

BUILDING PERMIT

TOWN OF GREENSBORO
PO Box 119, Greensboro, VT 05841
(802) 533-2640 Fax (802) 533-2191
zoning@greensborovt.org

FOR ADMINISTRATIVE USE ONLY

Application Number: 2020-016 Tax Map Number
Zoning District Rural Lands
Date Application Received 5/7/20 Fee Paid \$

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.

Applicant(s):

Name(s): Thornhill Farm
Mailing Address: 198 Taylor Rd Greensboro Bend, VT 05842
Telephone(s) Home: 802-441-3176 Work: Cell:
E-Mail: todd@thornhillfarmvermont.com

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

Name(s): legal owner name is Kimross, LLC
Mailing Address:
Telephone(s) Home: same Work: Cell:
E-Mail:

Physical Location of Property (911 address):

Necessary Permits:

- State Septic Permits - required prior to approval
State Potable Water Supply Permits - required prior to approval
Site visit approval Application cannot be approved until after site visit by the zoning administrator.
Schedule site visit when completed application is submitted. Visit Waived
Curb Cut - requires a separate application - necessary if a new driveway must be installed.

Property Description:

Acreage in lot 4.15

(Please Note: If your property is enrolled in the Current Use Program, your building 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 1,390' (to center of road) Left Side 200'
Right side 3,240' Rear 2,500'
Lakeshore NA Other

Dimensions of Proposed and Existing Buildings:

Proposed:

Length 44' No. of Stories 1
Width 44'
Height 24' 6.5"

Existing: N/A
Length _____ No. of Stories _____
Width _____
Height _____

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

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.) year round Duplex

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 well and septic system.

See attached drawings

Site Plan Review

Town of Greensboro

PO Box 119, Greensboro, VT 05841

(802) 533-2640 Fax (802) 533-2191

zoning@greensborovt.org

For Administrative Use Only

Application Number: 2020-016

Tax Map Number _____

Zoning District Rural Lands

Date Application Received 5/7/20

Fee Paid \$ 260.00

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*.

Applicant(s):

Name(s): THORNHILL FARM

Mailing Address: 198 Taylor Road, Greensboro Bend, VT 05842

Telephone(s) Home: 802.440.3176 Work: _____ Cell: _____

E-Mail: todd@thornhillfarmvermont.com

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

Name(s): legal owner name is Kinross, LLC

Mailing Address: _____

Telephone(s) Home: — Same — Work: _____ Cell: _____

E-Mail: _____

Physical Location of Property (911 Address):

+bd

Two sets of site plan maps must be submitted. These maps must include all of the following information:

- ✓ Name and address of the person or the firm preparing the map, scale of the map, north point, and the date.
- ✓ Map of the property showing existing features, including contours, structures, large trees, streets, utility easements, rights-of-way, land use and deed restrictions.
- ✓ Site plan showing proposed structure locations and land use areas; driveways, traffic circulation, parking and loading spaces and pedestrian walks; landscaping plans, including site grading, landscape design and screening.

Maps Received by Development Review Board (DRB) on : _____

1. Please describe the size, location and design of any signs which will be utilized at the proposed project.

No signs are planned.

I see a # on the mail box.

2. Please describe how parking, traffic, and pedestrian walkways will be addressed at the proposed project. Include any pertinent information such as the location and size of the parking area, the estimated number of parking spaces, the anticipated traffic patterns, location of walkways, and anticipated impact on public roads.

The parking is shown on the site plan, page 1, A1.1, in front of each entrance to the duplex.

3. Please note whether your proposed project would impact on the protection of the utilization of renewable energy resources.

The farm works with a forester to manage the forest wisely for firewood and logs for lumber. Selective trees have been cut in the farm forest to build this house. Many of the softwood trees harvested for this house were rotting at the base and should have been cut years ago. It was healthy for the forest to get thinned and to let in light and air.

4. Please describe the proposed landscaping design for the project and any screening which would be provided for neighbors.

The nearest neighbors, ~ 1,000 ft. away, live on the farm. During and after construction conifer and deciduous trees will be planted around the house. Trees as a buffer to Garven Hill Road will be planted.

5. Please describe any proposed exterior lighting plans. Include any pertinent information such as location, intensity and hours of operation, etc.

At this time, no exterior lights are planned. In time, I can see switchable lights for the main entrance and to shine on a wood pile, to bring wood to a wood store when dark.

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.

Signature of Applicant(s) [Signature] Date 5/6/20

Signature of Landowner(s) [Signature] Date 5/6/20

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) 751-0130.

FOR ADMINISTRATIVE USE ONLY

() Approved () Denied () Referred to Development Review Board

Date _____ Signature _____

Remarks and/or Conditions: _____

Date of Approval or Denial by Development Review Board: _____

05.06.20 This permit has been received and filed with the Town of Greensboro. Tom Hume



State of Vermont
Department of Environmental Conservation
Drinking Water and Groundwater Protection Division
St Johnsbury Regional Office
<http://dec.vermont.gov/water/ww-systems>

Agency of Natural Resources
[phone](802) 751-0130

03-23-2020

Kinross, LLC
198 Taylor Road
Greensboro Bend, VT 05842

RE: WW-7-5267, Construction of a duplex, with one unit having 2 bedrooms and the other having 3 bedrooms. Duplex to have onsite, dedicated wastewater and water supply systems., Garven Hill Road, Greensboro, VT, Greensboro, Vermont

Dear Applicant:

We received your complete application for the above referenced project on 03-23-2020. It was assigned to Richard Wilson, for a technical review. The following is a copy of the transaction record for this project.

Date	Type	Code	Amount	Check#	Balance
03-16-2020	FEE	RC2	870.00		\$-870.00
03-23-2020	RECVD		870.00	2975	\$0.00

Under the performance standards for this program, we have a maximum of 45 days of "in-house" time to review your application. Please note, in-house performance standards do not include the days between our request for additional information and our receipt date of that information.

If you have any questions about the review process, or if you have not received a decision on your application within the in-house days, please contact this office.

We forwarded the information contained in your application to the Permit Specialist for this region to determine if a Project Review Sheet is required for this project. A Project Review Sheet describes your project and indicates permits or approvals that may be required by other State Agencies or Departments. Depending upon the decision by the Permit Specialist, a Project Review Sheet may be sent to you. Additionally, please contact your local officials regarding any necessary town or city permits needed for your project.

