

Variance Hearing
Peter Romans for the Town of Greensboro
September 11, 2019

To consider a variance request by Peter Romans to erect a sign at 65 The Bend Road.

The application requires a review under the following sections of the Greensboro Zoning By-Law: 2.4 Greensboro Bend Village District; and 5.5 Variances.

Warnings were posted on August 26 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: Claude & Eileen Fontaine, Jacqueline Tyrrell, Stanley & Deborah Allen, Eddie and Rachel Kish, Russell Hislop, Edward & Bryanne Castle, & Jessica Bell, on August 26, 2016. It was published in the Hardwick Gazette on Wednesday, August 28, 2019.

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

Development Review Board members absent: Nat Smith

Others present: Mark Snyder, the applicant's representative, Art Mercier, and Denise Stuart

Correspondence from interested parties: none

Summary of Discussion

Ms. Woodruff, chair, began the hearing at 7:02 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. Snyder to explain what they want to do on the property at 65 The Bend Road. Mr. Snyder began by saying that they want to erect a sign to designate the village of Greensboro Bend. The sign is part of the revitalization project in the Bend. They were actually looking for locations for two signs, but could only find one. Claude Fontaine graciously allowed the sign to be placed on his property at 65 The Bend Road. The sign will be placed behind the guard rail by the bridge over the river to the right of the road going toward the Bend Post Office. The location is 120⁺ feet from Rte. 16 and 25 feet from The Bend Rd. It will be 6 square feet or less and be supported by two posts high enough so the sign can be seen over the guard rail. It will essentially look like the sign in the front of the Town Hall. During the discussion it was determined that the date on the sign was not correct. Mr. Snyder and the others in attendance stated that the date would be corrected before the sign is erected.

The hearing ended at 7:26. The Board went into deliberative session at 7:27 and came back into public session to announce their decision at 7:30.

Findings of Fact:

Based on the application and testimony, the Development Review Board makes the following findings:

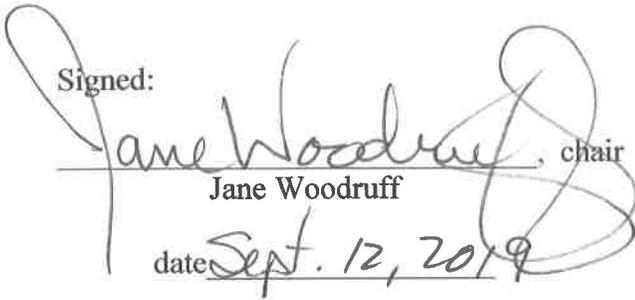
2.4 Greensboro Bend Village District

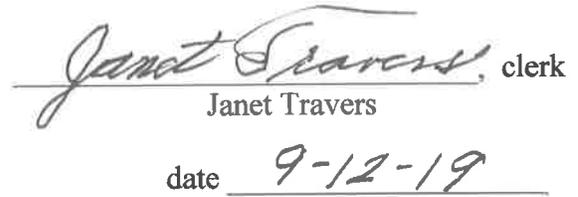
Signs up to 6 square feet are permitted in the Greensboro Bend District. The setback from the center line of the road is 25 feet. The setback from any lot line is 15 feet.

Decision

It was determined that the proposed sign complied with all of the present by-laws in the Greensboro Bend Village District and did not need to be considered under the Variance provision. The Board voted unanimously (7 – 0) in favor of the proposal. (One alternate voted in place of Mr. Smith.)

Signed:

 , chair
Jane Woodruff
date Sept. 12, 2019

 , clerk
Janet Travers
date 9-12-19

NOTICE:

This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding (in person or in writing) before the Development Review Board. Such appeal must be made within 30 days of the date of this decision, pursuant to 24 V.S.A. #4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.