obtain more information on how the facility is used.

The wedding event this summer was for a family member. She has, on occasion, let the space be used for other smaller events. The most amount of people at the location at any given time did not exceed 150 people. During the summer the owner uses less than 50% of the space to also display artwork.

The barns area has three exits on a single level. I did ask that in the future these exits be labeled with exit signs at the vicinity of the exit doors as discussed.

There are fire extinguishers on site however they all require service /inspection or replacement.

If events are held in the future and exceed a occupant load greater than 300 the this facility will require a fire alarm system and sprinkler system along with emergency lighting.



Greensboro Fire Department

PO Box 83

Greensboro Vt. 05841

Email:

Chief David Brochu Jr.



Subject: Site visit of the Greensboro Barn and Gallery

Jennifer;

On 10/24/2016 you invited me to visit your barn for Fire Safety suggestions as you are looking to open up your barn as a venue for events. During our visit you informed me that all you were supplying was the building for events. All cooking / catering and event supplies were going to be supplied by vendors hired by the event requesters.

Suggestions that I offered during our visit were as follows:

- Replace existing EXIT signs (which are hand painted) with more traditional EXIT signs
- Place formal Fire Extinguisher marking signs above each fire extinguisher to make them easier to locate.
- NO Smoking in the barn.
- NO Open flames of any kind inside the barn
- I also suggested putting a phone in the venue area for faster notification of the fire department.

We did discuss smoke alarms but with the fact that this is a barn, not sealed in anyway with plenty of airflow, I believe a smoke alarm would be ineffective.

Once again thank you for allowing me a site visit and hope these suggestions are of use.

David G Brochu Jr
Chief, Greensboro Fire Department

St J Fire Extinguisher Sales & Service, LLC
 12 Perkins Street
 St. Johnsbury, VT 05819

Invoice

Invoice #: 68729
 Invoice Date: 8/1/16
 P.O. Number:
 Terms: Net 30 from Invoice

Bill To:

Jennifer Ranz
 491 Country Club Road
 Greensboro, VT. 05841

Ship To:

Sales Order #
5087

Item	Description	Qty	Rate	U/M	Amount
INS-ANN 1-25	Annual Fire Extinguisher Inspection	3	3.50		10.50
HY-DC	Hydrotest Dry Chem. Extinguisher	3	9.00		27.00
RC-10DC	Recharge 10 lb. Dry Chem.	1	16.00		16.00
RC-5DC	Recharge 5 lb. Dry Chem.	2	11.00		22.00
CR-SC3	Collar Ring Blue 2-1/8" ID	3	1.75		5.25T
TS-CNDSR	Small Flag Tamper Seal - Red	3	1.00		3.00T
EX-212LBABC	2-1/2# ABC Extinguisher w/Vehicle Brkt	1	40.00		40.00T
EX-5LBABC	5# ABC Extinguisher w/Vehicle Brkt	1	52.00		52.00T
DSP-212	Disposal Fee - 2½ lb. Dry Chem.	1	5.00		5.00
DSP-5	Disposal Fee - 5 lb. Dry Chem.	1	5.00		5.00
<p>On August 01 / 16 Two new ABC fire extinguishers were purchased. One 2 1/2 lb and one 5 lb. Also Two 5 lb extinguishers and one 10 lb were serviced " hydro tested" and inspected.</p>					

