

Variance Hearing
Greensboro Historical Society
Nancy Hill, representative
March 2, 2020

To consider a variance request by Nancy Hill for the Greensboro Historical society to erect a sign by the ballfield parking area at the corner of Lakeshore Road and Breezy Ave.

The application requires a review under the following sections of the Greensboro Zoning By-Law: 2.7 Shoreland Protection District; and 5.5 Variances.

Warnings were posted on February 10, 2020 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: Susan McCouch, Town of Greensboro, Highland Center for the Arts, Next LLC, Hugh Knox, and Mountain View Country Club on February 10, 2020. It was published in the Hardwick Gazette on Wednesday, February 12, 2020.

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

Development Review Board members absent: Jane Woodruff

Others present: Nancy Hill for the Greensboro Historical Society, applicant; Clive Gray, Lise Armstrong; Erika Karp

Correspondence from Interested Persons: none

During the course of the hearing the following exhibits were submitted:

#1 Picture of a historical marker showing the height, width, and how tall the sign will be.

Summary of Discussion

Mr. Smith, vice chair, began the hearing at 7:00 PM. He asked the clerk to swear in all those who wished to speak at the hearing. Mr. Smith then asked Ms. Hill to explain what the Historical Society wants to do on the property at the corner of Lakeshore Rd. and Breezy Ave. Ms. Hill stated that the Greensboro Historical Society decided it would be a good idea to erect a sign that would tell the history of the Hinman Rd. which was built by Timothy Hinman around 1792. The road began at what is now the four corners by the ballfield and went on through the wilderness to Derby.

One of the Historical Society members asked the State for a historical site marker (sign) that would tell about Timothy Hinman and the road he built. The State requires the markers be erected adjacent to a pull out area and since the road began near the four corners, the historical society decided the parking lot by the ballfield was the best place for it. They asked and were given permission by the landowners to place it there. They are hoping the sign will be erected this spring or summer. The State pays for the sign, but the Town is responsible for erecting it. It will be 42" wide, 47" high and about 7 feet tall.

The hearing ended at 7:18. The Board went into deliberative session at 7:20 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:

2.7 Shoreland Protection District

No signs are allowed in the Shoreland Protection District.

5.5 Variances

A) Variance Criteria

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 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.* The other corners did not have pull out parking areas or were not suited to have people parking there, note: the firehouse.

2. *Because of these unique circumstances and conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Bylaws and authorization of a variance is necessary to enable the reasonable development of the property.* State regulations require the marker be placed adjacent to a pull out area and other places could not provide this.

3. *The unnecessary hardship has not been created by the applicant.* The State requires the sign be placed adjacent to a pull out.

4 *If authorized, the variance will not:*

a) *alter the character of the neighborhood or district* It will not alter the character of the area.

b) *impair the use or development of adjacent property* It will not impair the use of the adjacent area.

c) *reduce access to renewable energy resources* Not applicable

d) *be detrimental to the public welfare* It will not be a detriment to the public welfare.

5. *The variance represents the minimum that will afford relief and the least deviation possible from the bylaws and town plan.* Historical markers are produced by the state in a standardized size and must be placed adjacent to a pull out area. The parking area by the ballfield is already there.

Decision and Conditions

Based upon these findings, the Development Review Board voted unanimously (8 – 0) to approve

(Alternates vote in the absence of Board members.)

The historical marker is larger than the Board would usually approve, but the Board realizes the size is standardized and cannot be altered.

The area in which the marker will be placed is used for recreation, presently has a parking area, and is not residential. It will not alter the character of the area.

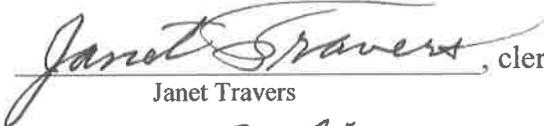
Conditions:

The marker (sign) must be placed at least 25 feet from both roads.

Signed:


_____, vice chair
Nat Smith

date 3-3-20


_____, clerk
Janet Travers

date 3-3-20

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.