

Exhibit #2

Contents

- 2 letters from Fire Chief, David Brochu after visits to Ms. Ranz' barn and B&B
- 4 letters of support for the supplication
- 2 letters of withdrawal of support for the application



Greensboro Fire Department

PO Box 83

Greensboro Vt. 05841

Email: greensboro_fire@yahoo.com

Chief David Brochu Jr.

*Exhibit #2
January 4, 2017
Admitt*



Subject: Site visit of the Greensboro Barn and Gallery Air B&B Apartment

Jennifer;

On 12/27/2016 I asked if I could visit your Air B&B apartment due to a recent inquiry about concerns that might arise from having such an apartment attached to the planned event venue. During our visit you and your daughter informed me that you were not going to rent the apartment space while events were taking place. You mentioned that the only use of the small apartment space would be by the people involved in the event for changing and or make-up and the like. You also mentioned that you or your daughter would be present during events as well. It was noted that the space had smoke detectors and CO detectors and adequate exits (1 on each end).

In order to improve the fire safety aspect of both the venue space, the apartment, your own living space (located in ell off the main barn) and your shop out back, I suggested that you invest in linked smoke alarms. By installing these units in the above mentioned areas, when 1 alarm sounds all alarms will sound giving occupants warning though out the building areas. You were very receptive to the idea and would look into installing these units. No time frame was discussed.

Taking into account the above facts I see no impact that this apartment will make on the event venue space.

Once again thank you for allowing me a site visit and being receptive to my suggestions.

David G Brochu Jr
Chief, Greensboro Fire Department



Greensboro Fire Department

PO Box 83

Greensboro Vt. 05841

Email: greensboro_fire@yahoo.com

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



Greensboro Fire Department

PO Box 83

Greensboro Vt. 05841

Email: greensboro_fire@yahoo.com

Chief David Brochu Jr.



To: Audrey DeProspero and the DRB

Subject: Greensboro Fire Department opinion on the Greensboro Barn Venue application

This opinion is based on (2) site visits to the Greensboro Barn owned by Jennifer Ranz. These visits were performed by myself (Fire Chief). The first visit was 10/24/2016 at the request of Ms. Ranz. On that date I visited the actual area where she intends to hold venues. She wanted me to look around and provide any suggestions and information that I found relevant. I compiled a report which I have attached.

The second visit was on 12/27/2016. I asked Ms. Ranz if I could visit to her Air B&B apartment as I had received a call from concerned parties about the apartment and the fact that it is attached to the venue space. Ms. Ranz provided me access to the apartment and answered questions on its use especially during events. Please find that report also attached.

After both visits I find no reason from a fire department perspective that the Greensboro Barn cannot be used as an event venue. The fact that there is an apartment attached to the venue does not increase the fire concern as it is equipped with all necessary detection devices. The fact that the fire department is aware of the apartment makes it easier for us to plan. The fire department hopes that Ms. Ranz takes the recommendations in the reports and implements them.

If there any other questions or concerns please call me at 802-310-1784 or email me at greensboro_fire@yahoo.com.

Thanks for your time

David G Brochu Jr
Fire Chief, Greensboro Fire Department



Heart of Vermont Chamber of Commerce

P. O. Box 111 ~ Hardwick, VT 05843 ~ www.heartofvt.com ~ 802-472-5906

Jennifer Ranz
Greensboro Barn
491 Country Club Road
Greensboro, VT 05841

Dear Jennifer:

I am writing to express support for your conditional use permit application to host events in your beautiful Greensboro Barn. You have a unique and beautiful resource, which is a valuable asset to Greensboro and your neighbors.

When you were kind enough to share this locale with the Heart of Vermont Chamber for our annual meeting, we found the space to be comfortable, gracious and inviting, ideal for fostering good will and relaxation, and we appreciated having lots of nearby off-road parking and a scenic and quiet venue. Events at the barn are a wonderful opportunity to showcase the community of Greensboro and surrounding area, and stimulate local businesses supporting these events. It is often difficult to find a location to host such gatherings in our part of the state when we really try to "keep it local".

