

# HIGHLAND LODGE

Exhibit # 1  
Admitted

ON CASPIAN LAKE  
GREENSBORO, VERMONT

Dear Greensboro and our Development  
Review Board ~

I support the Old Firehouse at 83 Breezy  
Avenue remaining a public building.  
Not only is it historically a municipal building  
for our residents, hence its location and  
name, but it is a valuable space in the  
area for economically-friendly events  
welcoming to larger groups of people.

We at Highland Lodge and many other  
businesses appreciate their events and as  
residents we consider the building a welcome  
part of the cultural community.

Sincerely,

Heidi Lauren Dike  
Resident & Business Owner



Admitted Exhibit # 2

June 16, 2017

Dear Members of the DRB,

I am writing in support of the cultural and social benefit the Old Greensboro Fire House has been providing as a public space. I urge the DRB to allow public events to continue and want to remind the Board that the use of the space is consistent with many of the goals articulated in the Town Plan. Ultimately, we want life in our village and the events that have been happening at the Old Firehouse are a huge net benefit to the community as a whole. I have watched an amazing cross section of our community enjoying themselves and I hope you understand that zoning is ultimately a tool to build livable communities, not a tool to kill them.

Sincerely,



Mateo Kehler

*Exhibit # 3*  
*Admitted*



Audrey DeProspero <audreydeprospero@gmail.com>

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**Appeal by Naomi Ranz**

2 messages

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**DAVID LAMBERT** <lambertda@msn.com>  
To: "zoning@greensborovt.org" <zoning@greensborovt.org>

Mon, Jun 26, 2017 at 9:13 AM

To the Greensboro Development Review Board:

I support maintaining the Old Fire House, located at 83 Breezy Avenue as a public building. Maintaining this property at its current status will be a great asset to the Greensboro community.

Mollie Lambert

Breezy Avenue

Spahr Road

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**DAVID LAMBERT** <lambertda@msn.com>  
To: "zoning@greensborovt.org" <zoning@greensborovt.org>

Tue, Jun 27, 2017 at 7:24 AM

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**From:** DAVID LAMBERT <lambertda@msn.com>  
**Sent:** Monday, June 26, 2017 9:13 AM  
**To:** zoning@greensborovt.org  
**Subject:** Appeal by Naomi Ranz

[Quoted text hidden]

Exhibit # 4  
Admitted

Andrew Meyer  
3707 Bridgman Hill Rd  
Hardwick, VT 05843

June 28, 2017

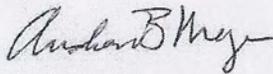
Greensboro Development Review Board  
P.O. Box 119  
Greensboro, VT 05841

Dear Members of the Development Review Board,

I am writing to support the Old Firehouse located at 83 Breezy Ave remain a Public Building. This building has served and should continue to serve as a space for community gatherings. Whether it's an art show, dance or pot luck dinner, the Old Firehouse is an asset to not only Greensboro, but the surrounding communities.

As a taxpayer in the town of Greensboro, I hope you consider allowing the Old Firehouse to be used for public events.

Sincerely,



Andrew Meyer

Exhibit # 5  
Submitted

From: Kristen Leahy  
894 The Bend Road  
Greensboro, VT 05841

To: Greensboro Development Review Board  
c/o Greensboro Town Offices

Date: June 29, 2017

Submitted Electronically

Dear Members of the Greensboro Development Review Board;

Please accept this letter of support for Naomi Ranz-Schleifer's appeal of the Greensboro Zoning Administrator's decision.

The property in question, 83 Breezy Avenue, is located within the Greensboro Village District (Section 2.3, page 13) and has historically served as the Fire Station for the Town of Greensboro. Fire Stations are included in the Greensboro Village District under the conditional use category of "12. **Public Building.**" The following definition of a Public Building is found on page 80:

**"Public Building:** buildings of an institutional nature and serving a public need, such as houses of worship; hospitals; schools; libraries; museums; post offices; police, rescue, and fire stations; and public utilities and services."

The definition of a **Public Building** does not contain a test of "town" ownership. While certain uses within the category are typically owned by Towns (such as police stations, etc), other uses are generally owned by private or non-profit organizations (hospitals, houses of worship).