Subtotal \$185.75

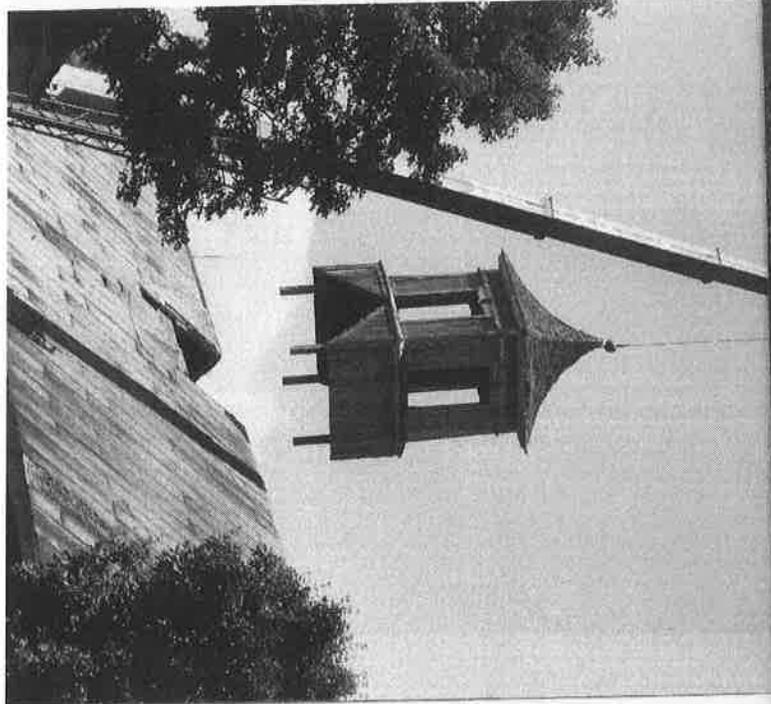
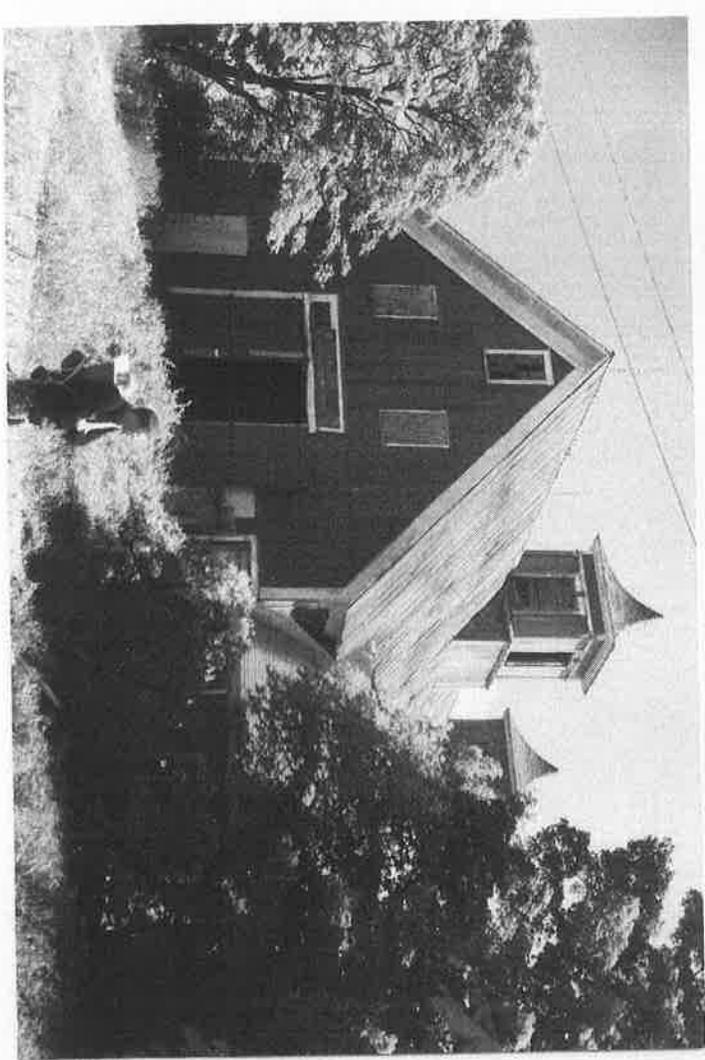
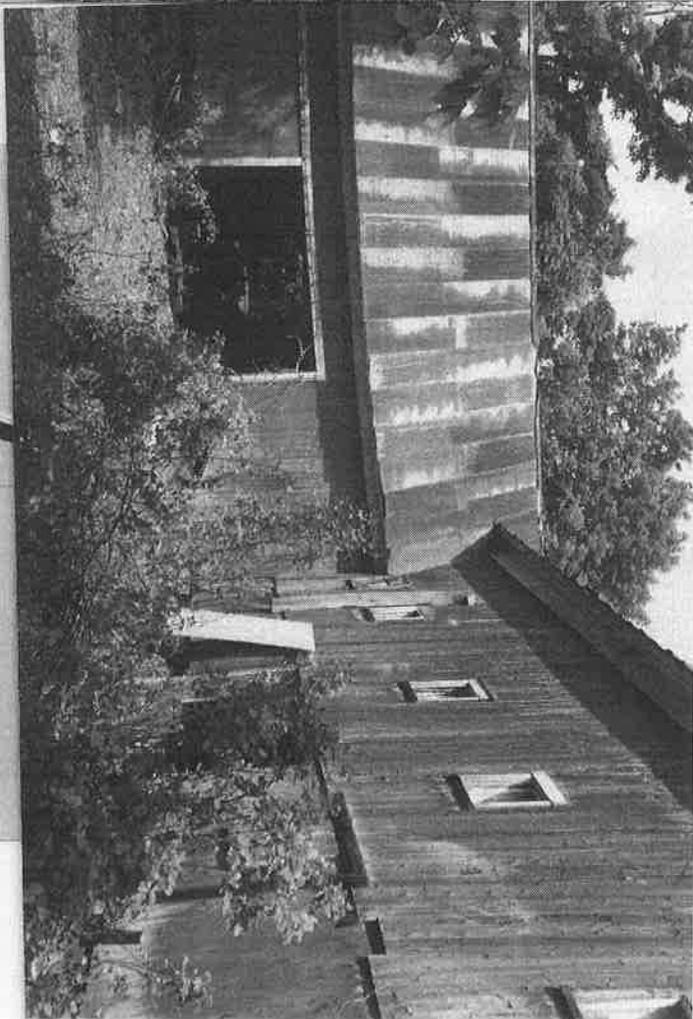
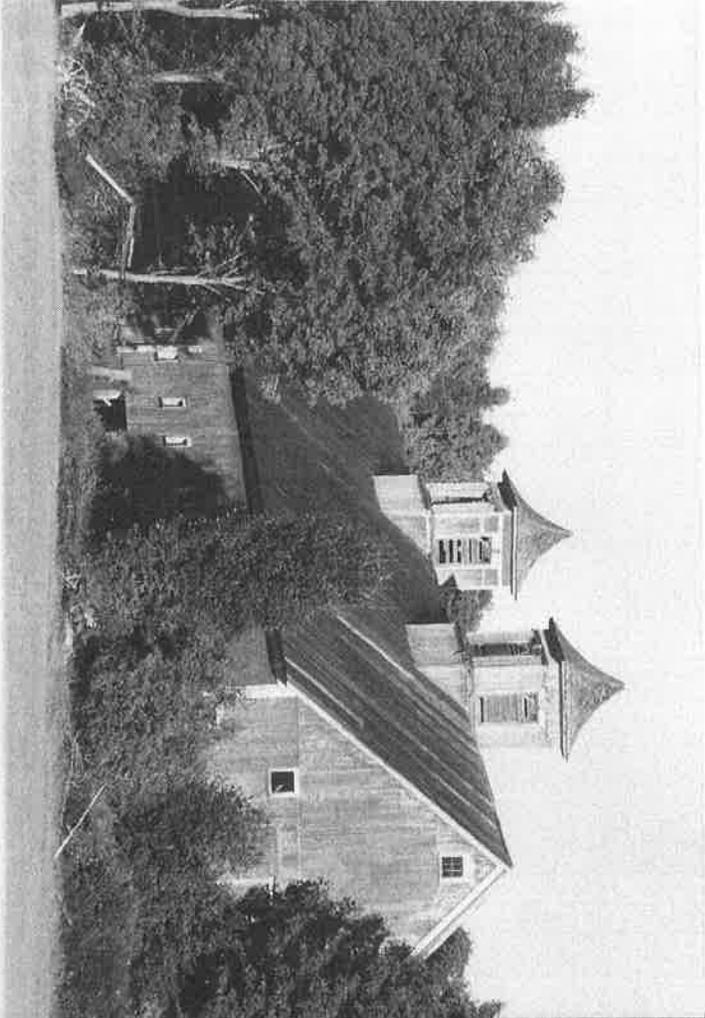
Sales Tax (6.0%) \$6.02

Total \$191.77

Phone 802-748-3584

Fax 802-748-3572

E-Mail	Web Site
info@stjfire.com	www.stjfire.com



Vermont Division for Historic Preservation
Agency of Commerce and Community Development
One National Life Drive
Davis Building, 6th Floor
Montpelier, VT 05620
http://acd.vermont.gov/strong_communities/preservation/

[phone] 802-828-3211
[fax] 802-828-3206

August 2, 2016

Jennifer Ranz
491 Country Club Road
Greensboro, VT 05841

Re: Greensboro Barn, Greensboro, Orleans County

To Whom it May Concern:

In December 2015, the Vermont Division for Historic Preservation and the Vermont Advisory Council on Historic Preservation awarded Jennifer Ranz a Vermont Barn Preservation Grant of \$15,000.00 to support a roofing project at the Greensboro Barn, 491 Country Club Road, in Greensboro, Vermont. This project was successfully completed and the grant closed out in July 2016. This was the most recent of multiple matching grants Jennifer Ranz has received since she purchased the property in 1990, evidence of the continued significant investment she has made in the preservation of this structure.

To qualify for a State-funded Barn Preservation Grant, a barn must be either listed or eligible for listing in the National Register of Historic Places. Constructed c. 1885 by Walter Jackson, this impressive dairy barn is listed in the State Register of Historic Places (survey number 1109-38), and is therefore considered eligible for listing in the National Register. It is the opinion of the Division that continued efforts should be made to preserve and maintain this important historic agricultural building.

