



LAND USE PERMIT

CASE No. 6F0248-EB
APPLICANT Ammex Warehouse Company, Inc.
ADDRESS 8689 NW 53 Terrace
Miami, Florida 33166

LAWS/REGULATIONS INVOLVED
10 V.S.A., Chapter 151 (Act 250)
and Vermont State Board of
Health Regulations, Chapter 5,
Sanitary Engineering, Subchap-
ter 1, Public Buildings; Sub-
chapter 10, Part III, Waste-
water Treatment; Subchapter 15,
Plumbing

The Vermont Environmental Board hereby issues a Land Use Permit pursuant to the authority vested in it in 10 V.S.A., Chapter 151. This permit applies to the lands identified in Book 56, Page 50 and Book 62, Page of the Land Records of Highgate, Vermont, as the subject of deeds to Ammex Warehouse Company, Inc., the "permittee" as grantee. This permit specifically authorizes the permittee to construct and operate a duty-free shop and warehouse in one building, related parking and drive, and on-site water and waste disposal systems on a tract of land adjacent to Interstate 89 and U.S. Route 7 in Highgate Springs, Vermont.

The permittee, its 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 following conditions:

- 1. The project shall be completed as set forth in Findings of Fact and Conclusions of Law #6F0235 and 6F0248 except as modified by the Findings of Fact and Conclusions of Law of the Environmental Board, #6F0248-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. No changes shall be made in the project without the written approval of the District Environmental Commission.
2. By acceptance of the conditions of this permit without appeal, the permittee confirms and agrees for itself and all assigns and successors in interest that the conditions of this permit shall run with the land and the land uses herein permitted, and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The granting of less than an undivided whole interest in this project is prohibited without prior approval of the District Environmental Commission.
3. This permit hereby incorporates all of the conditions of the Certification of Compliance #6F0235 issued on August 19, 1980 by the Regional Engineer, Division of Protection, Agency of Environmental Conservation, as amended in Certification #6F0235-1, dated January 27, 1981.

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In particular, the permittee shall comply with Condition #4 of Certification of Compliance #6F0235-1, requiring approval of the Regional Engineer of any alterations in the interior plumbing of the facility.

4. The District Environmental Commission will maintain continuing jurisdiction during the lifetime of the permit and may periodically require that the permit holder file an affidavit certifying that the project is being completed in accordance with the terms of the permit.
5. All heated structures approved herein shall be constructed with insulation with an R-value of at least R-19 in the exterior walls and at least R-38 in the roof or cap.
6. The permittee and all assigns and successors in interest shall continually maintain the landscaping substantially as approved in Environmental Board Exhibit #5 by replacing any dead or diseased plantings as soon as seasonably possible.
7. The permittee shall comply with District Commission Exhibit #12 for erosion control. From October 1 to April 1 of any calendar year, all non-vegetated disturbed areas of the construction site shall be mulched until final vegetative cover is established. All erosion control devices shall be periodically cleaned, replaced, and maintained until vegetation is permanently established on all slopes and disturbed areas. The District Commission may schedule hearings and site inspections to review erosion control, and evaluate and impose additional conditions with respect to erosion control, as it deems necessary.
8. All outdoor lighting shall be installed or shielded in such a manner as to conceal light sources and reflector surfaces from view substantially, beyond the perimeter of the area to be illuminated. This building shall not be illuminated so as to be visible from Interstate 89 except during times that the shop is open to the public.
9. No sign or flag identifying this facility or advertising its products shall be visible to the travelling public on Interstate 89.
10. This facility shall be designed and maintained in exterior appearance as depicted in Environmental Board Exhibits 2, 3, and 4 except that signs identifying this facility are limited to: Business Directional Signs approved by the Travel Information Council, and a sign at the door entrance to the facility visible to visitors entering from U.S. Route 7.

"Land Use Permit #6F0248-EB  
Ammex Warehouse Company, Inc.

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11. All construction on this project must be completed by October 1, 1982.
12. This permit shall expire on August 3, 2001, unless extended by the District Commission.

Dated at Montpelier, Vermont this 3rd day of August, 1981.

ENVIRONMENTAL BOARD

By

Jan S. Eastman  
Jan S. Eastman

✓ Executive Officer.

Members participating  
in this decision:

Leonard U. Wilson  
Ferdinand **Bongartz**  
Melvin H. Carter  
Warren Cone

Roger N. Miller