The former Fire Station also could be viewed as a "**public facility**" – a term which relates to the State of Vermont's statute of limitations on municipal bylaws. Public facilities are defined as follows in Section 3.6 on page 19.

**"Public Facilities:**

1. State or community owned and operated institutions and facilities.
2. Public and private schools and other educational institutions certified by the state department of education.
3. Churches and other places of worship, convents, and parish houses.
4. Public and private hospitals
5. Regional solid waste management facilities certified under 10 V.S.A. Chapter 159,
6. Hazardous waste management facilities for which a notice of intent to construct has been received under 10 V.S.A. Section 6606(a)."

The definition of a **Public Facility** does contain references to the ownership of the property. However, the Greensboro Zoning Bylaw does not utilize "public facility" as a category of the conditional uses in the

Greensboro Village District. The Bylaw only recognizes the "public building" as a possible conditional use.

Ms. Ranz-Schleifer's stated use of 83 Breezy Avenue is that of a museum. Museums are included in the public building category. In addition, the Bylaw does not include a definition of a "museum" or requirements of standard for the museum structure.

Also at question is the use of the "public building" for gatherings which include the transfer of donation funds. This usage is in keeping with the manner in which other public buildings are utilized in Greensboro. The Greensboro Free Library, the Historical Society, and the United Church of Christ all host events which allow patrons to make a donation for attendance. Any change to that policy would be an issue for the Greensboro Select Board to remedy by ordinance. The Greensboro Zoning Bylaw is definitely silent on this issue.

Of course, the "public building" conditional use category is extremely large and diverse (as is "commercial use") and should perhaps be refined. The Planning Commission may wish to update or change the categories. However, as they are written, the property at 83 Breezy Avenue has not changed in use and should be allowed to continue as a privately-owned museum.

Many thanks for consideration of my thoughts on this matter.

Best Wishes,  
Kristen Leahy  
Greensboro, VT

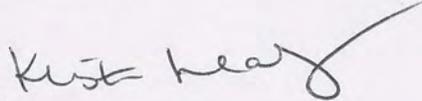
A handwritten signature in black ink that reads "Kristen Leahy". The signature is written in a cursive style with a long, sweeping tail on the "y".

Exhibit # 6  
Admitted

Development Review Board  
Town of Greensboro  
P.O. Box 119  
Greensboro, Vermont 05841

Dear Sir or Madam,

I am writing this letter to show my support for the Old Firehouse at (83 Breezy Ave) to remain a public building.

Thank You  
Joann LaCasse  
Greensboro Garage  
103 Breezy Ave.  
Greensboro, VT. 05841

Exhibit # 7  
Admitted

Development Review Board  
Town of Greensboro  
P.O. Box 119  
Greensboro, Vermont 05841

Noeleen McIntyre  
48 Breezy Ave  
Greensboro, VT 05841

Dear Greensboro zoning board,

It has come to my attention that the property (83 Breezy Ave) that Naomi Ranz recently purchased is being threatened to lose its public status. I disagree with this decision based on the understanding that this property was sold under the pretense that it is and has no reason to change its status as a public property. In addition Naomi's vision for the space benefits our community.

Please take a second look at this decision. As a neighbor and someone who will be impacted by the property under Naomi's ownership, I fully support 83 Breezy Avenue as a public zone.

Sincerely,  
Noeleen McIntyre

Exhibit # 8  
Admitted

To the Greensboro Development Review Board:

I support maintaining the Old Fire House, located at 83 Breezy Avenue as a public building. Maintaining this property at its current status will be a great asset to the Greensboro community.

Mollie Lambert

Breezy Avenue

Spahr Road

Exhibit # 9  
Admitted

Dear Members of the DRB,

Vibrant communities thrive on a diversity of people--different ethnicities, races, ages, and income levels create tolerant and lively cultural mixes. Our community obviously lacks such diversity. As I understand it, the Old Firehouse was providing a place where younger members of our community could meet and socialize and not feel out of place among a majority of people two generations older, as in most of Greensboro's public forums. We need to encourage efforts to make our community more welcoming to all of its residents; we need more, and more diverse public spaces, where younger people can enjoy and contribute to our community. Please allow the Old Firehouse to remain a public building so it can add to the cultural life of our community.