The Division for Historic Preservation also recognizes that adaptive use of historic agricultural buildings is sometimes necessary to support their continued use. As with many historic barns around Vermont, this barn is no longer part of an active commercial farming operation. Jennifer Ranz continues to farm the surrounding 15.9 acres of this property on a small scale. However, to ensure this barn survives, it is also used as a seasonal gallery and studio space that is widely visited by the public between May and October. Further, she continues to explore additional compatible uses for the barn including as a rental venue for public and private events. We support and applaud the efforts of Jennifer Ranz to expand the use of this historic barn in order to continue its financial viability while maintaining the property to historic preservation standards.

Sincerely,
VERMONT DIVISION FOR HISTORIC PRESERVATION



Caitlin Corkins
Tax Credits & Grants Coordinator





Center for an
Agricultural
Economy

Home of the
Vermont Food
Venture Center

PO Box 422 / Hardwick VT 05843
(802) 472-5362

www.HardwickAgriculture.org

November 23, 2016

To the Greensboro Development Review Board:

I am writing in full support of a conditional use permit for Jennifer Ranz's business on Country Club Road. CAE was fortunate to host our annual fundraiser at Ms. Ranz's beautiful historic barn earlier this year and can attest to the importance of this structure as a treasured community resource and an historic landmark in our community. Through her business, Ms. Ranz has made substantial investments to preserve and maintain the old barn, both for its historic value, and to keep it available as a gathering place for members of our local community. Maintaining Ms. Ranz's business operations will be essential to seeing the barn continue to stand as an important social and economic development resource for the community into the future.

Thank you for your consideration.

Best regards,

Kristin Blodgett
Financial Manager

12/14/16

Letters of Support for Jennifer Ranz's Conditional Use Permit

55. Sally Lonegren

- 1 Warren & Irene Hill (Abutting Neighbor)
- 2 Margaret Wilson Bellak (Abutting Neighbor)
- 3 Anne Harblson
- 4 Ellen Celnik
- 5 Denis Michaud
- 6 Chris Cavin
- 7 Willie Smith
- 8 Whitney Sowles
- 9 Vanessa Compton
- 10 Trish Alley
- 11 Tom Woodward
- 12 Tom Gilbert
- 13 Susan Cross
- 14 Susan Cammer Gerstein
- 15 Susan Bickford
- 16 Sophia Barsalow
- 17 Scott Mann
- 18 Randy Bulpin
- 19 Patty Smith
- 20 Douglas Steely and Pal Bickford
- 21 Norman Polston
- 22 Noeleen McIntyre
- 23 Nancy Hill
- 24 Mollie Lambert
- 25 Missy and Peter Cook
- 26 Mike Metcalf
- 27 Melanie and John Clarke
- 28 Mary White
- 29 Mary Parker
- 30 Margaret White
- 31 Holbein Family
- 32 Lynette Courtney
- 33 Lisa Gulick
- 34 Lisa Downing Sartorius
- 35 Lewis Lukens
- 36 Jerilyn Virden
- 37 Jennifer Nicasio
- 38 Janet Rehnquist
- 39 Jane Johns
- 40 Karen and George Gowen
- 41 George Bennum
- 42 Eliza Burnham
- 43 David Bishop
- 44 Dan and Mary Cohen
- 45 Chris Philips
- 46 Burr Gray
- 47 Andy Carpenter
- 48 Anna Kehler
- 49 Brad and Cathy Irwin
- 50 Carolyn Kehler

12-21-2016 Rec'd

51 Emily Maclure & Kit Basom

52 Tim & Bobbie Nisbet

53 Andy Kehler

12-28-2016 Rec'd

54. Linda & Rick Ely

WARREN HILL & IRENE HILL
2023 THE BEND ROAD
GREENSBORO BEND VT 05842

November 15, 2016

Subject: Jennifer Ranz Conditional Use Permit

As neighboring land owners we support Jennifer Ranz's permit to use her barn for events.

She is to be commended for maintaining and keeping an historic Vermont barn in such good condition. It is very expensive and if she can generate means to help maintain the structure and pay ever increasing taxes, the town should support this endeavor.

There are numerous other sites in town on back roads that bring extra traffic, some on a daily basis, such as, the original Circus Smircus, the cheese caves, the brewery, even the monestary, and the people barn. These generate extra traffic that neighbors tolerate and have learned to live with.

Please grant her permit request.

Sincerely,

Warren & Irene Hill

2.

To the Development Review Board
Town of Greensboro

I support the conditional use permit application of Jennifer Ranz to use the barn for events and have no objections.

Margaret Wilson Bellak
506 Country Club Road
Greensboro

3.

October 17, 2016

To: The Greensboro Development Board of Review

Gentle People,

This is a letter of support to grant Jennifer Ranz' request for the conditional use permit to use her magnificent barn for events and gatherings.

Twenty-five years ago Jennifer was granted a permit to buy, restore the barn, to paint and sell her artwork and make and sell her pottery and jewelry. Bob Harbison and I were at the meeting she was granted a permit to build her house on Country Club Road. Harriette Wilson was extremely happy. To quote Harriette, "I hope Jennifer gets the permit because otherwise the barn will fall down. We cannot afford to keep it up". Jennifer has done a superb and loving job of the restoration.

The property surrounding and belonging to the barn is meticulous. Now, 25 years have passed and there are maintenance needs. A visit to the barn is a real treat. Once you step inside, the atmosphere is delightful. What better way for Jennifer to share the beauty of this historic barn and surrounding landscape than opening it all up for gatherings and events? This is an option for our community. Jennifer Ranz has much invested and will not abuse the conditional use permit.

Thank you,



Anne Harbison

56 Breezy Avenue
Greensboro, VT 05842

4.
Ellen Celnik, LSSW
1049 The Bend Road
Greensboro, Vermont 05842

November 7, 2016

To: The Greensboro Development Board of Review

To whom it may concern,

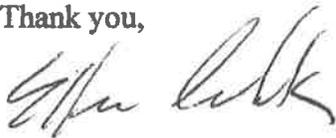
This letter is in support to grant Jennifer Ranz' request for the conditional use permit to use her historical barn for events and gatherings.

I have known Jennifer for well over 15 years and have always been impressed with the hard work and commitment she has made to maintain her property and insure that the barn is a wonderful example of what Vermont is about. Not only has she been doing her wonderful art and using the barn as a showcase, but also she has also made sure the red barn is a feature that so perfectly represents the landscape and attracts people to visit the region.

Permitting Jennifer to use the barn for events and gatherings in no way takes away from what the community is about. It can only help to attract people who can appreciate the amount of work, love and commitment a local artist has made and given to keep the Greensboro balance of art, farming, local small business that keeps the town vibrant.

Jennifer has invested not only money, but also her hard work and love of Greensboro into the property. As a community we need to also support local residents to find ways to be able to utilize their property to support the upkeep for years to come. Allowing Jennifer to use the barn for events and gatherings in no way takes anything away from this town. As Jennifer has over the years given to the community, we in turn should be able to give back to those full time local residents like Jennifer to help them support what they have built and maintained. So with this letter I ask that the Board provide Jennifer a conditional use permit to use the historical barn for events and gatherings.

