



## LAND USE PERMIT

CASE NO.:	2W0694-1-EB	LAWS/REGULATIONS INVOLVED
APPLICANTS:	Green Meadows Center LLC P.O. Box 1003 Wilmington, VT 05363	10 V.S.A. §§ 6001 - 6092 (Act 250)
	The Community Alliance c/o Janet Boyd 125 East Dover Road Wilmington, VT 05363	
	Southeastern Vermont Community Action 91 Buck Avenue Westminster, VT 05158	

The Vermont Environmental Board ("Board") hereby issues Land Use Permit #2W0694-1-EB pursuant to the authority vested in it by IO V.S.A. §§ 6001-6092 ("Act 250"). This permit specifically authorizes the Permittees to utilize the existing buildings at the former Green Meadows School as a community center for Wilmington and neighboring towns, install upgraded sewer and water systems, and to improve the parking areas, landscaping and lighting ("the Project"). The Project is located on 28 acres of land off Stowe Hill Road in the town of Wilmington, Vermont.

The permit applies to the lands identified in Book 537, Page 163, of the Land Records of the Town of Wilmington, Vermont, as the subject of a deed to Green Meadows Center LLC, and a purchase and sales agreement with The Community Alliance, the Permittees as Grantees.

The Permittees and their assigns and successors in interest are obligated by this permit to complete, operate and maintain the Project as approved by the Board in accordance with the following conditions:

1. The Permittees shall complete, operate and maintain the Project in accordance with (a) the terms and conditions of Land Use Permit #2W0694-1 issued by the District #2 Environmental Commission on February 1, 2000, except as amended hereby; (b) Re: Green Meadows Center, LLC, and The Community Alliance, #2W0694-1-EB, Findings of Fact, Conclusions of Law and Order, issued on December 21, 2000; (c) the plans and exhibits on file with the District #2



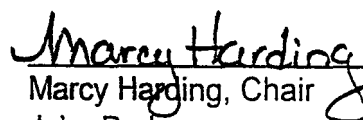
Environmental Commission and the Board; and (d) the conditions of this permit. The Permittees shall not make any changes to the Project without written approval of the District#2 Environmental Commission.

2. The approved site plans, with the qualifications set forth in the Findings of Fact, Conclusions of Law and Order issued herewith, are:
    - b. Exhibit #GM-P; "Site/Parking Plan" revised 8/13/00; and
    - a. Exhibit #GM-S; "Overall Site Plan" revised 12/1 1/00, as modified by Exhibit N-24, as noted below.
  3. Use and occupancy of the buildings is prohibited prior to issuance of the Water Supply and Wastewater Disposal Permit #WW-2-1137, which shall be automatically incorporated by reference herein upon issuance.
  4. Use and occupancy of the buildings is prohibited prior to completion of improvements to Adams Lane as required by 19 V.S.A. § 302(a)(3)(B), and the installation of roadway signage on Stowe Hill Road directing northbound traffic on Vermont Route 100 to use Adams Lane. Vegetation at the Project entrance drive shall be cleared to provide and maintain unobstructed sight lines for motorists entering Stowe Hill Road. Jurisdiction over Criterion 5 is specifically returned to the District #2 Commission pursuant to Condition #12 of Land Use Permit #2W0694-1.
  5. Facility uses shall not materially or substantially differ from those uses enumerated in Findings of Fact #9 - 14 and footnote #4 of Re: Green Meadows Center, LLC, and The Community Alliance, #2W0694-1-EB, Findings of Fact, Conclusions of Law and Order issued on December 21, 2000.
  6. Users of the Project shall not exceed 187 persons per day, and traffic shall not exceed 41 trips (82 turning movements at the intersection of the Project and Stowe Hill Road) during the peak hour.
  7. Signage shall be limited to that described in finding #75 of Findings of Fact, Conclusions of Law, and Order #2W0694-1, except that the signage lighting shall be down-lit.
  8. Exterior lighting shall be limited to that described on the "Site/Parking Plan," revised 8/13/00, including site note #2. (Exhibit #GM-P)
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9. Landscaping and tree planting shall be as depicted on the "Overall Site Plan," revised 12/11/00 (Exhibit #GM-S), with the following additional provisions:
  - (a) the types of trees to be planted at the site and their heights shall be as noted in the "Planting Schedule" which appears on Exhibit #GM-S;
  - (b) the number of trees to be planted at the site shall:
    - (i) be the number which appears in the "Planting Schedule" on Exhibit #GM-S, or the number which appears as graphic symbols on such exhibit, whichever is greater; and
    - (ii) also include the nine additional trees (of the type and height as noted in the said "Planting Schedule" on Exhibit #GM-S) indicated as graphic symbols on Exhibit N-24, but only along the line delineated as "302' +/-" on the eastern boundary of the site.
10. Use and occupancy of the facility is prohibited prior to the installation of the landscaping approved on "Overall Site Plan," revised 12/11/00, as additionally conditioned above. Exhibits #GM-S and N-24.
11. The exterior appearance of all buildings shall not be materially or substantially changed prior to the review and approval of the District #2 Environmental Commission.
12. This permit amendment shall expire three years from the date of issuance if the Permittees have not commenced construction and made substantial progress toward completion within the three-year period, in accordance with 10 V.S.A. Section 6091 (b).

Dated at Montpelier, Vermont, this 21st day of December 2000.

ENVIRONMENTAL BOARD

  
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