For the Drinking Water and Groundwater Protection Division

Sue Cross

Sue Cross
Environmental Technician III
802-751-0130

cc: Patrick Larsen

copy to town of Greensboro 05.07.20 ✓
TODD HARDIE

From: **Todd Hardie** todd@thornhillfarmvermont.com
Subject: house, Thornhill Farm, Greensboro
Date: May 6, 2020 at 11:30 AM
To: Urie, Bruce Bruce@vlt.org, Montgomery, Cara cara@vlt.org

Bruce, Cara,

On the western end of this farm, we have been working on the planning for a house, a duplex. This part of the farm are the ~ 259 acres that I took over stewardship from Herbert & Wagner in 2016. Previously the Vermont Land Trust had designated a site for a house on this land.

The purpose of this project is to :

- 1) provide housing for those that work on farms and in this community. On this part of the farm, there is now a duplex. It is leased out to someone now working at the Cellars at Jasper Hill and to someone who has worked at Jasper Hill Farm. We always give the Jasper Hill team first call for living in this house. Jasper Hill is the adjoining farm. I understood that in 2019 of the last 50 hired not one could get housing in Greensboro. Tom Gilbert, Black Dirt Farm has asked over the years for housing for team members. I am often asked if the farm has housing for local farms and the community.
- 2) support jobs in the community. This is always important, especially the times of Covid 19. The project has and will employ a site tech engineer, forester, loggers, miller, architect, carpenters, electricians, plumbers, site work contractor.
- 3) manage the forest in a sustainable way. The wood for most of the structure of the house and the flooring will come from the forest of the farm. The word is that it is about the same price to buy this wood at a lumber yard (which likely means coming from Western Canada) but I want this to be a very local project that supports jobs in this area.
- 4) diversity the business and income of the farm. The business of agriculture is tough. I do not see in the near future how the 82 acres of grain and 6 acres of elderberries will allow this farm to work, to cover operational expenses and over \$13,000 in town taxes each year. Off farm income and the income from the on farm current duplex that is rented allow this farm to grow and bring grain and elderberries to market.

We have been working with James Coe on architecture of the house and planning. He sent the attached plans this morning.

all the best,

Todd Hardie

Thornhill Farm
198 Taylor Road
Greensboro Bend, Vermont 05842

802.441.3176



THORNHILL
DUPL...20.pdf



1 FLOOR PLAN
1/4" = 1'-0"

NOT FOR CONSTRUCTION

ARCHITECT
304 RIVERSIDE BLVD
WEST PALM BEACH, FL 33411
JAMES@JAMESCORREIA.COM

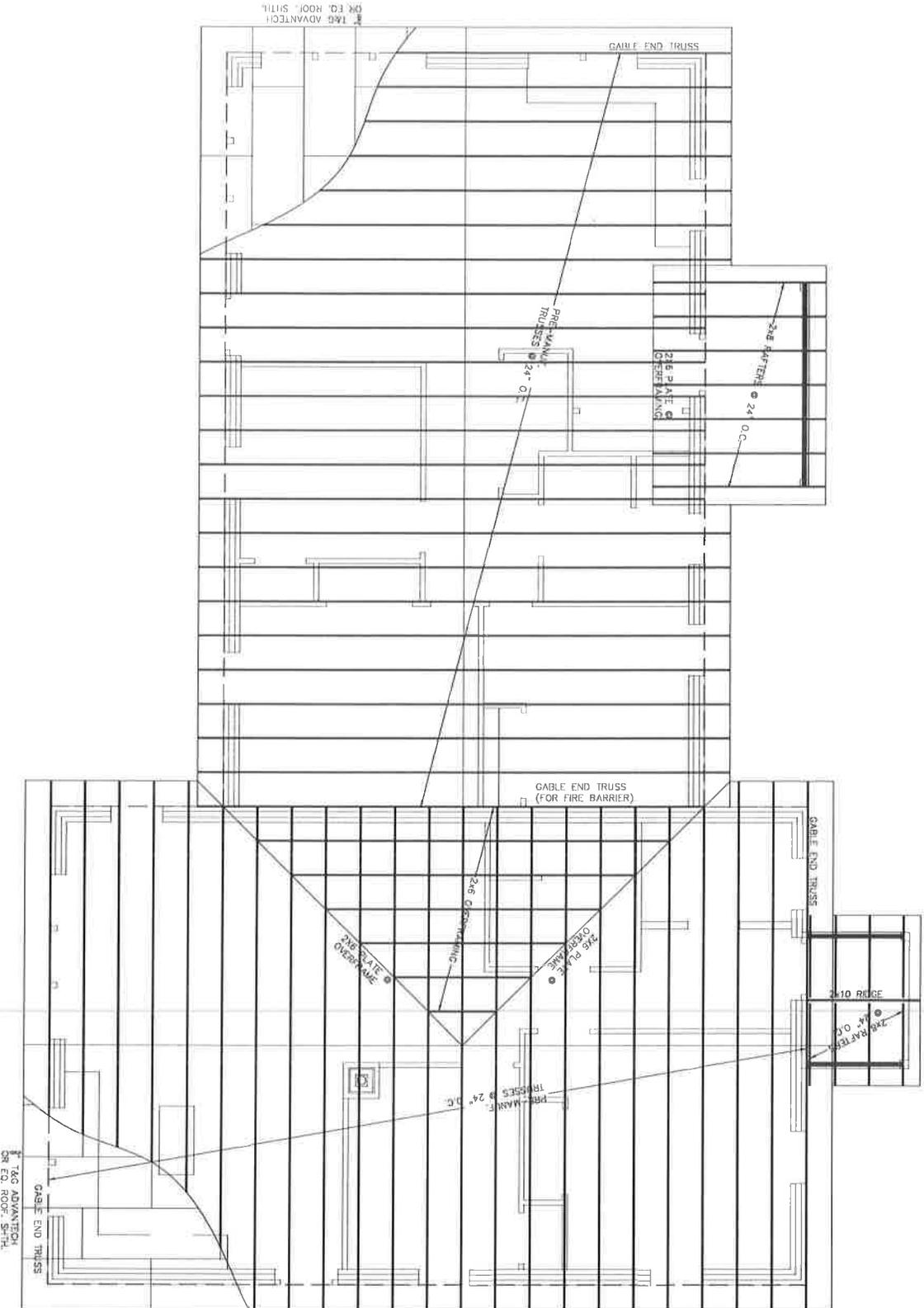
PROJECT NAME: 2019-12
DATE: 12/15/2019
SCALE: 1/4" = 1'-0"

