

APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE

TOWN OF GREENSBORO

PO Box 119, Greensboro, VT 05841

(802) 533-2911 Fax (802) 533-2191

greensborovtzoneing@yahoo.com

FOR ADMINISTRATIVE USE ONLY

Application Number: 2017-005

Tax Map Number various

Zoning District Rural

Date Application Received 4/5/2017

Fee Paid \$ TOWN

005-2000
409-1100
414-0305
408-0125

Reason for Seeking Conditional Use Permit or Variance:

Signs for each cemetery close to road

Please provide all of the information requested in this application. Failure to provide all required information will delay the processing of this application. Submit the completed application and a check payable to the Town of Greensboro according to the attached fee schedule.

Applicant(s):

Name(s): Greensboro Cemetery Commission

Mailing Address: 4 locations

Telephone(s) Home: 533-2215 Work: Cell:

E-Mail:

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

Name(s): Town of Greensboro

Mailing Address:

Telephone(s) Home: Work: Cell:

E-Mail:

Physical Location of Property (911 address):

4 locations - see attached.

Type of Permit:

[x] Conditional Use [x] Variance

Other Permits Which May Be Necessary:

- [] State Septic Permits - required prior to approval
[] State Potable Water Supply Permits - required prior to approval
[] Curb Cut - requires a separate application - necessary if a new driveway must be installed.
[] Applied (date) [] Not required

Property Description:

Acreage in lot Town Cemetery - acreage noted on attached

(Please Note: If your property is enrolled in the Current Use Program, your conditional use or variance application may impact your Current Use status. Please verify your status with Vermont Property Valuation and Review, Current Use Program at 802-828-6633).

Feet of Road Frontage

Setbacks: Front (to center of road) Left Side
Right side Rear
Lakeshore Other

Dimensions of Proposed and Existing Buildings:

Existing:	<i>None</i>	Proposed:	
Length _____	No. of Stories _____	Length _____	No. of Stories _____
Width _____		Width _____	
Height _____		Height _____	

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

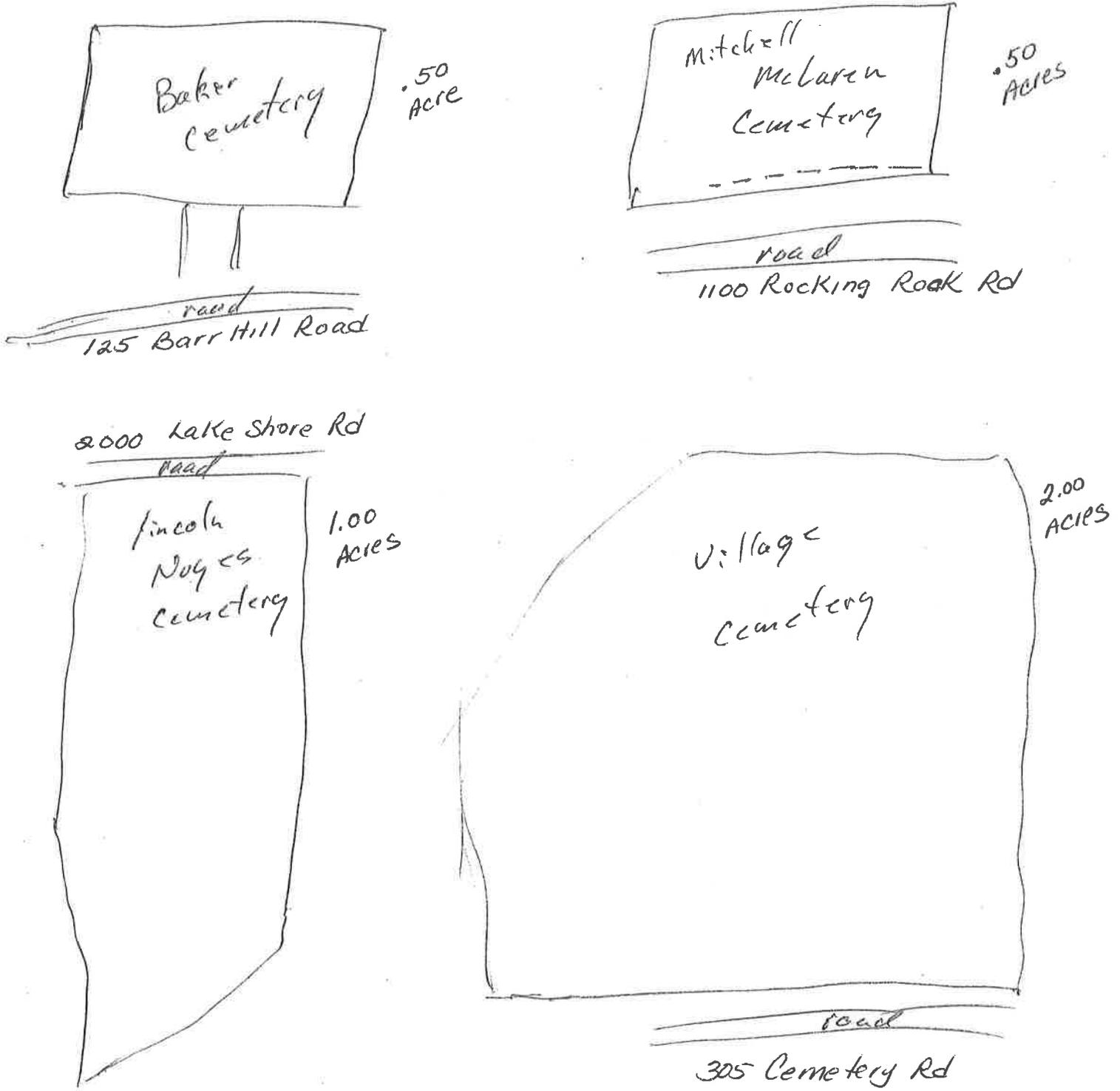
Existing use and occupancy. (If there are no buildings currently on the property, please write "bare land.") _____