The Greensboro Barn is a beautiful landmark. In these modern days of barn disuse and structural failure, we've come to recognize surviving sound barns as local treasures. The repair and maintenance costs for maintaining the beauty and integrity of such icons is significant, and finding ways to support those expenses is a real challenge statewide, and especially in the Northeast Kingdom. You are to be congratulated for developing a plan to fund preservation of this gorgeous landmark. It wouldn't be Greensboro without the Greensboro Barn.

If there is anything we can do to support this effort, please let us know.

Sincerely,

Jeanne Johnson

Jeanne Johnson,
President
802-279-6897
JeannieJCabot@yahoo.com

Letter of Support for the Conditional Use Application of Jennifer Ranz

To: Members of the Greensboro DRB

From: Catherine Donnelly

Date: January 3, 2017

To Members of the DRB:

Happy New Year! I write in strong and enthusiastic support of the Conditional Use Permit application being submitted by Jennifer Ranz. Jennifer is the steward of the most iconic historic structure in the Town of Greensboro. She has lovingly maintained and generously shared her barn with the Greensboro community for many years. Owning and maintaining historic structures is a costly endeavor, and it is in this spirit that Jennifer wishes to generate a revenue stream in order to repair roofs and otherwise maintain this beautiful structure for future generations to enjoy. Providing a venue for special events will allow Jennifer to support local agribusiness and further enhance Greensboro's working landscape.

Jennifer's integrated agriculture application allows for a blending of special events while simultaneously supporting the agricultural character that makes Greensboro such a special place. What better way to celebrate and promote Greensboro than to have a special events venue that offers local beers, cheeses, and produce. What a wonderful way for those celebrating weddings, birthdays, and other special events to do so in a unique and treasured venue, but in simultaneous support of historic preservation.

Jennifer cares deeply about the Greensboro community and her neighbors. Her venue is ideally situated in a manner where there is ample parking, ample space to hold special events, and a backdrop with vistas that are simply world class. The Lakeview Inn, owned by myself and my husband, is excited to work with Jennifer, offering lodging to those who wish to hold their wedding celebrations at the iconic Greensboro barn. I hope that when Jennifer is hosting events and the Lakeview is welcoming her guests that the Greensboro community hears the sounds of preservation. It is in this regard that both the Lakeview and Greensboro Barn operate, allowing those who hold Greensboro near and dear to their hearts, to enjoy celebrations that are quintessential Vermont. Through these efforts, we preserve and celebrate structures with historic importance to the community for many years to come.

I ask that you approve Jennifer's application. She has my most enthusiastic support.

Sincerely,

Catherine Donnelly

To the Greensboro Development Review Board

I am in favor of Jennifer Ranz's application for a Conditional Use Permit. As Greensboro continues to evolve, more and more people are discovering the beauty and charm of the place. Jennifer's project would undoubtedly add to this evolution in a positive way. Any project that provides a potential gathering space for social events as well as maintains the historical integrity of Greensboro's landscape is a good idea in my book. Furthermore, supporting the endeavors of local people with deep roots here is the best way to sustain a healthy community.

Brent McCoy
Taylor Road
Greensboro, VT

To: Greensboro DRB

I am writing a letter of support for Jennifer Ranz' proposal to renovate her old dairy barn, which she spent 100's of thousands of dollars on to save; in order to provide assistance with the future income needs of her family.

Sincerely, 
Fellow Resident, and Taxpayer in the Town of
Greensboro



Audrey DeProspero <audreydeprospero@gmail.com>

Withdrawal of support

1 message

Tom Woodward <tomwoodwardjr@hotmail.com>

Wed, Jan 4, 2017 at 10:21 AM

To: "zoning@greensborovt.org" <zoning@greensborovt.org>

I am withdrawing my support from the County Club Rd project. Have serious concerns over restrictions.
Thomas Woodward 1-4-17



Audrey DeProspero <audreydeprospero@gmail.com>

Withdrawal of support

1 message

Barbara Woodward <barbwoodward87@gmail.com>

Wed, Jan 4, 2017 at 11:54 AM

To: zoning@greensborovt.org

I. Would like to. Withdraw my support re:proposed. Event center on CC Road. I have serious concerns about lack of restrictions in the future and unmitigated noise.

Thomas Woodward

Sent from my iPad