Thank you,



Ellen Celnik
1049 The Bend Road
Greensboro, VT 05842

802 533-9097

5.

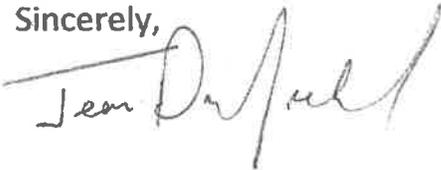
To the Greensboro Development Review Board

Re: Ranz Application

I am writing in support of Jennifer Ranz's application for a conditional use permit for her business on Country Club Road. I have been leasing the hay fields on this property for many years and appreciate the feed that it supplies my dairy operation. It is a benefit to the entire community for this cropland to remain open and productive.

Jennifer Ranz has done extensive renovations to a barn that would probably not be standing anymore. Barns of this size and in good condition are rare now and it is nice to have this one in our community. It is important that the community support the owners ability to operate a business that will preserve the farm land and maintain an existing historic agricultural building.

Sincerely,

A handwritten signature in cursive script, appearing to read "Denis Michaud".

Denis Michaud
109 Michaud Farm Rd.
East Hardwick, VT 05836

6.

To the Greensboro Development Review Board
In support of the permit application by Jennifer Ranz.

My name is Christina Cavin and I am Jennifer Ranz's sister.

Jennifer has spent 25 years working hard to save this historic barn and make her home in Greensboro. We are all amazed at the cost and effort she has sustained in that pursuit which is never ending. We know how much goes into maintaining our homes let alone a huge barn. I truly believe that her barn would have gone the way of so many in Greensboro and disappeared forever.

I am a 5th generation summer resident and my children are the 6th. I have a granddaughter who is the first of the seventh generation. We love and care about Greensboro, supporting many of its organizations. Jennifer has chosen Greensboro as her year round community and where she is "home." Both of my daughters were married in Greensboro and celebrated in Jennifer's barn, which was a perfect place. Jennifer would like to start a business hosting weddings and other events to help generate the income needed to sustain and maintain this beautiful barn. It is a space needed in Greensboro.

Sincerely,
Christina Cavin

171 Randolph Road, Greensboro
Ph: 802-922-1600

7.

To the Greensboro Development Review Board

I am writing in favor of Jennifer Ranz's application for a conditional use permit to host events in her historic barn on Country Club Road. The barn is a landmark structure and is the site of the first Sunday School in Greensboro. Jennifer has beautifully restored the barn over the years. Using the barn for events helps fund the upkeep and maintenance of this historic building.

Events in the barn also support the other town businesses, which in turn support the Greensboro community. Weddings require housing at the two inns in town and at the lake rentals. The guests shop at Willey's and the two galleries. And use the Greensboro Garage. Caterers benefit, hairdressers benefit, flower arrangers as well. The benefits are felt in the wider community.

Allowing this venue sends the message that Greensboro welcomes these events.

Willie Smith
Highland Lodge
Greensboro

8.

October 31, 2016

To the Greensboro Development Review Board

I am writing to let you know that I am in favor of Jennifer Ranz's application for a Conditional Use Permit. It is a beautiful venue and is a great addition to the community!

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "WSowles".

Whitney Sowles
221 Randolph Road
Greensboro, Vermont

9.

To the Greensboro Development Review Board,

I hope you will consider my strong recommendation to allow Jennifer Ranz to receive a new Conditional Use Permit that will allow her to have events at her beautiful and historic barn. This barn has historic significance and is an item of pride in our town and featured in a wide variety of paintings and photographs by our artist community. In addition, it is a great thing that she can hold lovely and intimate weddings in this structure. The people who attend these weddings support our town in a myriad of ways. Their patronage boosts our local economy in a healthy way that supports local businesses. Plus the attendees are here for a special moment, a celebration of joy and love. That is a thing to celebrate!

Thank you for your consideration,

Vanessa Compton
Co-Director of Miller's Thumb Gallery and fellow visual artist

102 Cook Hill Rd.
Greensboro, VT 05841

To the Greensboro Development Review Board

I am writing in support of Jennifer Ranz' Conditional Use Permit. She has proven to be an excellent steward of an important, community landmark. I have both hosted and attended community functions in her historic barn. It has been heart-warming to watch as she has both preserved and restored the Greensboro Barn to keep its original glory and support it's 21st century use. Greensboro has several gathering places, including but not limited to The Greensboro United Church of Christ (Fellowship Hall), the People Barn (currently for sale), and the Green Mountain Monastery. Each carries its own essential energy that combined make Greensboro what it is.

I live in an old farmhouse and have an old barn. I am well aware of the cost of maintaining buildings of historic import in our community, be they public or private. I co-chaired the Church's Bicentennial Campaign that restored important aspects of that historic building while bringing it up to code for modern, community use. What a blessing!

I respect Jennifer's willingness to invite the public into her home and to charge an appropriate fee to enable her to share this community treasure.

Thank you for your careful consideration.

Trish Alley
333 Atherton Way
Greensboro, Vermont

11.

To the Development Review Board
Town of Greensboro

Jennifer Ranz has my approval for a Conditional Use Permit.

Sincerely,

Tom Woodward
329 Craftsbury Rd. Greensboro

12.

To the Greensboro Development Review Board
Re: Ranz Application

I am writing in support of Jennifer Ranz's effort to obtain a conditional use permit for her business on Country Club Road. As a Board member of a the Center for an Agricultural Economy and having been involved in many different capacities of various local organizations, I see facilities like Jennifer's as critical to maintaining our common sense of community through social gatherings.

Ms. Ranz's business is an important part of the local creative economy and social convergence for the community. Not only is Jennifer an active and engaged community member whose business benefits us all, but she has made significant investments in preserving her uniquely historical barn. Barns in the condition and of the size of Ms. Ranz's are hard to come by and we should be proud to have it in our community. In order to support the community development and historic preservation of efforts like Ms. Ranz's, it is critical that we enable owner's to operate businesses that support and justify the long term investments required to maintain such buildings and operations.

Thank you for your consideration.

Best,
Tom Gilbert

Black Dirt Farm, Owner/ Operator
(802) 745-8006

13.

Greensboro Development review Board,

I am in favor of Jennifer Ranz's application for a Conditional Use Permit.

She has a beautiful space and cares a great deal for the barn and property.

Thank-you,

Susan Cross
1164 Popular Lane
Greensboro, VT

14.

To the Greensboro Development Review Board,

I am writing to express my support for Jennifer Ranz's application to use her beautiful barn for events.

I have known Jennifer for several decades and know that she is a responsible, thoughtful and considerate person. She has put much work and resources over the years into preserving her barn and her land such that anyone driving on Country Club Road gets to enjoy a spectacular and very 'Vermont' view. This use of it is a sensible way to continue to support her preservation of such a beautiful space.