Proposed use and occupancy. (Write whether it will be seasonal or full year. If you decide to change the use of your property later you may need another permit.) _____

Sketch or attach a general plot plan showing the following:

1. Location of property.
2. Location of buildings on property.
3. Location of driveway.
4. Location of water source and septic/waster water system.
5. Names of adjoining landowners.

Sketch a floor plan or diagram showing the dimensions of the proposed building, addition or alteration. (This should show the rooms in the inside of the building, including both upstairs and downstairs if there is more than one floor.)



All signs are 12" x 24"

Conditional Use Criteria:

At your DRB hearing, you will be asked to present your proposal. Please be prepared to address the impact of your project based on the following criteria.

"The DRB shall make its findings on general and specific standards. Such general standards shall require that the proposed conditional use shall not result in an undue adverse effect on the following:

1. The capacity of existing or planned community facilities; (e.g. schools, police and fire service, etc.);
2. The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the Town Plan (e.g. why your project is consistent with other uses in the area or how your project fits in with existing development);
3. Traffic on roads and highways in the vicinity;
4. Bylaws and ordinances then in effect;
5. Utilization of renewable energy resources.

Specific standards shall include:

1. Minimum lot size shall be that which is required for the district in which the use occurs unless other standards are given for conditional use lot size in the district in question;
2. Setbacks for conditional uses will be the same as for permitted uses unless other standards are given for conditional use setbacks in the district in question.
3. Landscaping and/or fencing may be required for commercial and industrial uses to provide screening when in the judgment of the DRB such screening is necessary to protect the character of the area affected.
4. Exterior signs shall conform to the following in all districts:
 - (a) No free standing internally lit signs shall be permitted
 - (b) All signs shall be compatible in size, materials, and workmanship to the area in which they are located.
5. Location on the lot, of structures and service areas shall be compatible with other structures in the area affected.
6. In each district, uses are given specific criteria. In all cases these criteria will be adhered to.
7. Noise, air pollution and effects on the character of the neighborhood shall be considered."

(Page 36 in the Greensboro Zoning By-Law).

Variance Criteria:

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

1. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions and not to the circumstances or conditions generally created by the provisions of these regulations in the neighborhood or district in which the property is located;
2. Because of these physical circumstances or condition, there is no possibility that the property can be developed in strict conformity with the provisions of these regulations and that the authorization of a variance is necessary to enable the reasonable use of the property;
3. The unnecessary hardship has not been created by the appellant;
4. The variance, if authorized, will not:
 - a) Alter the essential character of the neighborhood or district in which the property is located;
 - b) Substantially or permanently impair the appropriate use or development of adjacent property;
 - c) Reduce access to renewable energy resources;
 - d) Be detrimental to the public welfare.
5. The variance, if authorized, will represent the minimum that will afford relief and will represent the least deviation possible from these regulations and from the plan." (Pages 37 & 38 of the Greensboro Zoning By-Law).

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

Permission to Enter Property & Applicant Certification Signatures

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented.

The undersigned hereby certifies that the information submitted in this application regarding the above property is true, accurate and complete and that I (we) have full authority to request approval for the proposed use of the property and any proposed structures. I (we) understand that any permit will be issued in reliance of the above representations and will be automatically void if any are untrue or incorrect.

This permit is void if the development under this permit is not begun within one year of the date of approval or if construction is not completed within two years.

Construction may not be started until 15 days from the date of approval on this permit.

X Signature of Applicant(s) Wayne Young ^{Cemetery Chair} Date 5 April 2002
Signature of Landowner(s) Town owned property Date 4/5/17

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

Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board, c/o the Town Clerk's Office at the address shown above, with the appropriate fee, within 15 days of the decision or act. Failure to appeal this decision will mean that all interested persons are bound by this decision and will foreclose these persons from contesting this decision either directly or indirectly in the future. **This permit shall not take effect until the time for such appeal has passed.**

Please note that this is only a local permit and state permits may be needed for your project. Please contact the Permit Specialist at the VT Agency of Natural Resources at (802)751-0127.