OWNER: THORNHILL VILLAGE
OPERATIONS 17000 SW 28th St
WEST PALM BEACH, FL 33411

PROJECT: 1400 SW 28th St
OPERATIONS 17000 SW 28th St

DATE: 12/15/2019
DRAWN BY: JAMES CORREIA
CHECKED BY: JAMES CORREIA
APPROVED BY: JAMES CORREIA

A2.2



TAG ADVANTECH
ON 1st FLOOR, SHED

TAG ADVANTECH
ON 1st FLOOR, SHED

**NOT FOR
CONSTRUCTION**

OWNER:
TAG ADVANTECH
1000 W. VALLEY ROAD
GREENSBORO, VT 05042

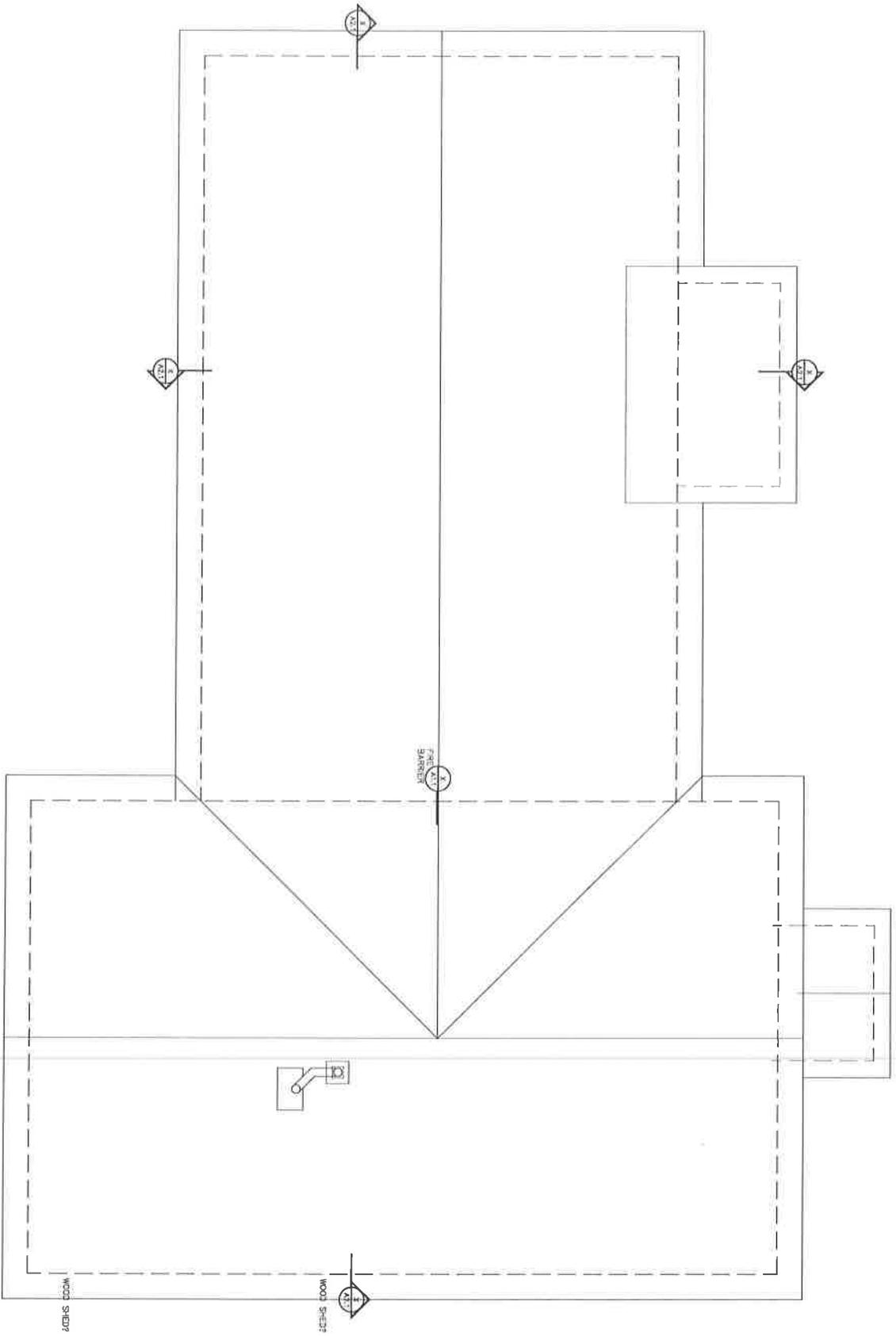
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/27/20

PROJECT NUMBER:
19-001

DATE:
11/27/20

PROJECT ARCHITECT:
JAMES J. GERRARD, AIA
JAMES GERRARD ARCHITECTS
100 W. VALLEY ROAD
GREENSBORO, VT 05042

1 FRAMING PLAN
1/4" = 1'-0"



1 ROOF PLAN
 1/4" = 1'-0"

NOT FOR CONSTRUCTION

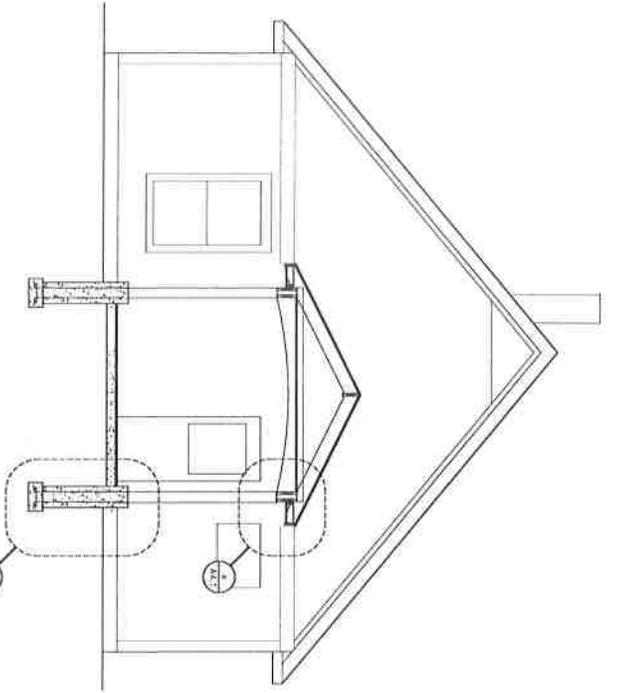
ARCHITECT
 ZACH ANDERSON/ALLIANCE
 100 WEST BROADWAY
 SUITE 200
 BURLINGTON, VT 05401
 JAMESANDERSON.COM

