



Town of Pittsford  
PO Box 10 \* 426 Plains Road  
Pittsford, VT 05763  
(802) 483-6500  
[www.pittsfordvermont.com](http://www.pittsfordvermont.com)

**PUBLIC HEARING NOTICE: PITTSFORD ZONING BOARD of ADJUSTMENT (ZBA)**

**May 11, 2026 at 6:00pm**

**426 Plains Road Pittsford, VT 05763**

**via zoom at [zoom.us](https://zoom.us) meeting ID 652 103 6395**

Monday, May 11, 2026 at 6:00pm, the Pittsford ZBA will conduct, in person and via Zoom, a Public Hearing to review:

**Application #26-20 from Melissa Smith** for a conditional use permit for a 30'x48' greenhouse at 3973 US Route 7 Pittsford, VT 05763 under the Pittsford Zoning Regulations.

Copies of the application are posted on the Town's website [www.pittsfordvermont.com](http://www.pittsfordvermont.com) and available for review at Town Office. Interested parties to this hearing are to be present or logged in by 6:00 pm and prepared to submit testimony, or they may forfeit their right to appeal any decision by the ZBA in VT Superior Court.

# PERMIT NOTICE

Address: 3973 US Route 7

Applicant: Melissa Smith

Project Description: Conditional use - 30' x 48' Green house - This is the warning for a ZBA Hearing.

**PERMIT / APPROVAL**  
Type: \_\_\_\_\_  
Issue Date: \_\_\_\_\_  
Appeal By: \_\_\_\_\_

**PUBLIC HEARING**  
Date / Time: May 11, 2026 at 6:00 pm  
Place: 426 Plains Road  
Purpose: Conditional Use ZBA Hearing

**For More  
Information  
Contact:**

Zoning@pittsfordvermont.com  
802-483-6500 x 200

A copy of this permit is available for review at the town office.

**Applicant:** This notice shall be displayed on the subject premises and be clearly visible from the public way. Notice shall be displayed at the time of application and shall not be removed until after the appeals expiration date.





# TOWN OF PITTSFORD ZONING APPLICATION

Application for: (Check all that Apply):  Zoning Permit  Appeal of Admin Decision  Variance  
 Site Plan Review  Subdivision  Conditional Use  Lot Line Adjustment

\*For applications including conditional use, variance, subdivision, and lot line adjustment, an addendum sheet will need to be completed for the application to be complete.

### APPLICANT INFORMATION

Name: Melissa Smith Telephone #: 510.299.0855

Mailing Address: 397.3 US Route 7, Pittsford, VT 05763

E-mail Address: This is the plas @ gmail.com

### OWNER INFORMATION (If Different than Applicant)

Name: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

### PROJECT LOCATION

Parcel #: 0026 Tax Map #: 20 Lot #: 100 Plot #: 3973

Street Address: 3973 US Route 7 Pittsford, VT 05763

Is the Property in a Flood Plain?  Yes  No Wetlands area:  Yes  No

Lot Size: 3.9 acres Zoning District: \_\_\_\_\_

Present Use of Property:  Vacant  One-Family  Two-Family  Multi-Family

Commercial  Industrial  Other: Describe \_\_\_\_\_

### PROPOSED WORK TO BE COMPLETED/USE OF PROPERTY

New Building  Alteration/Addition  Change of Use  Subdivision

Description of Proposed Work: Install near road hoop house approximately 30 x 45 for season ext extension, specialty crop production of flowers, herbs, and increased local food production and form visibility

### CERTIFICATIONS OF PROPERTY OWNER AND/OR APPLICANT

PROPERTY OWNER: The undersigned property owner hereby certifies that the information for this application is true and accurate, consents to its submission either by themselves, the co-applicant, agent, or lessee, and understands that if the application is approved, that the zoning permit and any attached conditions will be binding on the property. Further, the undersigned authorizes the Administrative Officer access at reasonable times to the property covered by the permit issued under this application for the purposes of ascertaining compliance with said permit.

PROPERTY OWNER'S SIGNATURE: [Signature] DATE: 4-20-20

APPLICANT (if not property owner): The undersigned applicant hereby certifies that ALL the information submitted for this application is true and accurate.

APPLICANT'S SIGNATURE: \_\_\_\_\_

Date Received 4/20/2020 Permit #: 20-20 Fee Paid/Date \_\_\_\_\_

**LEGAL DESCRIPTION OF PROPERTY – A PLOT PLAN IS REQUIRED WITH ALL APPLICATIONS**

Zoning; Section 1302

Application #: 26-20

**Effective Date:**

No zoning permit shall take effect until the time for appeal under Section 1401 has passed, or in the event that a notice of appeal is properly filed, until final adjudication of the appeal.

**Completion:**

All activities as authorized by the issuance of the permit shall be commenced within one (1) year of the effective date of the permit and shall be completed within two (2) years of the effective date or the permit shall become null and void. The applicant must reapply and obtain another zoning permit to complete the activities as initiated under the original permit. The Zoning Administrator may allow an extension of up to two (2) years.

The issuance of a zoning permit does not relieve the applicant of any responsibility for obtaining other required local, state, or federal permits or approvals, as necessary.