Dan and Pat Cohen  
Greensboro Resident, 275 Shatney Rd

Exhibit # 10  
Admitted

Dear DRB members,

I would like to express my support for maintaining the 'Public Building' status of the Old Firehouse located at 83 Breezy Avenue in Greensboro.

This building has been there as long as most of us can remember and is as much part of the special line-up on Breezy Avenue that sweeps down to Willey's Store as all the other buildings are. It has a new owner and that is good news; now let's allow it to have a new life.

It would be yet another asset for Greensboro to be able to boast of a small but iconic public space to be used periodically for special events. It would be a way of honoring Greensboro's past and opening up opportunities for the future. It's a way of saying publicly that Greensboro welcomes innovative and inspired ventures by people who want this community to live whilst preserving its history and heritage.

Eliza BURNHAM  
1271 Craftsbury Road

Exhibit # 11  
Admitted

Karen & George Gowen

261 Country Club Road  
Greensboro, VT 05841

June 28, 2017

Town of Greensboro  
P.O. Box 119  
Greensboro, VT 05841

To Whom it May Concern,

We would like to state our support in favor of the Old Firehouse (83 Breezy Ave.) remaining a Public Building. It is a wonderful asset to the community and can serve as a space to share art and gather multi-generations to foster community spirit.

Sincerely yours,

Karen & George Gowen

Exhibit # 12  
Admitted

Bliss Perry Cottage  
393 Breezy Ave.  
Greensboro, Vermont 05841

DRB  
Greensboro Town Hall  
Greensboro, Vermont 05841

Dear DRB,

This letter, from the owners of the Bliss Perry Cottage next to Circus Smirkus Camp, is in support of the Old Firehouse at 83 Breezy Ave., remaining a public building.

It's wonderful to have this building used for art and culture. Why not? More richness to all of us in Greensboro.

We urge you to reconsider this ruling and keep the Old Firehouse as a public building which will enrich all of us in Greensboro.

Sincerely yours,

Lynn Holbein and Alan Peterson, co-owners, Bliss Perry Cottage

Exhibit # 13

Admitted

June 19, 2017

Town of Greensboro  
Development Review Board  
PO Box 119  
Greensboro, VT 05841

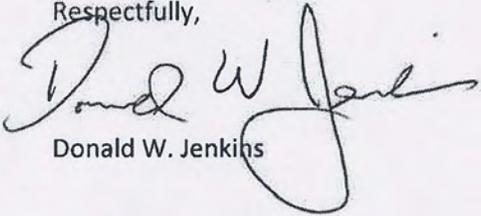
Re: 83 Breezy Ave., Greensboro, VT

Dear Development Review Board,

I am writing in support of Naomi Ranz-Schleifer's appeal that the Firehouse Museum be classified as a Public Building. I believe that the building serves a public need in its capacity as a museum, and, as Kristen Leahy states in her 2014 Zoning Evaluation "The use of the structure, as a Public Building....., could continue indefinitely without permission of the Greensboro Development Review Board."

Thank you.

Respectfully,



Donald W. Jenkins

166 Blockhouse Hill Rd.  
Greensboro, VT 05841

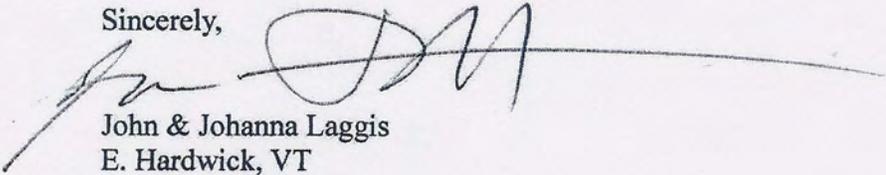
Exhibit # 14  
Admitted

June 28, 2017

Dear Members of the Greensboro DRB,

We are writing to express our support of continuing to have the Old Greensboro Fire House used as a public space. Public gathering spaces are critical for enhancing quality of life in rural places. We have attended several events at the Fire House over the past year. The events were attended by young and old and we left with an increased appreciation for all the good that is happening in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "John & Johanna Laggis", with a long horizontal line extending to the right.

