



# State of Vermont

## LAND USE PERMIT

### AMENDMENT

CASE No. 6G0220-1-EB

APPLICANT John Roach  
ADDRESS d/b/a Bay Harbor Yachts, Ltd.  
P.O. Box 156  
North Hero, VT 05474

### LAWS/REGULATIONS INVOLVED

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

The Environmental Board hereby issues Land Use Permit #6G0220-1-EB to supplement the terms and requirements of Land Use Permit #6G0220 issued by the District #6 Environmental Commission pursuant to the authority vested in it in 10 V.S.A., Chapter 151. This permit amendment applies to the lands identified in Book 29, Page 452 of the Land Records of \_\_\_\_\_ as the subject of a deed to Bay Harbor Yachts, Ltd., the permit holder as grantee.

The permit holder, its assigns and successors in interest are obligated by this permit to complete and maintain the project only as approved by the District Environmental Commission in Land Use Permit #3W0299; and in compliance with the following additional conditions:

1. The project shall be completed as set forth in Findings of Fact and Conclusions of Law #6G0220-1-EB, dated June 3, 1981, in accordance with the plans and exhibits submitted to the Environmental Board in its hearings on this matter, 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. The applicant may not rent or install additional mooring slips at the project site until he has completed the following:
  - a. The applicant shall add a gravel base six inches in depth to Pelot's Point Road and the private right-of-way providing access to this project. The gravel used must not contain more than seven percent silt. Drainage along the roads must be improved to prevent accumulation of additional sediment on the road surface.
  - b. The applicant shall erect or cause to be erected speed limit signs on Pelot's Point Road and the private right-of-way posting the roads for a maximum speed of 25 MPH.
  - c. The applicant shall improve or cause to be improved the access roads serving this project, creating a minimum width of 18 feet in the traveled way, and eliminating curves with unsafe drive sight distances.

The above improvements to the road shall be completed no later than August 15, 1981.

3. The applicant must implement and maintain dust-suppressive measures on the gravel roads serving this project. The District Environmental Commission shall retain continuing jurisdiction to ensure that the project does not result in undue air pollution or unsafe traffic conditions as a result of fugitive dust from the roadway.
4. With respect to conditions #2 and 3 herein, the applicant may, with the approval of the District Highway Engineer, present to the District Environmental Commission an equally-effective alternative proposal for the use of gravel, dust palliatives and speed limits to ensure compliance with the requirements of the Act, in regard to air pollution and traffic safety. If approved by the District Commission, such proposal will replace the terms of conditions #2 and 3 herein.
5. The applicant is responsible for ensuring compliance with the terms of this permit amendment. The applicant may, however, enter into a cost-sharing agreement with the Town of North Hero for the improvement and maintenance of Pelot's Point Road, provided that the Town finds its cost share of any such agreement is not an undue burden on its ability to provide municipal services.

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

ENVIRONMENTAL BOARD

By Leonard U. Wilson  
Leonard U. Wilson  
Chairman

Members participating  
in this decision:

Dwight E. Burnham, Sr.  
Ferdinand Bongartz  
Melvin H. Carter  
Leonard U. Wilson