I would love to use her barn for any weddings that occur in my family!

Susan Cammer Gerstein
202 Rocking Rock Road
Greensboro, VT 05841

15.

208 Breezy Avenue / Randolph Road
Greensboro, VT

October 16, 2016

To: Greensboro Development Board

Dear Greensboro Development Board:

I would like to express my support for Jennifer Ranz's application for a Conditional Use Permit.

Jennifer has consistently demonstrated her concern for the welfare of the Greensboro community and for maintaining a careful balance when it comes to consideration of the sensitivities of her neighbors. As her immediate neighbor on Randolph Road, I have personally experienced this many times.

I believe that Jennifer's request is very appropriate. This use of her barn will be a great benefit to the community as a whole.

Best,

Susan Bickford

16.

To the Greensboro Development Review Board

I am in favor of Jennifer Ranz's application for a Conditional Use Permit. It's a beautiful space and a real asset to the greater Greensboro community. Caledonia Spirits was really pleased to host their private dinner, it was the perfect venue for us. We also enjoyed attending the Hardwick Area Chamber of Commerce mixer at her barn.

Sophia Barsalow
1109 Garven Hill Rd
Greensboro, Vt

17.

To The Greensboro Development Review Board-

I firmly support Jennifer Ranz's application for a Conditional Use Permit to host events in her barn. The barn is one of Greensboro's great historic treasures—what better means to preserve (and share) it could there possibly be? I attended a wonderful (and wonderfully successful) fundraiser there over the summer, and delighted in how fitting a space it was for a community gathering.

I understand that there is a commercial incentive underlying Jennifer's proposal, and firmly reject any assumption that it constitutes an activity that is not in keeping with the spirit of our community or the barn, itself. Work (i.e. *jobs* planning and catering events), tourism, and the events themselves—be they weddings, parties, fund-raisers, or art exhibitions—are all part of the active summer community that makes Greensboro special, unique, and sustainable.

And quite simply, the barn cannot pay to maintain or improve itself. It needs a *raison d'être* beyond serving as Jennifer's gallery.

Sincerely,
Scott Mann
688 Barr Hill Rd.
Greensboro VT 05841

18.

To the Greensboro Development Review Board,

I have known Jennifer Ranz as an active and supportive member of our community. On different occasions I have had the pleasure to visit Jennifer's barn which is the location of her studio and gallery. I am supportive of her initiative to expand the use of her barn to house events and I believe that this expansion will support the maintenance and preservation of this historic barn.

Sincerely,
Randy Bulpin LCMHC
1326 Dimick Road
Greensboro bend VT 05843

19.

To the Greensboro Development Review Board.

I support the granting of a conditional use permit to host events at the Greensboro Barn on Country Club Road. It is a beautiful historic barn and we are grateful to Jennifer Ranz for the restoration she has carried out. It is one of Greensboro's important landmarks. We appreciate Jennifer's frequent opening of the barn for friends, family and for local organizations. To have it available for other events is important because there are so few options for gatherings in Greensboro.

Sincerely,
Patty Smith
866 Reservoir Road
Greensboro, VT 05841

To: The Greensboro Development Review Board
Re: Permit for The Greensboro Barn

We are writing to show our support for Jennifer Ranz in her request for a Conditional Permit for her barn. Jennifer has worked hard for the last 25 years to preserve the integrity and character of this Greensboro icon. It is important to the community that small business be allowed to thrive and expand. She has used the barn as an artist workshop and gallery and now seeks to use the barn for functions and events. It can only help the community to have a business where people will come from all over New England. Please vote in favor of granting this request.

Douglas Steely
Palma Bickford

208 Breezy Ave
Greensboro

21.

To The Greensboro Development Review Board

While the entire village of Greensboro is filled with many architecturally significant structures, I have been particularly impressed by four of them which stand out in my mind as truly iconographically representative of our little town: they are The Highland Lodge, Willeys hardware store, The Miller's Thumb and The Greensboro Barn on country club road owned by Jennifer Ranz. In addition to their historical and architectural significance, these buildings and the businesses that support them all share or have shared a common trait: lack of profitability. There are a number of factors responsible for this sorry state of affairs but chief among them is

1. The seasonal nature of the region
2. Resistance to change
3. General lack of local support.

If there is some agreement amongst you that The Greensboro Barn is indeed a remarkable building deserving of our support then it behooves us all to give Jennifer the backing and support she needs to make the Barn economically successful. This includes pushing through the cloud of local resistance that is opposed to change. We change or we die. And none of us wants Greensboro and its wonderful and irreplaceable assets to be left behind in the dustbins of history. So let's give Jennifer what she needs to make a go of it.

Respectfully,

Norman Polston
182 Craftsbury Rd.
Greensboro

22.

To the Greensboro Development Review Board

I am in full favor of Jennifer Ranz receiving a Condition use permit for her beautiful barn. Jennifer is an active member of the Greensboro community, not only are her ceramics and water color painting examples of the beauty she brings to our town. She has improved and maintained the structural beauty of a double cupola barn. At a time where such structures are crumbling or being knocked down by big money developers, Jennifer's vision gives hope to having such authenticity in Greensboro for all to enjoy.

Sincerely
Noeleen McIntyre
Corner of Breezy Ave & Beach Road
38 Breezy Avenue
Greensboro, VT 05841

23.

To the Greensboro Development Review Board:

I support Jennifer Ranz's application for a Conditional Use Permit which would allow her to host events in her beautiful big barn. The barn is located away from the village where noise and parking would be a big concern, and it seems to be an ideal place for hosting occasional Greensboro events.

Nancy Hill
626 Baker Hill Road
Greensboro, VT 05841

24.

To the Greensboro Development Review Board

I support Jennifer Ranz's application for a Conditional Use Permit to host events in the Greensboro Barn on Country Club Road. The events will help provide resources to preserve and maintain the historic barn, which is a wonderful landmark enjoyed by both residents and tourists who travel through the Northeast Kingdom. Jennifer has tremendous respect and appreciation for Greensboro and is the 5th generation from her family to spend summers on Caspian Lake. She saved a historic landmark, renovated part of it into her home and chose to raise her family, earn her living and live year round in Greensboro.

Sincerely,

Mollie Lambert
Greensboro, Vermont
Alexandria, VA

25.

To the Greensboro Development Review Board:

We are wholeheartedly in favor of Jennifer Ranz's application for a Conditional Use Permit to host events in her historic barn on Country Club Road. What a wonderful thing for the community to enjoy.

Sincerely,

Missy and Peter Cook
228 Lauredon Avenue
Greensboro, VT 05841

26.

from: Mike Metcalf
subject: Greensboro Barn application
to: Development Review Board

All communities evolve. As Greensboro has evolved, we have been fortunate that much evidence of our history and our environment has been preserved. Conservation easements on a couple of our scenic gems - Barr Hill and Long Pond - help preserve them for future generations. Preservation of a working landscape and its buildings is central to passing an understanding of how we got here on to the future.

