

Site Plan Review
Kimross LLC
June 4,, 2020

To consider a site plan review by Kimross LLC to build a duplex on their land at 198 Taylor Road.
The application requires a review under the following sections of the Greensboro Zoning By-Law: 2.5 Rural Lands District; 4.4 Site Plan Review, and 5.4 Conditional Uses.

Warnings were posted on May 11, 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 Shawn and Darren Hill, Brent and Maya McCoy, Fernand and Laura Fontaine, Ken and Judith Breitmeyer, Isabella Oehry, and Gary and Renee Circosta on May 11, 2020. It was published in the Hardwick Gazette on Wednesday, May 13, 2020.

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

Development Review Board members absent:

Others present: Todd Hardy, applicant; James Coe, architect; Brett Stanciu, incoming Zoning Administrator; Linda Romans, interim zoning administrator;

Correspondence from interested persons: none

The hearing was conducted by electronic communication (ZOOM).

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. Hardy to explain what he wants to do on his property at 198 Taylor Road. Mr. Hardy said he took over the stewardship of the farm about three years ago, joining this farm with the neighboring farm he already owned. He needed more land for the grain and elderberries he grows there. There was already a house site designated by the Vermont Land Trust on that land and Mr. Hardy feels it's a good site for a house because it's relatively close to the road, on the edge of the agricultural fields, the soil there isn't good enough to plant crops, and it has a great view. Mr. Hardy has four goals for the project. The first is to provide housing for the community, including farmworkers and other workers employed by businesses in the area. There is a shortage of affordable housing in Greensboro. The original farmhouse on the farm is now a duplex dedicated to housing for farmworkers. The second purpose is jobs. Everyone who works on this project lives in the area. Third is to make use of the forest by cutting the trees to mill wood for a house. Fourth, is to diversify. Agriculture is a tough way to make a living and you need to diversify in order to pay expenses. They have received permission from the Vermont Land Trust to build there.

Mr. Coe, the architect, then took up the presentation. He noted that the design is modest, economical and energy efficient. It will look like an old farmhouse with an ell. It is about 200 feet from the road and far away from any other property lines. The closest structure is 700 feet away and the closest property line is over 1000 feet away.

Questions and comments from the Board brought out that this is a good project with clear, understandable drawings, and was well-presented. Mr. Hardy was encouraged to build more of these affordable duplexes in Greensboro.

Mr. Hardy may want to rethink the placement of parking spaces or any potential garage so the snow gets plowed past the building instead of in front of it where it can block the entrance. The house has such a long setback from the road because that's where the Vermont Land Trust sited it.

The hearing ended at 7:30. The Board went into deliberative session at 7:31 and came back into public session to announce their decision at 7:50.

Findings of Fact:

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

2.5 Rural Lands District

All lot sizes, setbacks and height of the structure far exceed the standards presented in the by-law.

4.4 Site Plan Review

(B) Submission of SDP Map and Supporting Data

Two sets of Site Plan Maps must be presented in drawn form accompanied by written text. It must include:

- 1. Name and address of the person or firm preparing the map, scale of map, north point and date.*
- 2. Map of the property showing existing feature, including contours, structures, large trees, streets, utility easements, rights-of-way, land use and deed restrictions.*
- 3. Site plan showing the 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.*

All forms, maps and structure locations were presented as required.

(C) Site Development Plan Review Procedure

- 1. The DRB shall review a SDP application at a duly warned hearing. **It has been.***
- 2. The DRB may impose appropriate conditions and safeguards with respect to:*
 - (a) the adequacy of parking, traffic access, and circulation for pedestrians and vehicles **There is adequate parking for residents of the duplex.***
 - (b) landscaping and screening **No screening is required. Typical private home landscaping will satisfy the landscaping needs.***
 - (c) the protection of the utilization of renewable energy resources **This project will not affect the utilization of renewable energy resources.***
 - (d) exterior lighting **The exterior lighting usually found at private homes is acceptable.***
 - (e) the size, location, and design of signs **There will be no exterior signs.***

The Board reviewed these standards and unanimously (7 – 0) approved the Site Plan.

(Alternates vote in the absence of Board members.)

5.4 Conditional Uses

B) General standards

The proposed conditional use will not have an adverse effect on:

- 1. the capacity of existing or planned community facilities. **No effect***
- 2. the character of the area. **No effect. It will look like a classic farmhouse***
- 3. traffic in the vicinity. **No effect***
- 4. by-laws and ordinances presently in effect. **No effect***
- 5. the utilization of renewable energy resources. **No effect***

C) Specific Standards:

- 1. The lot must meet the minimum size required for the district unless other standards are given for conditional use lot size in the district. **The lot size exceeds the standards.***
- 2. Setbacks will be the same as for other permitted uses unless other standards are given for conditional use setbacks in the district. **The setbacks are met and exceeded***

3. *Fencing/ landscaping may be required for commercial and industrial uses to provide screening if the Board deems it necessary to protect the character of the area. **No fencing or landscaping is required.***
4. *Exterior signs shall not be internally lit and must be compatible in size, materials and workmanship to the area in which they are located. **No signs are planned.***
5. *The proposed structure is compatible with other structures in the area. **Since it will look like an old farmhouse, it is compatible with other structures in the area.***
6. *The proposed structure adheres to the uses allowed in the relevant district. **It does.***
7. *The proposed structure will not affect the noise or air pollution in the area. **The Board considered this and decided there will be no effect on the noise or air pollution in the area.***

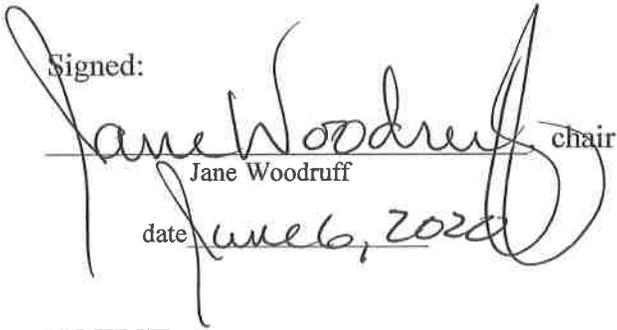
Decision and Conditions

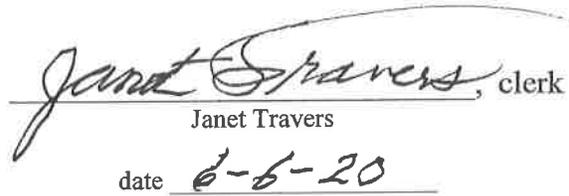
Based upon these findings, the Development Review Board voted unanimously (7- 0) to approve this site plan. (Alternates vote in the absence of Board members.)

All standards in the rural lands district and the site plan are met or exceeded. The Board commends the applicant and architect on the excellent plans that were presented. They found the proposed house fit well in the area and helps fill the need for affordable housing in Greensboro.

Conditions:

1. Any and all necessary state and federal permits must be in place before construction can begin.

Signed: 
Jane Woodruff chair
date June 6, 2020


Janet Travers clerk
date 6-6-20

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.