FOR ADMINISTRATIVE USE ONLY

{ } Approved { } Denied { } Referred to the Development Review Board

Date _____ Signature _____

Remarks and/or Conditions: _____

Date of Approval or Denial by Development Review Board: _____

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

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

Lincoln Noyes 1.00 acreage
2000 Lake Shore Rd parcel ID 005-2000

McLaren Cemetery .50 acreage
1100 Rocking Rock Rd parcel ID 409-1100

Village Cemetery 2.00 acreage.
305 Cemetery Ridge parcel ID 414-0305

Baker Hill Cemetery .50 acreage
125 Barr Hill Rd parcel ID 408-0125
sign w/in right-away

Size = 12" x 24" signs

minimum 24.6 town road - just beyond
depending on cemetery

TOWN OF GREENSBORO
 NOTICE TO TAXPAYERS AS OF APRIL 1, 2015
 CHANGE IN APPRAISAL OF REAL ESTATE
 AUGUST 7, 2015

GREENSBORO TOWN OF
 P O BOX 119
 GREENSBORO VT 05851

 Parcel ID : 005-2000. Property Description: LINCOLN NOYES CEMETERY
 SPAN : 264-083-11025 Tax Map:
 Total Acreage : 1.00 911 Address: 2000 LAKE SHORE RD

	Total Real Value	Homestead Value	House Site Value
Previous (last year) total	0		
Current (this year) total	3,100		
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Difference:	3,100		

Title 32, Vermont Statutes Annotated, section 4111 (g) reads as follows:
 "A person who feels aggrieved by the action of the listers and desires to be heard by them, shall, on or before the day of the grievance meeting, file with them his objections in writing and may appear at such grievance meeting in person or by his agents or attorneys. Upon the hearing of such grievance the parties thereto may submit such documentary or sworn evidence as shall be pertinent thereto."

Grievance hearing's will be held on Tuesday August 25th starting at 9:30 AM. All hearings are by appointment only, please call 802-533-2911 or send a letter to schedule. The Assessor will be available on Tuesdays by appointment to review your property values prior to the hearings
 Greensboro Assessor
 Stearns Allen

TOWN OF GREENSBORO
NOTICE TO TAXPAYERS AS OF APRIL 1, 2015
CHANGE IN APPRAISAL OF REAL ESTATE
AUGUST 7, 2015

GREENSBORO TOWN OF
P O BOX 119
GREENSBORO VT 05841

Parcel ID : 409-1100. Property Description: MCLAREN CEMETERY
SPAN : 264-083-11026 Tax Map:
Total Acreage : 0.50 911 Address: 1100 ROCKING ROCK RD

	Total Real Value	Homestead Value	House Site Value
Previous (last year) total	0		
Current (this year) total	1,600		
Difference:	1,600		

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GREENSBORO TOWN OF
P O BOX 119
GREENSBORO VT 05841

Parcel ID : 414-0305. Property Description: VILLAGE CEMETERY
SPAN : 264-083-11024 Tax Map:
Total Acreage : 2.00 911 Address: 305 CEMETERY RIDGE

	Total Real Value	Homestead Value	House Site Value
Previous (last year) total	0		
Current (this year) total	6,300		
Difference:	6,300		

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Greensboro Assessor
Stearns Allen

Itemized Property Costs

From Table: MAIN Section 1

Town of Greensboro

Record # 1015

Property ID: 408-0125 Span #: 264-083-11027 Last Inspected: / / Cost Update: 01/27/2015

Owner(s): GREENSBORO TOWN OF Address: P O BOX 119 City/St/Zip: GREENSBORO VT 05841 Location: 125 BARR HILL RD Description: BAKER HILL CEMETERY Tax Map #:	Sale Price: 0 Sale Date: / / Bldg Type: No Data Style: No Data Area: 0 # Rms: 0 # 1/2 Bath: 0	Book: Page: Quality: 0.00 Frame: No Data Yr Built: 0 # Bedrm: 0 # Baths: 0	Validity: No Data Eff Age: 0 # Ktchns: 0
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Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
ADJUSTED BASE COST					
Subtotal					
REPLACEMENT COST NEW					
REPLACEMENT COST NEW LESS DEPRECIATION					
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
AC Other	0.50	1.00	1.00		1,600
Total	0.50				1,600
TOTAL PROPERTY VALUE					1,600

NOTES

Abutters

Baker Hill Cemetery

Dorothy Roche (also additional envelope to Alice Perron who is taking care of Dorothy as an FYI)
Ida Perron
Lawrence & Sherral Lumsden
Ronald Lumsden

Village Cemetery Ridge

Marion Stegner
Cornelia Deschepper
Jeanne Eisner
Godfrey Family
Isaacson Family Trust
Russel & Cynthia Hislop

Lincoln Noynes

Barr Family LLC
John & Melanie Clarke
Elsa Williams
Lotspeich Family Properties LLC

McLaren

Patrick & Amanda Keith
Peter Geb

