

Conditional Use Hearing
Nancy Shepard
June 12, 2019

To consider a conditional use request by Nancy Shepard to reconstruct and enlarge a non-conforming structure on her property at 90 Durkee Drive.

The application requires a review under the following sections of the Greensboro Zoning By-Law: 2.7 Shoreland Protection District; 3.8 Nonconformities; 3.9 Protection of Water Resources; 5.4 Conditional Uses; 8.9 Nonconforming Uses & Structures within the Shoreland Resource Zone

Warnings were posted on Monday, May 27, 2019 at the Greensboro Town Hall, the Greensboro Post Office, the Greensboro Bend Post Office, and Willey's and Smith's Stores. The warning was sent to the applicant and the following abutters and neighboring property owners: Stephen H. Durkee, Paul & Jeanne Locke, James Walker and the applicants on May 27, 2019. It was published in the Hardwick Gazette on Wednesday, May 29, 2019.

Development Review Board members present: Linda Romans, Jane Woodruff, Lee Wright, Wayne Young, Janet Travers (alternate) and Mike Metcalf (alternate),

Development Review Board members absent: BJ Gray, MacNeil, and Nat Smith

Others present: Paul and Jeanne Locke, abutters; Ivan Menard representing the builder, Robbie Montgomery, and Audrey DeProspero, Zoning Administrator.

Correspondence from interested persons: none

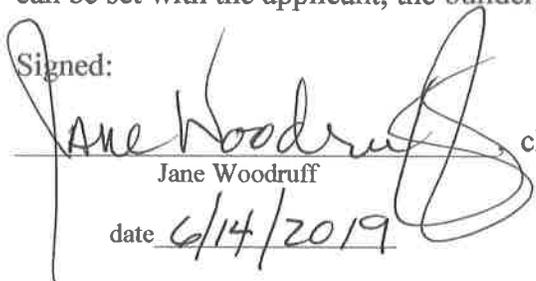
Summary of Discussion

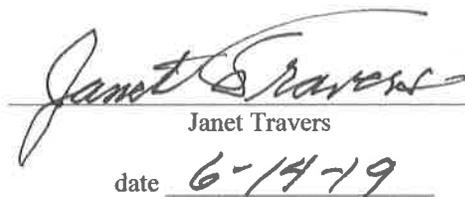
Ms. Woodruff, chair, began the hearing at 7:30 PM. She noted the hearing was quasi-judicial, explained the procedure for the hearing, and asked the clerk to swear in all those who wished to speak at the hearing. Ms. Woodruff then asked Mr. Menard to explain what Ms. Shepard wants to do on her property at 90 Durkee Drive. Mr. Menard stated that the applicant wanted to replace an "outhouse" containing a flush toilet, sink, and shower which had previously been torn down. It became apparent as the discussion went on, that none of the people present really knew what the applicant wanted. It is clear that the building that was torn down can be replaced, but it was not clear what the applicant wanted to build. Mr. and Ms. Locke, abutters, were concerned about the septic system since it was close to their land. Their concern was understood, but the Board has no jurisdiction over septic systems. They are regulated by the state.

The hearing ended at 8:16.

The Board went into deliberative session at 8:20 and came back into public session to announce their decision at 9:00. The Board decided they did not have enough information so they would commence and continue the hearing. The continued hearing will be held as soon as a mutually agreed upon date can be set with the applicant, the builder, and the Board.

Signed:


Jane Woodruff chair
date 6/14/2019


Janet Travers clerk
date 6-14-19

The date agreed upon by Ms. Shepard, her contractor, and the Board for the continued hearing is Monday, June 24, 2019 at 7:00 PM in the Collier Room at the Greensboro Town Hall.