John & Johanna Laggis  
E. Hardwick, VT

Exhibit #15  
Admitted

DAVID F. KELLEY  
ATTORNEY AT LAW  
1501 SHADOW LAKE ROAD CRAFTSBURY COMMON, VT 05827

June 28, 2017

Development Review Board  
Town Office Building  
Greensboro, VT

Re: Appeal – DRB Warrant – Ranz – 062917

To the Board:

I have been asked to render an opinion with regard to the above referenced matter.

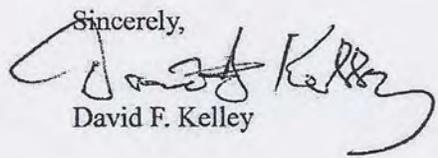
My understanding of the facts, in a nutshell, is that dances have been or are being held in the Old Firehouse in the Greensboro Village District and that the Greensboro Zoning Administrator has written to the appellant, Naomi Ranz-Schliefer informing the appellant that she must obtain a Conditional Use Permit from the DRB because the Zoning Administrator has determined the use at issue falls within the definition of a “Club, Private or Camp” as set forth at Page 74 of the Greensboro Zoning By Laws which is a Conditional Use within the Village District. Said definition is as follows:

*“Club, Private or Camp: A corporation, organization, or association or group of individuals existing for fraternal, social, recreational, or educational purposes, for cultural enrichment or to further the purposes of agriculture, which owns, occupies, or uses certain specified premises, which is not organized or operated for profit, and the benefits of which are available primarily to members only.”* [emphasis added].

My understanding of the facts is that the activity in question does NOT fall within the definition of “Club, Private or Camp.” The dancing is not “available primarily to members only” but is instead open and available to the general public. As such the Zoning Administrator's determination dated May 10, 2017, is incorrect and the basis upon which she claims a Conditional Use permit is needed is likewise incorrect.

I hope this will help with your deliberations.

Sincerely,



David F. Kelley

DAVID F. KELLEY  
ATTORNEY AT LAW

1501 SHADOW LAKE ROAD CRAFTSBURY COMMON, VT 05827

Rendered opinion  
as the request of  
Carolyn O'Kehler

June 28, 2017

Development Review Board  
Town Office Building  
Greensboro, VT

Re: Appeal – DRB Warrant – Ranz – 062917

To the Board:

I have been asked to render an opinion with regard to the above referenced matter.

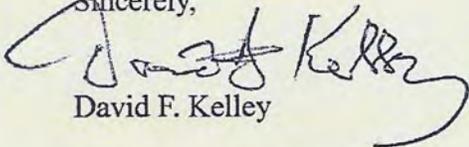
My understanding of the facts, in a nutshell, is that dances have been or are being held in the Old Firehouse in the Greensboro Village District and that the Greensboro Zoning Administrator has written to the appellant, Naomi Ranz-Schliefer informing the appellant that she must obtain a Conditional Use Permit from the DRB because the Zoning Administrator has determined the use at issue falls within the definition of a “Club, Private or Camp” as set forth at Page 74 of the Greensboro Zoning By Laws which is a Conditional Use within the Village District. Said definition is as follows:

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[emphasis added].

My understanding of the facts is that the activity in question does NOT fall within the definition of “Club, Private or Camp.” The dancing is not “available primarily to members only” but is instead open and available to the general public. As such the Zoning Administrator's determination dated May 10, 2017, is incorrect and the basis upon which she claims a Conditional Use permit is needed is likewise incorrect.

I hope this will help with your deliberations.

Sincerely,

  
David F. Kelley

Admitted

I, the undersigned, support 83 Breezy Ave. remaining a public Building.