Jennifer Ranz's Greensboro Barn is a classic dairy barn of architectural value in town. It's location and setting make it ideal for public functions - it is a short distance off the pavement on a pleasant lane and currently used for business purposes; other public uses are already located on one side and contemplated on the other; it is associated with space for parking and other ancillary activities. It certainly makes sense to allow public activity that can help keep this structure economically viable for the future.

As a Justice of the Peace, I have been fortunate to officiate at dozens of weddings over the past decade and a half, several of them at a number of locations where older barns have been re-purposed for this use. I can easily see how this barn could be an ideal venue for weddings and other public functions. Such use is generally for discrete events with low-impact. Most important, such use can help pay for the maintenance and preservation of a facility already recognized for its historical value and significance.

Thanks!

27.

October 17, 2016

Dear Greensboro Development Review Board,

John and Melanie Clarke heartily support the granting of a conditional use permit to host events at the Greensboro Barn on Country Club Road. It is an extraordinary barn and we are grateful to Jennifer Ranz for the brilliant restoration she has painstakingly carried out. It is one of Greensboro's most appealing and iconic landmarks. We also applaud Jennifer's frequent opening of the barn for friends, family and for local organizations. To have it available for other events is welcome news as there are so few options for gatherings in Greensboro and certainly no option as beautiful and picturesque as this barn.

Many thanks,

Melanie and John Clarke

1970 Lakeshore Road
Greensboro, VT

28.

To the Greensboro Development Review Board

I'm writing to support Jennifer Ranz's application for a conditional use permit that would enable her to use her barn for diverse public events throughout the year. Her barn is of limited capacity, and activities there are unlikely to impose significantly on the tranquility of neighbors.

Many thanks,

Mary White
1152 Gebbie Road
Greensboro, VT

29.

To The Town of Greensboro Development Review Board,

I am 100% in favor of the town granting Jennifer Ranz a year round Conditional Use Permit. Jennifer has a beautiful barn which is perfect for all kinds of events. I see absolutely no downside for the town, neighbors or community at large.

Sincerely,

Mary Parker
24 Blacks Point Road
Owner since 1985

30.

To: the Greensboro DRB

Re: request for Conditional Use Permit by Jennifer Ranz

I am writing in support of Jennifer Ranz's request for a Conditional Use Permit so that it can be used for event hosting. It is a particularly beautiful structure; I can not think of any other that is of its size, so beautiful and so well maintained in the Northeast Kingdom. It would be nice and appropriate to enable a wider group of people to enjoy this beautiful location and important that it is able to support itself and needed repairs and improvements economically by bringing in some revenue.

Margaret White
1152 Gebbie Rd.
Greensboro, VT
802-533-2902

31.

To the Greensboro Development Review Board

The Holbein Family gladly support the granting of a conditional use permit to host events at the Greensboro Barn on Country Club Road. It is an extraordinary historic barn and we are grateful to Jennifer Ranz for the beautiful restoring and maintaining of one of Greensboro's most appealing and iconic landmarks. We appreciate Jennifer's frequent opening of the barn for friends, family and for local organizations.

Our family was able to have a wonderful wedding celebration last summer at the Greensboro Barn and it was enjoyed by everyone. To have this space available for other events is important because there are so few options for gatherings in Greensboro and certainly no option as beautiful and picturesque as this barn.

Sincerely,
Holbein Family
Bliss Perry Cottage
393 Breezy Ave.
Greensboro, VT 05841

32.

To the Greensboro Development Review Board;

I've heard of Jennifer Ranz' idea of having events in her beautiful, big barn & think it a great idea for Greensboro!!!

I would support her getting a Conditional Use permit.

Thanks very much,

Lynette Courtney
279 The Bend Rd.
Greensboro Bend, Vt.

November 20, 2016

To the Greensboro Development Review Board

I am writing to support Jennifer Ranz's application for a year-round Conditional Use Permit to enable her to utilize the barn structure on her property to host events and thereby expand her home-based business, which I believe has been a benefit to the Greensboro community for many years. I have appreciated the obvious care with which she has preserved the landscape of her property to date and believe she would continue to operate in the same manner going forward.

Lisa Gulick

136 Breezy Ave
Greensboro, Vermont

34.

To the Greensboro Development Review Board

I wanted to let you know that I am in complete support of Jennifer Ranz's Conditional Use Permit to host events in her barn. I was lucky to be a part of the 60th birthday celebration and saw first hand what a wonderful space she has for events. In addition, at a time when many barns in Vermont are falling down or are taken down it is wonderful to see how well hers has been maintained. As someone whose family has a large barn, I know first hand what this means and the expense to do so. What a wonderful thing to be able to share her wonderful space with others for a wedding. There are limited places in Greensboro for someone to hold a wedding. Her barn is the perfect solution.

Best,

Lisa Downing Sartorius
Shadow Lake Road
Greensboro
860-930-6545

35.

To the Greensboro Development Review Board

I am writing to express my support for Jennifer Ranz's application for a conditional use permit, to host events in her lovely barn.

Lewis Lukens
212 Block House Hill Road
Greensboro VT 05841

36.

To the Greensboro Development Review Board:

*I am in favor of Jennifer Ranz's application for a Conditional Use Permit.
Thank you for your consideration,
Jerilyn*

Jerilyn Virden
www.borealisstudios.com
802 793 3177
42 Wilson St
Greensboro, VT 05841

37.

Dear Greensboro Development Review Board,

I am writing to support Jennifer Ranz's application for a Conditional Use Permit. Jennifer has significantly upgraded the Greensboro Barn at considerable personal expense. It is difficult to see so many beautiful barns in Vermont falling into disrepair, and we are lucky to have such a well-kept barn in Greensboro. Jennifer's application is a reasonable request to support her efforts at historical preservation by hosting events in her barn. I understand that the neighbors will find it challenging to have more traffic and noise on certain event days, but it seems that this inconvenience is far outweighed by the beautiful barn that is part of their landscape day in and day out.

There are additional benefits to fellow Greensboro and Northeast Kingdom residents from the periodic events at the barn, in the form of catering, organic food production, musicians and many others. Let's not be short-sited and find the town of Greensboro a ghost town of rules and regulations but no pulse. Working together as a town, with respect for neighbors concerns, but understanding of the need for change will make for a stronger community.

Thank you,
Jennifer Nicasio
Black's Point Road
Greensboro, VT

38.

To the Greensboro Development Review Board

I strongly support the granting of a conditional use permit to Jennifer Ranz to host events at the historic Greensboro Barn. As you know, the barn is unique to the Greensboro landscape and Jennifer has worked tirelessly over many years to restore and preserve this beautiful building. The barn is not only an historic landmark, it is an important and appealing venue for gatherings of family, friends, and organizations in Greensboro. There are no other comparable options for gatherings in Greensboro.

