



State of Vermont

LAND USE PERMIT

AMENDMENT

CASE No. 6F0192-2-EB

APPLICANT "The Switchyard"

ADDRESS c/o Myron Hunt
Statler Building - Suite 1306
Buffalo, New York 14202

LAWS/REGULATIONS INVOLVED

10 V.S.A., Chapter 151
(Act 250)

The Environmental Board hereby issues a Land Use Permit Amendment pursuant to the authority vested in it in 10 V.S.A., Chapter 151. This permit amendment applies to the lands identified in Book 36, Pages 65-69 of the Land Records of the City of St. Albans, Vermont, as the subject of a lease to Myron Hunt, the "permittee" as "grantee". This permit specifically approves the demolition of the two-story tower structure in the "The Switchyard" shopping center, and an IGA logo sign to be placed above the store entrance.

The permittee, his assigns and successors in interest, are obligated by this permit to complete and maintain the project only as approved by the District Commission in accordance with the conditions of Land Use Permit #6F0192-1, except as amended herein.

CONDITIONS

1. Condition #1 of Land Use Permit #6F0192-1 is amended to read as follows:

The project shall be completed as set forth in Findings of Fact and Conclusions of Law #6F0192-1, except as modified by the Findings of Fact and Conclusions of Law of the Environmental Board, #6F0192-2-EB, in accordance with the plans and exhibits stamped "Approved" and on file with the District Environmental Commission, and in accordance with the conditions of this permit as amended. No changes shall be made in the project without the written approval of the District Environmental Commission.

2. Condition #4 of Land Use Permit #6F0192-1 is amended to read as follows:

The permittee and all assigns and successors in interest shall maintain continuously the landscaping substantially as approved in Exhibits #13 and #14 by replacing any dead or diseased plantings as soon as seasonably possible. The permittee shall submit to the District Commission a revised final landscaping plan that incorporates the previously approved locomotive or caboose display by April 1, 1983. All plantings and landscaping requirements must be completed by June 30, 1983.

3. Condition #6 of Land use Permit #6F0192-1 is amended to read as follows:

The permittee shall secure the area immediately surrounding the existing brick tower in order to guarantee public safety until such time as the tower is demolished. This requirement may be met by the installation of acceptable fencing.

4. Condition #7 of Land Use Permit #6F0192-1 is deleted.

Condition #8 of Land Use Permit #6F0192-1 is amended to read as follows:

The permittee shall provide the District Commission for its approval, drawings of any revised signage.