Name	Address	contact info
Lynette Courtney	279 The Bend Rd	533-9836
PER COURTNEY	279 THE BEND RD	533-9836
Emily Stone	3666 Craftsbury Rd	533-2351
Karen Klotz	177 Holton Hill, Hardwick	472-9034
JERRY SCHWABER	"	"
Lise Hamel	3231 Bayley Nazan Rd. E. Hardwick	472-6350
Laurie W Hamel	"	"
Ch. Luber	2858 Town Hill Rd.	(802)498-4049
Margie Prevot	3534 Bayley Nazan Rd.	
Julie Gallard	412 Richard Xing	533-7175
Anne McPherson	182 Park Ln E Hardwick	472-3621
STEVE FORTMAN	269 HUNTER LANE Hardwick	5356942
Allyson Hawch	81 Overate Drive Newport Ctr	<del>831</del> 673-6790
Sunny Naughtin	25 Cloughst Newport	917.945.6280
Livy Bulger	" Newport	"
Tyler Buswell	1511e Gonyaw Rd G. Bend	802-829-9430
LOUI PULVER	412 RICHARD XING EAST HARDWICK	533 7175
M.R.T	WATER GATE - A. LABO, Vt.	05836
Marie Turmel	1013 King Farm Rd.	563-2057
Ben Kroeger	1013 King Farm	586-2350
Andrew Meyer	109 Spahr Rd	533-7750
Eve Passeltiner	1033 Leveux Rd Swheelok	274-5921
CHARLES SAUCIE	1033 LEROUX RD	802-535-7689
Neal Smith	North Rd, Fletcher VT	802 393 9633
Mary Johnson	Fitch Hill, Hyde Park VT	802-760-8209
Susan Rubin	444 Highgate Rd Charlotte	802-425-2033

Exhibit # 17  
Admitted

I, the undersigned, support 83 Breezy Ave. remaining a public Building.

Name	Address	contact info
Sally Ranz	#1 2 Randolph Rd	ssranz@comcast.net
Chris Caven	175 Randolph Rd	christinacavni@gmail
Vic Riggs	10 Randolph Rd	VicRiggs@gmail.com
Ezra Ranz-Schleifer	491 Country Club Rd	zzalmay@gmail.com
Beth R. Riggs	10 Randolph Rd	rbriiggs@midrivers.com
Lucile A. Brink	175 Randolph Rd.	lucileab123@gmail.com
Laura Bailey	10 Randolph Rd	LPCBailey3@jnet.com
Brooks Carvin J	2 Randolph Rd.	bmikec@yahoo.com
Tom A. Jany	2 Randolph Rd	rranz@comcast.net
Kelly Papke	292 Richardson Rd	kellypapke@gmail.com
Bea Miller	292 Richardson Rd	bnoltemann@gmail.com
Anna Kehler	P.O. Box 56 Greensboro	annakehler@gmail.com
CAROLYN Kehler	P.O. Box 56 Greensboro	Carolus Kehler
LOUIS L Pulver	412 RICHMOND XIVE East Hardscrack	surfin,veggie@gmail.com
Victoria Von Hesser	P.O. Box 40, Greensboro	victoravonhesser@gmail.com
Martha Niemi	P.O. Box 126 Greensboro	MARTI_NIEMI44@GMAIL.COM
Sharon W. Hamel	3231 BAILEY HAZEN RD E Hardscrack	whamel@oi.com
Ellen Celnik	P.O. Box 155 Greensboro	ecelnik@earthlink.net
Barna Holbein	393 Breezy Ave	bholbein@rcn.com
Lynn Holbein	393 Breezy Ave	lynnholbein@gmail.com
Scott Donnelly	295 Breezy Ave	sdonnellyscott@gmail.com
Ana Harbison	P.O. Box 24, Greensboro	

Zoning Evaluation of the Former Fire Station  
From the Greensboro Zoning Administrator  
June 19, 2014

KL AS Gboro ZA

The following is not an endorsement of any particular available option for the Former Fire Station property, nor is it a legal opinion. This is a zoning evaluation for a non-conforming parcel of land with a non-conforming structure on site. These answers are to the best of my knowledge as the Greensboro Zoning Administrator, Kristen Leahy.

All page and section references are derived from the Greensboro Zoning Bylaw.

