

VERMONT ENVIRONMENTAL BOARD
NATIONAL LIFE RECORDS CENTER BUILDING
DRAWER 20
MONTPELIER, VT 05620-3201

FOR IMMEDIATE RELEASE

August 12, 2002

The Vermont Environmental Board has announced that it reached a Settlement Agreement with Starwood Ceruzzi Williston, LLC, the owner of the Maple Tree Place development. The agreement is expected to lead to resolution of the issues raised in a Petition to Revoke portions of the development's Act 250 permit.

Maple Tree Place is a major project under construction at Taft Corners in Williston, Vermont. The owner has agreed to modify the project to make it more closely conform to the originally approved plans. In addition, the owner has agreed to make further modifications to provide additional mitigation of the aesthetic impacts of the project.

On November 20, 2001, the Environmental Board issued a Notice of Intent to Revoke and Opportunity for Hearing and Order to Maple Tree Place based on the belief that there were violations of the Act 250 permit. On May 8, 2002, the Environmental Board convened a hearing in Williston. After a morning site visit and before any testimony was heard, representatives of Maple Tree Place requested an opportunity to negotiate a settlement with the Board. A tentative settlement was reached that day. Maple Tree Place and the Environmental Board have signed the Settlement Agreement today.

The Settlement Agreement requires the owner to reconstruct the south facade of the Best Buy building to reduce its height and appearance. It requires the owner to reconstruct the west facade of the Best Buy building to replicate what was originally approved. The owner has agreed to make landscaping changes to further screen the south side of the Best Buy building, including a \$20,000 escrow account for new plantings along I-89, near exit 12. The Settlement Agreement requires that all signs at Maple Tree Place be externally illuminated or backlit, similar to those at Shaw's and Chili's. Once all the modifications have been completed, the Environmental Board will withdraw its Petition to Revoke the permit.

The full text of the Settlement Agreement is available at:
http://www.state.vt.us/envboard/decisions/eb/index_2002.htm

The Environmental Board believes this outcome demonstrates that reasonable compromise can be achieved through negotiation. The Environmental Board held to its responsibility to ensure adherence to the law and the conditions of the Act 250 permit. Furthermore, the public interest has been served by the willingness of Maple Tree Place to enter into this Settlement Agreement.

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