**DETERMINATION AND INITIAL ACTION OF THE ADMINISTRATIVE OFFICER**

Zoning District of the subject property: Village

Identification and Classification of the proposed use(s):

Greenhouse

conditional use

(P = permitted, C = conditional, E = exempt, X = prohibited)

Application is REFERRED to the Appropriate Municipal Panel (AMP) for the following approval(s):

Conditional Use (for uses classified as such above)  Site Plan Review  Other

Date: 4/23/2020 ZBA hearing 5/11/20 @ 6:00pm

**FINAL ACTION OF THE ADMINISTRATIVE OFFICER**

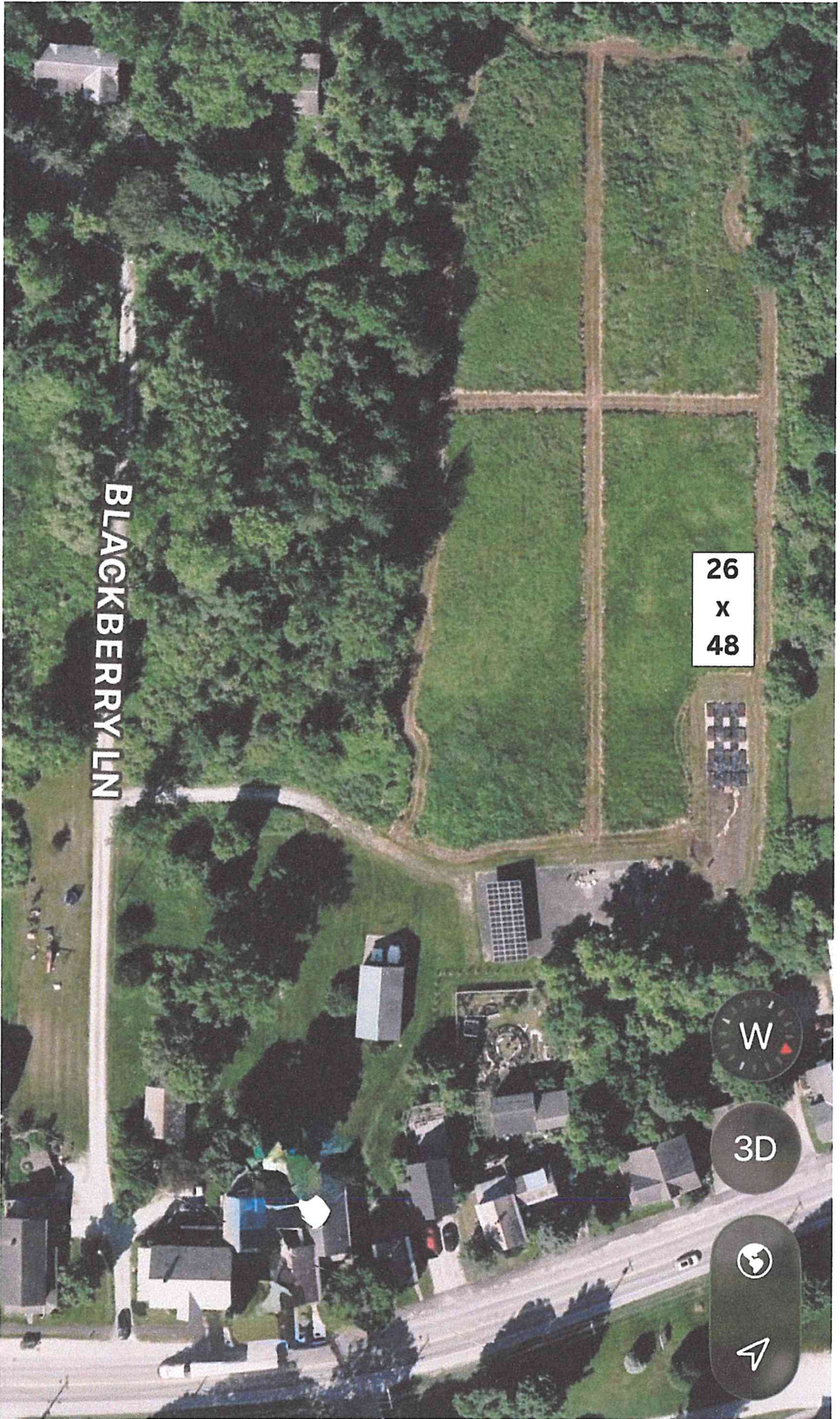
- APPROVED
- APPROVED with condition that all conditions of the AMP approvals shall apply
- DENIED
- No Permit Required \_\_\_\_\_

Signature and Date: \_\_\_\_\_

**Notes to Applicant:**

- 1) An applicant and/or interested person (as defined in 24 VSA § 4464 may appeal a decision or act of the Administrative Officer within 15 days of the date of the decision by filing a notice of appeal with the Secretary of the Board of Adjustment and by filing a copy of the notice with the Administrative Officer.
- 2) Other application materials and submittals are required for proposed uses that require a site plan review and/or a conditional use or variance permit. The Administrative Officer will provide you with the forms and directions.





BLACKBERRY LN

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x  
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