The Former Fire Station parcel is a non-conforming parcel in the Greensboro Village District. If this parcel were bare land, development would be prohibited. (See page 19, Section 3.5, C1 – in order to be developed, lots must have more than one – eighth of an acre in area).

However, there is a Non-conforming structure on this particular lot. The Former Fire Station is a Public Building, which is allowed in the Greensboro Village District by Conditional Use in our Zoning Bylaw. A Public Building is defined as “buildings of an institutional nature and serving a public need, such as houses of worship; hospitals; schools, libraries; museums; post offices; police; rescue and fire stations; and public utilities and services.” (Page 80). The structure is Non-conforming (“any legal structure which is not in compliance with the provisions of this Bylaw concerning setback ....” Page 20, Section 3.8). The Non-Conformity is due to the inadequate setbacks from the parcel lines and because of the size of the lot.

The use of the structure, as a Public Building and as it is currently configured, could continue indefinitely without permission of the Greensboro Development Review Board (DRB). The structure could also be restored or renovated, as a Public Building, with a conditional use permit from the DRB (Section 3.8, page 20).

The most pressing issue or problem in converting this building to another permitted use would be the lack of a wastewater system. There is currently only one 2" water line with a garden hose attachment to the property and a drain inside the structure which accesses the exterior. No pre-existing system is in place. A wastewater system permit must be issued by the State of Vermont prior to the issuance of a building permit. (Page 34, Section 5.1). Furthermore, according to John Mackin from Greensboro Fire District #1, the Fire District intends to shut the water off at the road when the fire department has completely moved out of the Former Fire Station building. Mr. Mackin acknowledges that there is a water line to the building but, he also states that the GFD #1 has a policy that they do not provide water to a property unless there is a wastewater system in place at that property.

Most permitted and conditional uses of the structure would need a wastewater system. An Accessory Use or Structure does not require a wastewater system to be in place. However, our zoning definition of an Accessory Use or Structure is as follows “a building or use customarily incidental and subordinate to a principal building or use **on the same lot, or on an adjoining lot**

**under the same ownership.”** (Page 72, emphasis added). Conversion of the Former Fire Station to an Accessory Structure would be permitted to an adjoining neighbor – Anastasio, Vermont Land Trust, and the Housing Foundation, Inc. A variance would need to be sought from the DRB to allow the use of the building as an Accessory Structure for any other owner who does not adjoin the parcel.

The conversion of this Public Building to a new Public Building would not require a conditional use permit if the conversion occurred within two years of the Fire Department departure. Furthermore, if the proposed project from the Town of Greensboro did need to seek approval from the Greensboro DRB, then Section 3.6 – Limitations on Municipal Bylaws – would be invoked. In particular, this section states that aspects of the project may only be reviewed “...to the extent that these regulations do not have the effect of interfering with the intended functional use.” (Page 19).

What can be done with this lot? Potential projects. (Not a full list)

- The building could be torn down and the parcel could be utilized for seasonal camping; RV placement for up to six weeks; temporary structures (up to six months); a parking lot; agricultural endeavors; or a sign placement. (In general, zoning permits would not be required in these instances).
- The building could continue to be a Public Building.
- The building could become a permitted Accessory Structure for an adjoining owner.
- The building could become an Accessory Structure for a non-adjoining owner with a variance permit from the DRB.
- The building could become a Non-conforming single –family or two-family dwelling if a wastewater system permit was obtained from the State of Vermont. The footprint could also be utilized if a conditional use permit was also granted by the DRB.
- Most conditional uses would be possible if approval was received from the DRB and a wastewater system permit was obtained from the State of Vermont. The exception would be Commercial Use or Home Businesses which are required to provide off-street parking. The approval of such projects would be questionable at best.

Exhibit # 20  
Admitted

333 Commonwealth Avenue, Apt. 8  
Boston MA, 02115  
June 23, 2017

Greensboro Development Review Board  
Town of Greensboro  
PO Box 119  
Greensboro, VT 05841

Re: 83 Breezy Avenue, Greensboro, VT

Dear Members of the Development Review Board:

I own the property at 82 Breezy Avenue. Greensboro, VT.

