

**LAND USE PERMIT  
AMENDMENT**

CASE NO.: 6F0370-2-EB LAWS/REGULATIONS INVOLVED:  
APPLICANT: Robert and Nancy Cioffi 10 V.S.A. Chapter 151  
by William F. Rugg, Esq. (Act 250)  
103 South Main Street  
St. Albans, VT 05478

The Vermont Environmental Board hereby issues Amended Land Use Permit #6F0370-2-EB pursuant to the authority vested in it by 10 V.S.A Chapter 151. This permit applies to the lands identified in Book 51, Pages 388-391, of the Land Records of the Town of St. Albans, Vermont, as the subject of a deed to Robert and Nancy Cioffi, the Permittees, as grantees. This permit amends the conditions of Land Use Permit #6F0370, which authorizes the Permittees to create a 38 lot single family residential subdivision with municipal water and sewer services. This permit specifically authorizes the creation of two additional lots. The project is located on 46 acres of land off of Congress Street in the Town of St. Albans, Vermont.

The Permittees, and their assigns and successors in interest, are obliged by this permit to comply with the following conditions:

1. The project shall be completed, operated and maintained in accordance with:  
(a) the terms and conditions of Land Use Permit #6F0370 (the Permit) and Administrative Amendment #6F0370-A, except as amended hereby; (b) the Stipulation, filed with the Board on February 10, 1993, by and between the Permittees and the Vermont Division for Historic Preservation (the Division), and joined by Franklin J. Cioffi; (c) Findings of Fact and Conclusions of Law #6F0370-2-EB; and (d) the conditions of this permit. No changes shall be made in the project without the written approval of the District #6 Environmental Commission.
2. Condition 16 is deleted in its entirety and new Condition 16 is added to read as follows:
  16. The Permittees shall repair and restore the buildings referred to in the Stipulation as "Barn #4" and the main barn and its roof, silos, and southwestern annex. The Permittees shall spend the amount of the net proceeds from the sale of Lots #16 and #17 or \$30,000, whichever is greater, in furtherance of the repair and restoration of such buildings. The Permittees shall commence repair and restoration work within a reasonable time after the sale of one of said lots, but in any event no later than June 1, 1994, and such work shall be completed by October 1, 1994. The Permittees shall submit receipts from contractors conducting such repair and restoration to the District #6 Environmental Coordinator as

construction and repairs are done. Expenditures which are not reasonably related to repair and restoration work shall not be considered to be expended in furtherance of such repair and restoration. Expenditures which are not reasonable in amount shall be considered to be expended in furtherance of such repair and restoration only to the extent such expenditure would be considered reasonable based on prevailing market conditions.

3. Condition 23 is added to the Permit as follows:

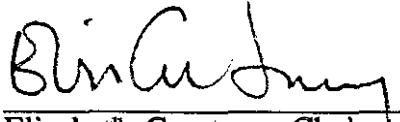
23. The St. Albans Historic Museum and Society shall be allowed to use in perpetuity "Barn #4" for the display of agricultural exhibits, and historic tools and implements in order to provide opportunities for public visitation and interpretation of the farm complex. The Society shall not be charged rent for use of "Barn #4." The Society shall be responsible for the costs of any interior renovations desired, heating, electric, maintenance, insurance (i.e., property, casualty and general liability) and property taxes. The Permittees shall provide a small parking area at the rear of the main barn for Museum visitors.

4. Condition 24 is added to the Permit as follows:

24. "Barn #4" and the surrounding land, as shown on an entitled map marked "Exhibit" attached to the Stipulation, shall be deeded to the permittees' son, Franklin J. Cioffi. The deed shall require Franklin J. Cioffi and his successors and assigns to adhere to the provisions of the Stipulation and to the conditions of this Permit.

Dated at Montpelier, Vermont this 29th day of June, 1993.

ENVIRONMENTAL BOARD



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