PROJECT NAME
 PROJECT NUMBER
 DATE
 SHEET NO. 1 OF 2
 SCALE 1/4" = 1'-0"

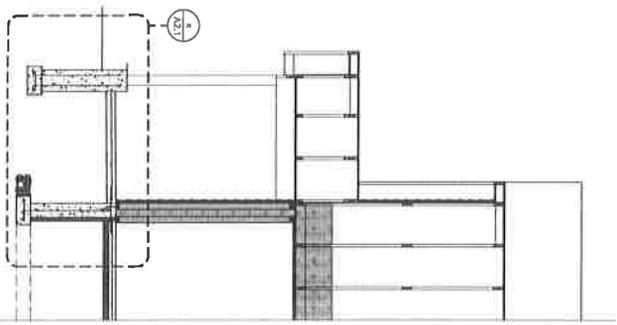
OWNER
 TOWN OF FARMINGTON
 100 STATE ST.
 FARMINGTON, VT 05401

A2.4

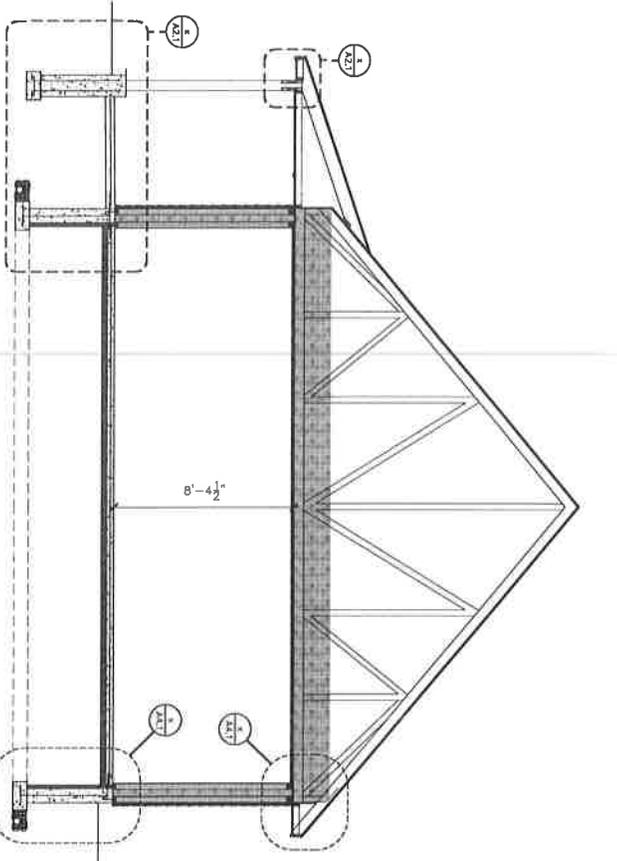
4 PORCH SECTION
1/4" = 1'-0"



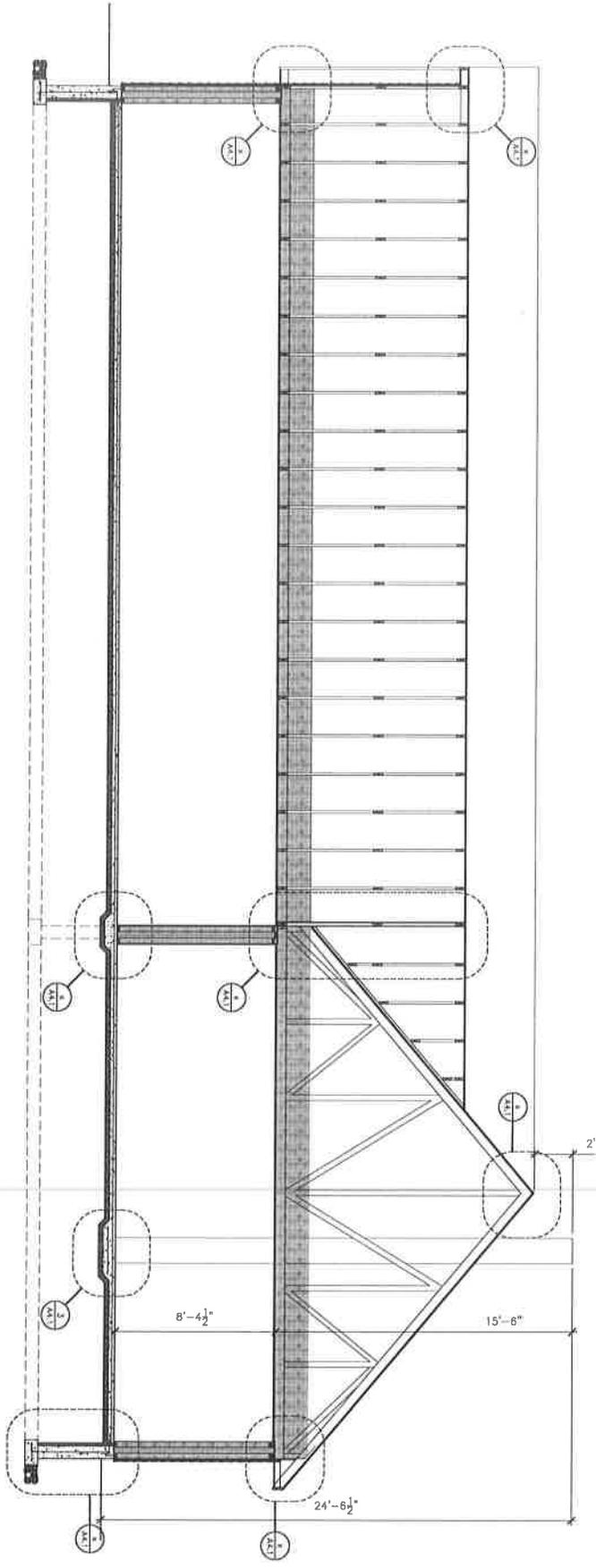
3 PORCH SECTION
1/4" = 1'-0"