Janet Rehnquist
218 Pasture Lane
Greensboro, VT 05841

Greensboro Development Review Board

I am in favor of Jennifer Ranz's application for a new conditional use permit to expand her current Conditional Use Permit in order to host events in her barn.

I have lived next door (75 ft from the back of the church and the parking lot) to St. Michael's Catholic Church on The Bend Road for 37 years. There are Sunday services, morning masses, funeral services, military burials, weddings, chicken pie suppers in the summer, hunter's breakfasts in the fall and numerous other events in the church hall. That is over 100-150 events a year. I have never felt it was disruptive but rather part of the community in which we live.

I cannot see where events held at Jennifer's barn during the warm months of the year would be an issue.

It is also an issue of another business being able to thrive in Greensboro and her business would help other local businesses such as lodging, florists, musicians, caterers etc to thrive.

Jane Johns

290A The Bend Road

Greensboro Bend, VT 05842

40.

To whom it may concern,

The Gowens are in favor of Jennifer Ranz having a permit to hold events at her barn. It is an historic treasure in Greensboro and deserves to be used for lovely weddings and events.

Thank you,

Karen and George Gowen
261 Country Club Road
Greensboro, VT

41.

To the Greensboro Development Review Board

I am in favor of Jennifer's Conditional Use Permit.

This is a great space for events that could bring more money into the town.

The average cost of a wedding in VT is \$37,880

(Source: <http://www.vermontbiz.com/news/april/average-cost-vermont-wedding-37880>).

If we brought that money into town multiple times per year, it would significantly improve the local economy.

George Bennum
342 Lake Shore Drive
Greensboro, VT 05841

42.

Eliza Burnham
1271 Craftsbury Rd
Greensboro, VT 05841

October 31, 2016

To: The Greensboro Development Review Board

Re: Application for a Conditional Use Permit by Jennifer Ranz

I am writing to support Jennifer Ranz's application for a conditional use permit for her historic barn located on Country Club Road.

The barn, one of the most beautiful structures to be found around the Greensboro area, was renovated and preserved through the considerable efforts of Jennifer Ranz over many years. It is an important asset of a unique Vermont landscape. This distinctive view that it is a part of has an intangible value that goes beyond the value of the building or the land. This has been done at great cost, both in financial and labor terms. In so doing she has greatly contributed to our community. Her beautiful and unique shop is now as much a feature of Greensboro as Willey's General Store or the Miller's Thumb. It adds value to our community, something our town has been endeavoring to do by authorizing various bold projects such as the Circus Smirkus Camp and the new theatre.

The use of her historic barn to host events is also a bold and creative initiative that should, I believe, be encouraged. It will be welcomed by people looking for a venue that provides a true Vermont experience, in keeping with the spirit of place. It will give new life to a beautiful old building whilst paying tribute to our architectural heritage. What better future for such a beautiful structure?

Any potential nuisance from the events can be contained, out of deference to neighborhood concerns, and in any event pales in comparison with the additional traffic, noise and commotion that both Circus Smirkus and the theatre are likely to bring.

I hope that her application will be considered favorably in light of the above.

43.

To the Greensboro Development Review Board:

I am writing in support of Jennifer Ranz's application to host events at her Greensboro Barn. It's a lovely setting and has plenty of space around. I would be happy to having this venue available.

Best wishes,

David Bishop
237 Randolph Rd.
Greensboro (summer address)

243 Campbell Dr.
Lowell, MA 01851 (winter)

44.

To the Greensboro Development Review Board

My wife and I have lived in Greensboro since 1988. We both support Jennifer Ranz's desire to use her Greensboro barn on Country Club Road to host events. We hope that you would grant her a Conditional Use Permit for that purpose.

Thank you.

Dan Cohen and Mary P. Cohen
275 Shatney Road

45.

November 8, 2016

Greensboro Development Review Board
P.O. Box 119
Greensboro, VT 05841

**RE: Conditional Use Permit
Ranz Historic Barn**

Dear DRB,

I am in favor of Ms. Ranz' request for a Conditional Use Permit that would allow the historic barn to be used to host events. Ms. Ranz has carefully maintained this historic structure for the past 25 years, and she clearly understands the importance of places like this to the community. I would think people would be attracted to use the barn for their event, because of its iconic and historic nature.

Sincerely,

Chris Philips
Greensboro property owner
325 Black's Point Rd

46.

To the Greensboro Development Review Board

I support the application of Jennifer Ranz for a Conditional Use Permit. The location/barn involved is a wonderful venue for events. It would seem to me that events occurring at the barn will not adversely impact any other Greensboro residents.

P Burton "Burr" Gray
900 Barr Hill Road
Greensboro, VT

47.

To the Greensboro Development Review Board

With an eye toward the maintenance and preservation of the Greensboro Barn and assuming the event hosting is not a daily occurrence, we strongly support its use for hosting special events and support its permitting.

Best wishes,
Andy Carpenter
101 Randolph Rd, Greensboro

48.

To the Greensboro Development Review Board,

I am writing to voice my support of Jennifer Ranz's request for a Conditional Use Permit that expands her current Conditional Use Permit for her home based business in order to host events in her barn. It is important to me that the beauty and functionality of this iconic red barn continue to grace the landscape. It is also important to me that the town of Greensboro allows it's residents to create the income they need to thrive here. Lastly, I hope the DRB have spent some time on a summer evening in the barn. It is one of the nicest spots around and I hope Jennifer gets the opportunity to share it.

Sincerely,

Anna Kehler
P.O. Box 56
505 North Shore Rd.
Greensboro, VT
05841

49.

To the Greensboro Development Review Board--

Brad and I are in total support of Jennifer Ranz's application for a year-round Conditional Use Permit to host events in her barn--it's such a great place to have a gathering, and a wonderful way to preserve the working landscape of Greensboro.

Sincerely,

Brad and Cathy Irwin
127 Aspenhurst
Greensboro VT 05841

50.

To the Greensboro Development Review Board,

I am in support for Jennifer Ranz's permit application.

I have know Jennifer since she was a teenager and I trust she will continue to be respectful and considerate of her neighbors and fulfill the conditions of the permit.

Some of the most beautiful architecture in Greensboro are its barns. They were the bases of our economic and cultural history. Farming in Greensboro did not exist without barns. Only a few of these extraordinary buildings are left. The challenge is to find new purposes for the barns so they become an asset rather than a financial liability and can be passed down to the next generation. I want the *Greensboro Barn to stand 200 years after Jennifer Ranz and we are gone*. This application is an opportunity to insure the continuation of the structure for at least a short time.

Carolyn S. Kehler
702 Garvin Hill Road
Greensboro, VT 05841

December 15, 2016

To Whom it May Concern,

We are writing in support of Jennifer Ranz application for a Conditional Use Permit for her Country Club Rd property. As fellow local business owners, we rely heavily on tourism as an economic driver in this region. Venues such as The Greensboro Barn are fulfilling a major need. Both tourists and locals are choosing to host their weddings, family gatherings, work retreats, and events here in our towns because of our beautiful working landscape. As store owners in Craftsbury and event caterers we are so grateful to have a space like the Greensboro Barn.