#### Public Building

In order to meet the requirements of the definition of a public building under the zoning by-laws, a building must

1. be of an institutional nature and
2. serve a public need.

When the building located at 83 Breezy Avenue was transferred to a private individual or entity, it was no longer owned or operated by an organization established for a public, educational or religious purpose, and when its use as a fire house was discontinued, it no longer served a public need. It no longer satisfied either of the requirements of being a public building, and the zoning by-law requires that both requirements be met. At that point it was no longer a public building.

For this reason, I feel that the zoning administrator's decision that the building located at 83 Breezy Avenue is not a public building should be upheld, and this appeal should be denied.

#### Change in Use

Additionally, a public building is not permitted in the Greensboro Village District as a matter of right, but only as a conditional use, if approved by the Development Review Board and subject to any conditions that it may impose.

Even if the building at 83 Breezy Avenue could meet the requirements of a public building, which as indicated above I do not believe it does, a new conditional use permit would be required for the change in the use from a fire house to another use, since the use upon which its former status as a public building depended has been discontinued.

Any change in the use of any building is defined to be a land development, and Section 1.3(A) of the zoning by-law provides that “no land development ... shall commence ... except in conformance with the requirements of this By-law.”

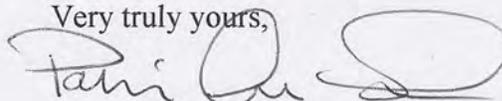
A nonconforming use is a use that did not conform to the existing zoning by-law, but one that legally existed before the by-law was enacted. Because the use as a fire house complied with the existing zoning by-law, it was not a nonconforming use.

Even if it had been, however, and if there had been a right to re-establish the building as a fire house within 2 years of discontinuing such use pursuant to Sec. 3.8(B)(2), there was no right to change the use or to create a new one during that period without obtaining a conditional use permit, and there certainly is no such right now.

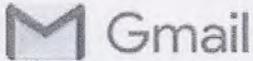
The statement that the building at 83 Breezy Avenue has been operated as a museum surprises me. I have owned the building across the street and spent summers there for many years and I have never received any notice or seen any indication that it was a museum. If the actual use of the building has in fact been changed to that of a museum, a conditional use permit would have been required for such a change in use, and I am not aware that any such permit has been issued. Furthermore, such a use, if permitted, would not encompass events such as those described in the correspondence of the zoning administrator dated March 17, 2017 and May 5, 2017.

Since a conditional use approval for a change in use has not been obtained for the property at 83 Breezy Avenue, the decision of the zoning administrator should be upheld and the appeal should be denied.

Very truly yours,

A handwritten signature in black ink, appearing to read "Patricia Ann Sullivan", written in a cursive style.

Patricia Ann Sullivan

Exhibit # 21

Audrey DeProspero &lt;audreydeprospero@gmail.com&gt;

**Letter of support for the old firehouse at 83 Breezy Ave. remaining a Public Building**

1 message

**Alain McMurtrie** <amcmurtrie@myfairpoint.net>

Thu, Jun 29, 2017 at 7:44 AM

To: zoning@greensborovt.org, greensborovtzoning@yahoo.com

Cc: Fiona McMurtrie &lt;fiona@mcmurtrie.net&gt;

Dear Members of the Greensboro Development Review Board,

Writing a note to express support for Naomi Ranz-Schleifer's vision for turning the unique property that was the firehouse into a space that can be enjoyed by others within the community.

As neighbors living fewer than 800 feet from this building, we were concerned about potential high decibel levels of combined voices and music when people gathered inside the building. Happily, no such sounds have been detectable, even while standing outside of our house. Traffic has not been perceptibly heavier than on any other given night. If anything, activity at the firehouse may cause passing cars to slow down, rather than travel up and down Breezy Avenue at excessive speeds which otherwise occurs with increasing frequency.

We admire and applaud Ms. Ranz-Schleifer's courage and determination to turn this white-elephant of a property, without septic and with little usable land, into a vibrant space in the Village, open to all. Hoping for a determination by the DRB that will allow her to continue without additional constraints.

Sincerely,

Alain & Fiona McMurtrie  
20 Pleasants St.  
Greensboro