2 CROSS SECTION
1/4" = 1'-0"



1 LONGITUDINAL SECTION
1/4" = 1'-0"



NOT FOR CONSTRUCTION

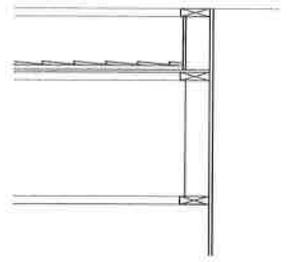
ARCHITECT
3414 ANDOVERS LANE
WEST CONCORD, NH 03301
WWW.JAMESWEBERARCHITECTS.COM

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	04/29/17

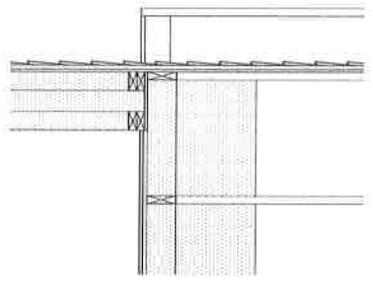
PROJECT
VALLEY RD
GREENSBORO, VT 05042

DATE
04/29/17

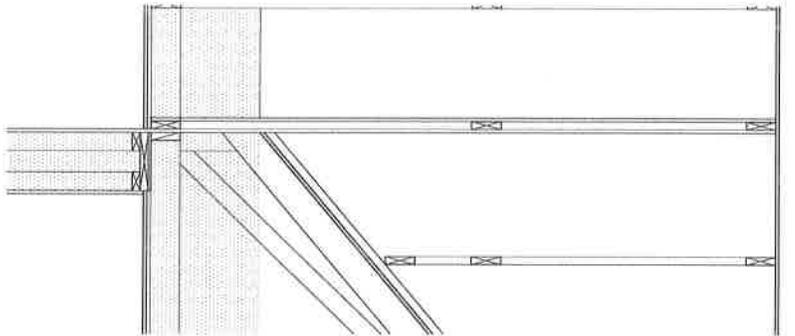
A31



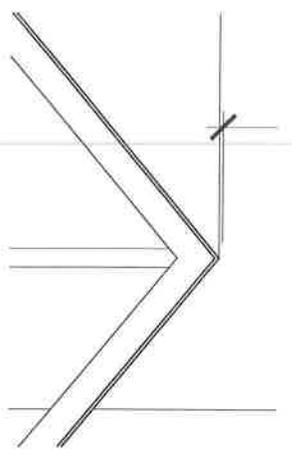
9
DETAIL
3/4" = 1'-0"



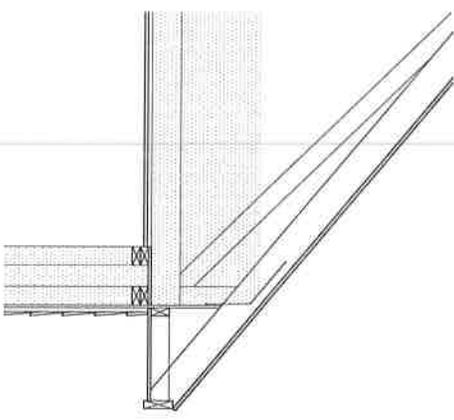
6
DETAIL
3/4" = 1'-0"



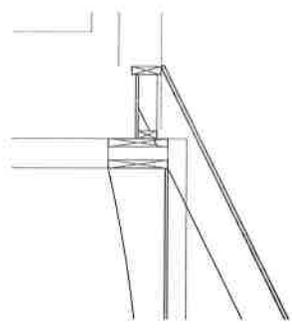
5
DETAIL
3/4" = 1'-0"



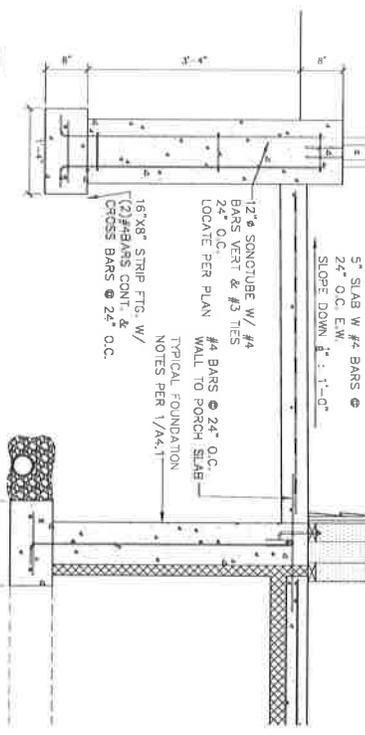
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DETAIL
3/4" = 1'-0"



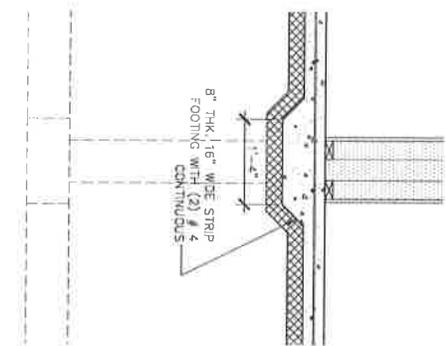
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DETAIL
3/4" = 1'-0"



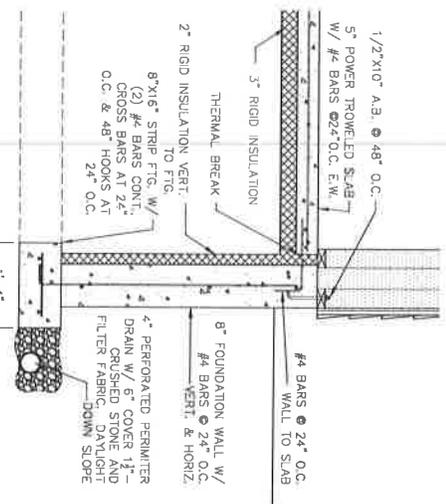
7
DETAIL
3/4" = 1'-0"