Guests in town for these events are spending thousands of dollars for lodging, food, and services. Vermont's small business culture and agrarian landscape create the allure that bring so many to our state, and that give so many of us a great sense of pride in our home. We have created an environment that relies on neighboring businesses collaborating on a daily basis. Jennifer has been wonderfully energetic in her desire to celebrate her fellow local artisans, craftsman, and producers and has generously donated the space in support of the local community.

The preservation of the working landscape of Vermont means not only maintaining the fields and woodlands around us but also restoring these structures that tell the story of our past. The Greensboro barn is a stunning piece of Greensboro history and has taken much time and resources to maintain. Ideally, Jennifer could recoup some of the money she has spent in saving the barn through hosting these events. We hope to cater at this venue in the future, and also hope to continue to drive up Country Club Rd and relish in the beauty of the Greensboro Barn for years to come.

Sincerely,

Emily Maclure and Kit Basom
Craftsbury General Store

2564 Town Highway E

Greensboro, VT 05841

December 20, 2016

Town of Greensboro VT Design Review Board

RE: Jennifer Ranz Conditional Use Permit/Variance

Dear Members of the Greensboro Design Review Board,

This letter is in support of Jennifer Ranz's proposal to host events in her historic barn located on the Country Club Road in Greensboro. What she has in mind is an extension of what she is currently using the barn for and falls within Greensboro's guidelines for responsible economical growth while retaining the rural characteristics and heritage of the area.

Many remember watching this fine structure fall into disrepair and were thrilled to see its resurrection as Jennifer systematically set about restoring it back to its grandeur. It was one of three remaining barns of similar design and origin still standing in the area during the early 1970's. Unfortunately the one on Hardwick Street has succumbed to the elements. Jennifer's barn was on its way to a similar fate prior to her vision.

We were fortunate enough to attend two functions at the barn in support of local non-profit organizations last summer. It was awe inspiring to enter the barn and marvel in its construction. Just being in the building sets a mood of reflection honoring those who built it and how it has functioned over the years. It was the perfect venue to bring those in attendance together in solidarity for the particular event. The property instills a feeling of respect in those who visit.

Given Jennifer's generational connection to Greensboro and her demonstrated success in rising to the challenge of restoring this property, we feel it is a safe bet that she will continue in that vane of operating the facility as an event center. The concerns the town has struggled with in similar development projects in the past seem to revolve around noise, traffic, and parking. Jennifer has addressed these issues in her application, and has demonstrated her willingness to operate her business with those concerns in mind. The folks who attend events at her property will have the chance to see what else Greensboro has to offer and thus contribute to the local economy.

We wholeheartedly approve of Jennifer's proposed project and urge the Design Review Board to approve its acceptance.

Sincerely,

Tim and Bobbie Nisbet

Jane Woodruff
DRB Chairwoman
PO Box 119
Greensboro, VT 05841

December 14, 2016

Dear Ms. Woodruff and Members of the DRB Board,

I am writing in support of Jennifer Ranz's application for a Conditional Use Permit to use her barn as an event venue. As a neighbor I am thrilled about this kind of development as it supports many of the kinds of businesses our town plan has sought to encourage - small-scale agriculture, the local food economy and the working landscape that makes our community special.

Greensboro is a challenging place to make a living and this kind of business has a huge economic multiplier effect and *recycles dollars in our community much more than other types of businesses*. It also helps to maintain the character of our community. This building is an agricultural icon in our community. If a year round event use will support the other agricultural ventures on the property, and help maintain this valuable piece of infrastructure in our community, the use should be approved and the permit issued. This is the kind of development that the town encourages and the DRB should support.

I understand neighbors have had concerns over this proposed development, due to noise and concern over having to look at porta-potties. One abutting neighbor in particular is ok with abutting land being developed into a technology park, which would destroy the agricultural value of the property, where there would be little economic recycling in our community, more traffic and disturbance on a regular basis and would not help maintain the character of the community. I urge the DRB to consider what kind of community we want to encourage and not let the NIMBY folks keep the forward progress our community has seen going. I am thrilled with the direction this community is going.

When I first moved here over 20 years ago, it was hard to find any youth in our community. It was unclear what the future of Willeys was. There is vibrancy in our community that did not exist then and the growth has not come from industries that would fundamentally change the character of our community, rather they support the industries that have always existed here - agriculture, timber and tourism. Please vote to approve this exciting application for conditional use.

Sincerely,


Andy Kehler

December 27, 2016

Greensboro Development Review Board
Jane Woodruff, presiding
Greensboro Town Hall
Greensboro, VT

Dear Ms. Woodruff and the Greensboro DRB,

After careful review of the application submitted by Jennifer Ranz for the year round Integrated Agriculture Conditional Use Permit of her property on Country Club Road, we recommend that the DRB approve the request.

The historic barn on Jennifer's property has been lovingly maintained and preserved by her family for decades and is a key element of our town's rural character. Maintaining that rural character in turn is a key part of our Town Plan, and we note that Jennifer's application contemplates no additional buildings. We believe that the operation of a business that celebrates the barn's unique character (and that also will employ other vendors in our local community) is precisely the type of enterprise that should be encouraged: it will support our rural traditions while contributing to the creation of a diverse local economy (a key development goal of the Town plan). We also note with approval that the property exists on a road that already easily accommodates Mountain View Country Club.

We have the opportunity to travel through Vermont and sadly have seen too many proud old barns wither and decay over the years. What a gift that Greensboro has both a champion of this lovely architectural treasure in Jennifer Ranz and her family, and the ability to support an ongoing plan that will meet Greensboro's objectives as set out by our Town Plan.

We hope the DRB will approve this use permit.

Sincerely,

Linda and Rick Ely
114 Church Lane
Greensboro, VT 05841
elyinus@gmail.com
802 533 7768



Audrey DeProspero <audreydeprospero@gmail.com>

re: Conditional use application to DRB

Sally Lonegren <sallylonegren@gmail.com>

Mon, Dec 26, 2016 at 1:09 PM

To: zoning@greensborovt.org

Cc: Jennifer Ranz <jenniferranz@gmail.com>

To the Development Review Board:

I would like to offer my opinion on Jennifer Ranz's conditional use application to the DRB in Greensboro. After talking with Jennifer and receiving her application information I fully support it.

It is my understanding that she has made very clear her conditions for use of her beautiful Barn on Country Club Rd. Those conditions included months of potential operation, portlet rental, parking off the street, hours of operation, the kinds of events she would host, noise control, and more.

She has spent long hours and lots of money renovating this old Barn which is an valuable historic addition to our wonderful town. It is my firm opinion that she will follow her strict guidelines for event use of the important landmark.

In my mind this is not only a valid application but will contribute to the appeal of our community in a fully appropriate, moderate, and appealing manner.

Thank you, Sally Lonegren