3
DETAIL
3/4" = 1'-0"



2
DETAIL
3/4" = 1'-0"

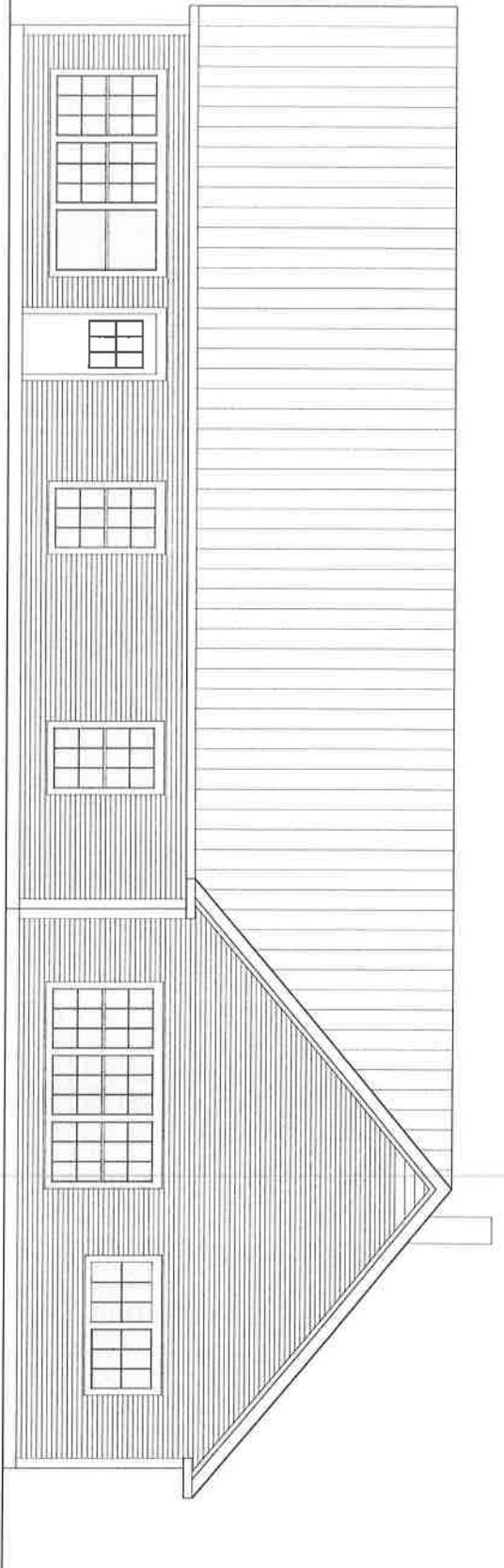


1
DETAIL
3/4" = 1'-0"

NOT FOR CONSTRUCTION

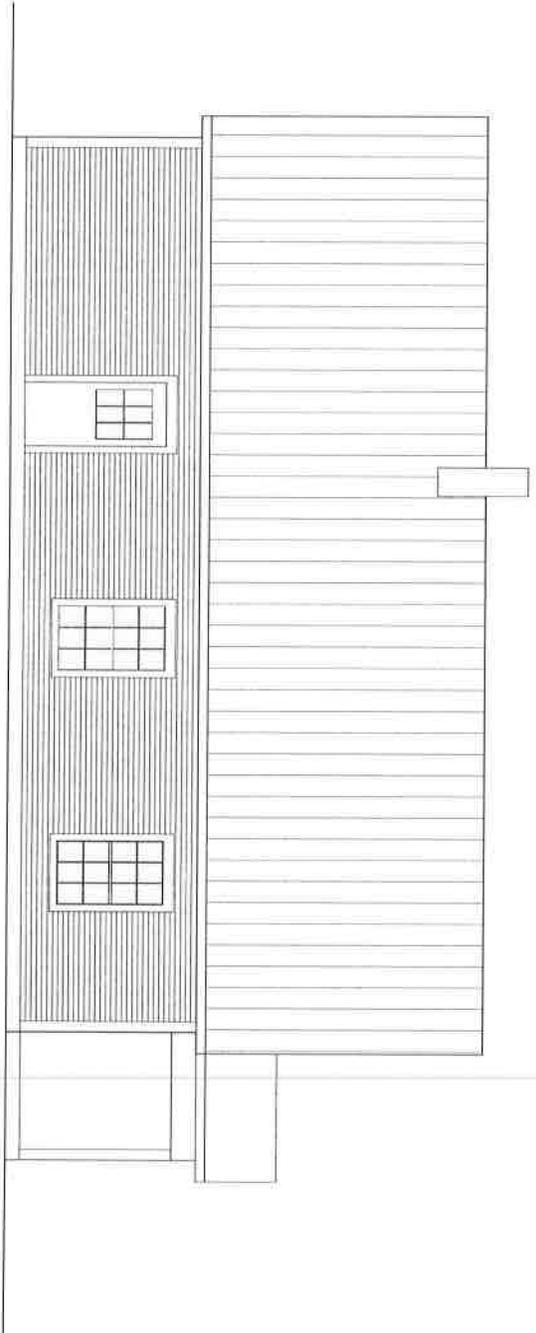
PROJECT: 2018 AMERICAN VILLAGE ROAD, WEST WASHINGTON, VA 22190
 ARCHITECT: JAMES W. GIBSON ARCHITECTS, P.C.
 DATE: 08/14/18
 DRAWING NO: 18-01-01-01
 SHEET NO: 18-01-01-01
 SCALE: 3/4" = 1'-0"

PROJECT: 2018 AMERICAN VILLAGE ROAD, WEST WASHINGTON, VA 22190
 ARCHITECT: JAMES W. GIBSON ARCHITECTS, P.C.
 DATE: 08/14/18
 DRAWING NO: 18-01-01-01
 SHEET NO: 18-01-01-01
 SCALE: 3/4" = 1'-0"



2
1/4" = 1'-0"

SOUTH ELEVATION



1
1/4" = 1'-0"

EAST ELEVATION

NOT FOR
CONSTRUCTION

ARCHITECT
JAMES J. ANDERSON
2342 ANDERSONVILLE ROAD
WEST COLONG, VT 05673
JAMES@ANDERSONVA.COM

DATE	DESCRIPTION
10/12/17	ISSUED FOR PERMITS
10/12/17	ISSUED FOR PERMITS
10/12/17	ISSUED FOR PERMITS

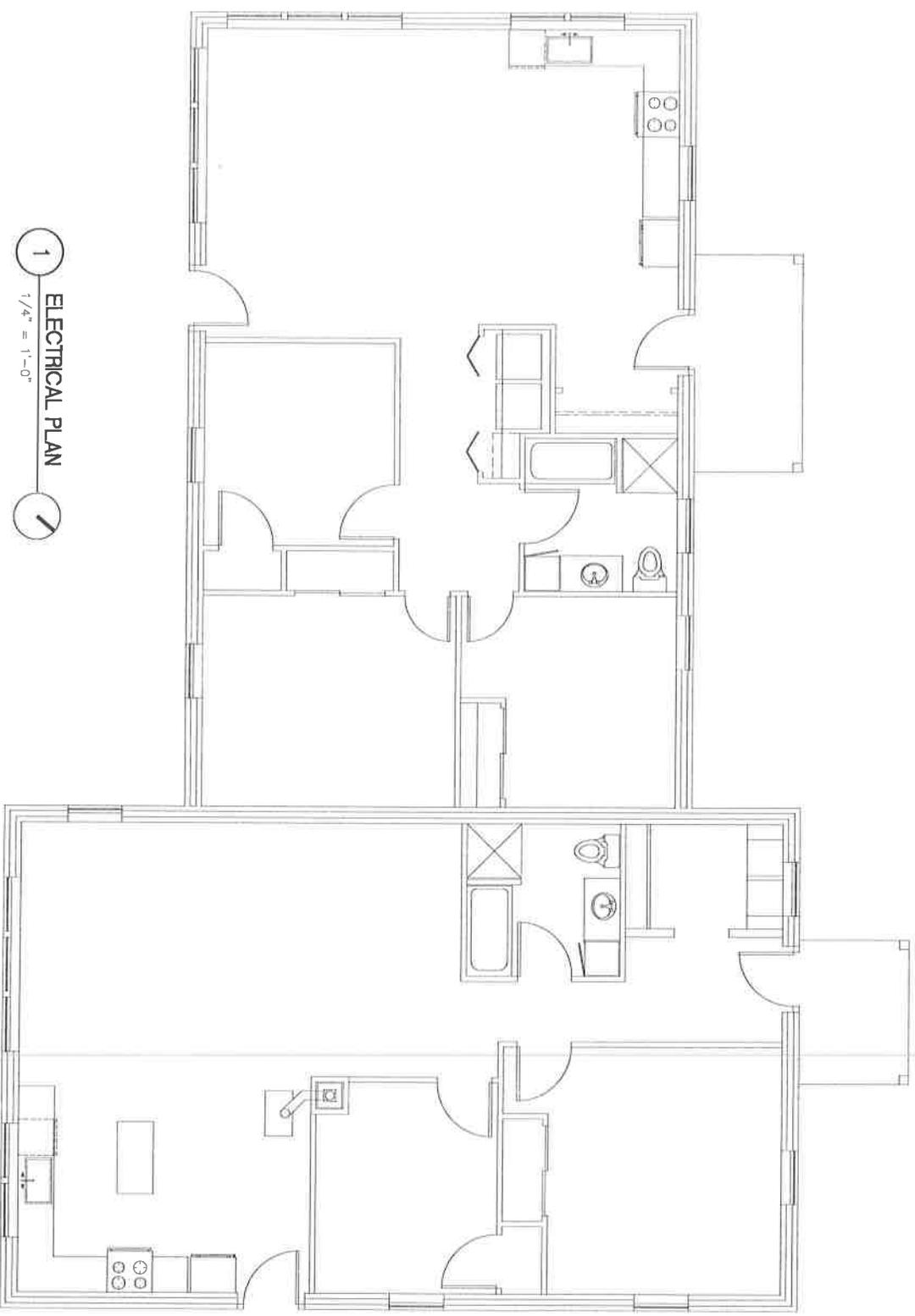
PROJECT NUMBER
17-001
PROJECT NAME
TOWNHALL FARM
PROJECT ADDRESS
1000 ANDERSONVILLE ROAD
WEST COLONG, VT 05673
OWNER
TOWNHALL FARM
1000 ANDERSONVILLE ROAD
WEST COLONG, VT 05673
PROJECT
TOWNHALL FARM
TOWNHALL FARM
GREENSBORO, VT

DATE
10/12/17
SCALE
AS SHOWN
PROJECT
TOWNHALL FARM
A5.2

ELECTRICAL NOTES AND KEY

1. TRADE PERMITS ARE THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN COMPLETING THE WORK
2. PREPARE PROPOSED FOR WHAT ONLY - INSTALLING ELECTRICAL RESPONSIBLE FOR FINAL DESIGN, CIRCUITRY, AND SYSTEM PERFORMANCE.
3. SUBMIT CUT SHEETS ON FIXTURES FOR OWNER REPRESENTATIVE APPROVAL.
4. REVIEW ALL DEVICE LOCATIONS AND EQUIPMENT REQUIREMENTS WITH OWNER REPRESENTATIVE.
5. VERIFY MECHANICAL CONTROLS AND REQUIREMENT
6. EMERGENCY EGRESS LIGHTS SHALL HAVE BATTERY BACK-UP POWER SUPPLY AND PRODUCE 1FC OF ILLUMINATION AT GROUND LEVEL ALONG THE EGRESS ROUTE.

	BUILDING SUB-PANEL		CERAMIC LAMP BASE: A19 STYLE LED LAMP		EXIT		SINGLE POLE SWITCH
	SURFACE MTD. LED		PENDENT. UP-DOWN LINEAR LED:		LED EXIT SIGN:		THREE WAY SWITCH
	CONCEALED STRIP LED		SMOKE/CO DETECTOR AND ALARM: HARDWIRED, INTERCONNECTED		SFCALTY OUTLET OR HARDWIRED CONNECTION WITH DISCONNECT VERIFY AMPS		GROUND FAULT INTERRUPT
	EXTERIOR LED PORCH LIGHT		20 AMP DUPLEX RECEPTACLE 48" A.F.F. UNLESS NOTED OTHERWISE		WP WASH DOWN COVER		WEATHER PROOF / WASH DOWN COVER
			G.I.G. MTD. RECEPTACLE		O OCCUPANCY SENSOR		MOTION / DAYLIGHT SENSOR
			50 CFM BATHROOM FAN		M/D		50 CFM BATHROOM FAN



1 ELECTRICAL PLAN
1/4" = 1'-0"

NOT FOR CONSTRUCTION

ARCHITECT
2342 ABERDEENVILLE ROAD
WEST COLONY, VA 22780
AMERICANOVERSEAS.COM

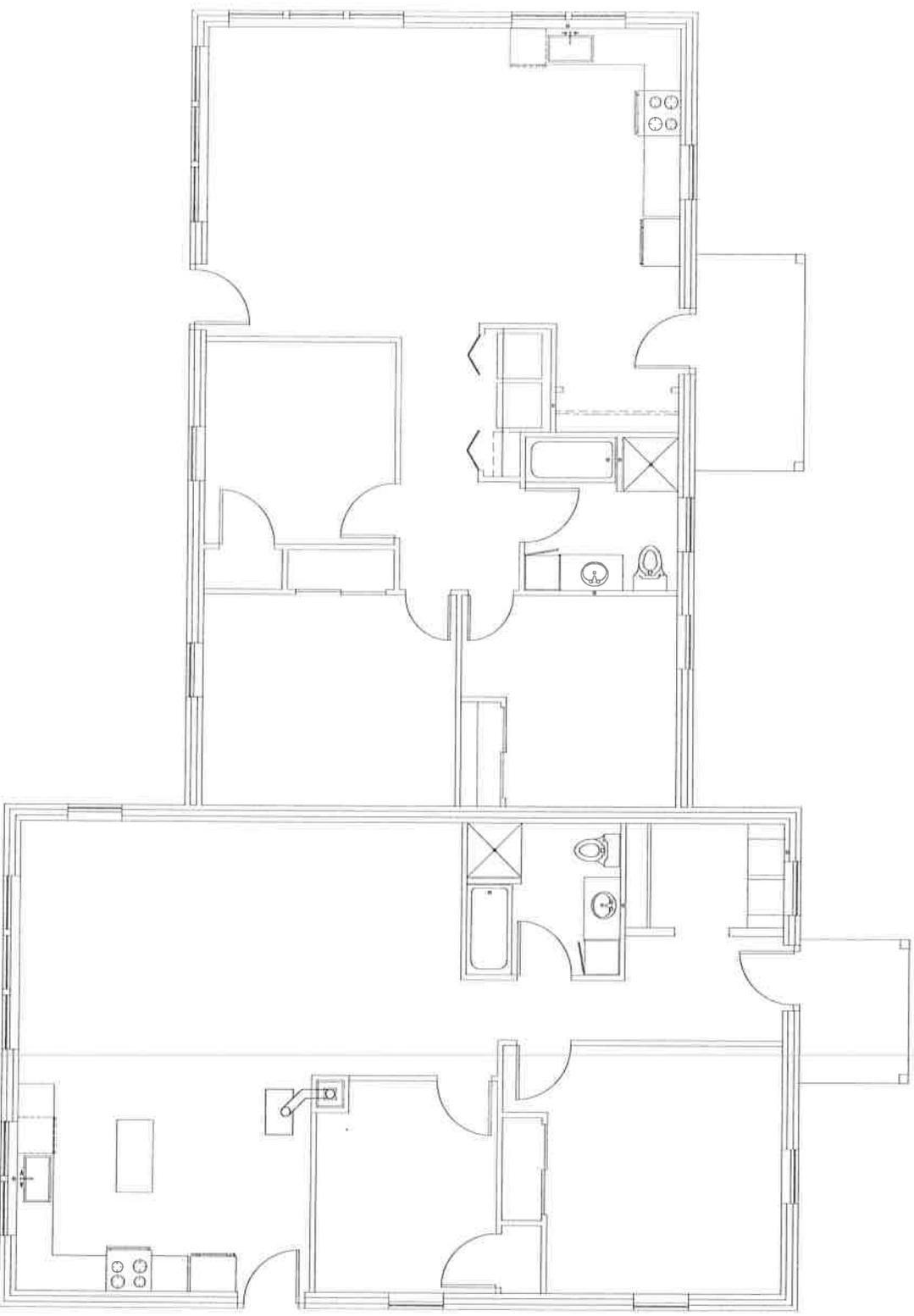
PROJECT #201911
DATE 2/21/20

NO.	REVISION
1	SCHEMATIC / PERMIT

OWNER
THORNTON ALLIANCE
3000 WOODLAND DRIVE
GREENSBORO, VA 22602

PROJECT
TANDEM RD
GREENSBORO, VA

- MECHANICAL & PLUMBING NOTES / KEY**
1. THE DRAWINGS ARE THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL MECHANICAL CONTRACTOR COMPLETING THE WORK.
 2. DRAWINGS PROVIDED FOR INTENT ONLY - INSTALLING CONTRACTOR RESPONSIBLE FOR FINAL DESIGN, SELECTION AND SYSTEM PERFORMANCE.
 3. SUBMIT CUT SHEETS ON FIXTURES FOR OWNER REPRESENTATIVE APPROVAL.
 4. REVIEW ALL DEVICE LOCATIONS AND EQUIPMENT REQUIREMENTS WITH OWNER REPRESENTATIVE.
 5. VERIFY MECHANICAL CONTROLS AND REQUIREMENT



1 MECH. PLUMB PLAN
1/4" = 1'-0"

NOT FOR CONSTRUCTION

ARCHITECT
 ONE 3400 JONATHAN LLC
 3400 JONATHAN DRIVE
 WEST CLINTON, VT 05673
 JAMES@JONATHAN.COM

PROJECT NUMBER
 2018-02

DATE	DESCRIPTION
11/15/18	ISSUED FOR PERMIT
01/10/19	ISSUED FOR CONSTRUCTION

SITE
 HORNELL FARM
 GREENSBORO, VT 05242

PROJECT
 1400 FARM
 GREENSBORO, VT

OWNER
 ONE 3400 JONATHAN LLC
 WEST CLINTON, VT

DESIGNER
 ONE 3400 JONATHAN LLC
 WEST CLINTON, VT

DATE
 11/15/18

CHECKED BY
 JAMES

MP1.1