

ACT 250 NOTICE
APPLICATION 4C1301-3 AND HEARING
10 V.S.A. §§ 6001 - 6111

On November 30, 2020, BC Community Housing, LLC, PO Box 1335, Burlington, VT 05402 filed application number 4C1301-3 for the following revisions to the Cambrian Rise Development: (a) increasing the maximum number of units for the Cambrian Rise Development from 739 to 770; (b) increasing the maximum number of hotel rooms from 42 to 50; (c) increasing the maximum square footage of commercial space to 112,600 square feet; (d) converting one level of understory parking in Building C to residential units for a total of 125 units; (e) altering Building M by adding an additional floor for a total of six floors, increasing the building footprint for a total of 117 units, adding a second level of understory parking, expanding the surface parking, revised landscaping, and façade changes; (f) adding an additional floor to Building P for a total of five floors; and (g) adding an additional floor to Building Q/R for a total of six floors. The project is located at 311-375 North Avenue in Burlington, Vermont. A Prehearing Conference and site visit for this project were previously held on February 5, 2021. This Project will be evaluated by the District 4 Environmental Commission in accordance with the 10 environmental criteria of 10 V.S.A. § 6086(a).

Note to Prospective Parties: Pursuant to Vermont statute and Act 250 Rules, any person seeking to participate as a party to this proceeding **MUST** make such a party status request on or before the first hearing. Accordingly, all prospective parties are obligated to log in or call into the hearing scheduled below, or to file a written party status petition in advance to the Commission at NRB.Act250Essex@vermont.gov. Failure to timely appear on the hearing conference call or video conference call, or to timely file a written request by the date of the hearing, thereafter, bars a person from participating as a party in the proceeding, and any such person will thereafter lack legal standing to appeal any decision on this matter made by the District Commission. Due to the coronavirus (COVID-19) State of Emergency, all prospective parties are asked to supply an email address, a street address, and a mailing address to the District Commission by email (NRB.Act250Essex@vermont.gov) for receiving service of notices on the proceedings.

A Hearing is hereby scheduled to convene:

Date: Monday, March 1, 2021

Virtual Hearing: 9:00 AM via Microsoft Teams (see below)

Virtual Hearing Instructions: Due to the coronavirus (COVID-19), this hearing will be conducted remotely via Microsoft Teams video conferencing software. To receive a Microsoft Teams invitation via email, please e-mail the District Coordinator (rachel.lomonaco@vermont.gov). If you are unable to participate using the Microsoft Teams platform, you may still call in to the conference with the following information:

- **Dial:** 802-828-7667
- **Enter Conference ID:** 687 341 36#

The following persons or organizations may participate in the hearing for this project:

1. **Statutory parties:** The municipality, the municipal planning commission, the regional planning commission, any adjacent municipality, municipal planning commission or regional planning

commission if the project lands are located on a town boundary, and affected state agencies are entitled to party status.

2. **Adjoining property owners and others** may participate as parties to the extent that they have a particularized interest that may be affected by the proposed project under the Act 250 Criteria.
3. **Non-party participants:** The District Commission, on its own motion or by petition, may allow others to participate in the hearing as Friends of the Commission without being accorded party status.

Due to the coronavirus (COVID-19) State of Emergency, and the complications associated with live hearings, parties may waive their right to a live hearing, and instead agree to a process that allows for pre-filing written cross examination and rebuttal documents.

If you plan on participating in the hearing on behalf of a group or organization, please submit the following to NRB.Act250Essex@vermont.gov: 1) a written description of the organization, its purposes, and the nature of its membership (T.10, § 6085(c)(2)(B)); 2) documentation that prior to the date of the hearing, you were duly authorized to speak for the organization; and 3) documentation that the organization has articulated a position with respect to the project's impacts under specific Act 250 Criteria.

If you would like further information regarding participation in this hearing, please contact the District Coordinator (rachel.lomonaco@vermont.gov). If you have a disability for which you need accommodation in order to participate in this process, please notify us as soon as possible, in order to allow us as much time as possible to accommodate your needs.

The members sitting on the District Commission for this project are Thomas A. Little, Parker Riehle and Monique Gilbert. If you feel that any of the District Commission members listed above may have a conflict of interest, or if there is any other reason why a member should be disqualified from sitting on this case, please contact the District Coordinator as soon as possible, and by no later than prior to the date of the hearing.

A copy of the application and plans for this project are available for review online at the Natural Resources Board web site (<http://nrb.vermont.gov>) by clicking on "Act 250 Database" and entering project number 4C1301-3.

Dated this 12th day of February, 2021.

By: /s/Rachel Lomonaco, District Coordinator
Rachel Lomonaco, District Coordinator
111 West Street
Essex Junction, VT 05452
802-879-5658
rachel.lomonaco@vermont.gov

CERTIFICATE OF SERVICE

I hereby certify on this 12th day of February 2021, a copy of the foregoing ACT 250 APPLICATION & HEARING NOTICE #4C1301-3, was sent by U.S. mail, postage prepaid to the following individuals without email addresses and by email to the individuals with email addresses listed.

Note: any recipient may change its preferred method of receiving notices and other documents by contacting the District Office staff at the mailing address or email below. If you have elected to receive notices and other documents by email, it is your responsibility to notify our office of any email address changes. All email replies should be sent to NRB.Act250Essex@vermont.gov

BC Community Housing, LLC
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351-375 North Avenue Homeowner's Association, LLC
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efarrell@farrellpropertiesvt.com

Alain Youkel
ayoukel@youkel.com

Amy Bovee, Ass't City Clerk
Chair, City Council/Chair, City Planning Commission
City of Burlington
149 Church Street
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abovee@burlingtonvt.gov

Chittenden County Regional Planning Commission
c/o Charlie Baker, Exec. Dir.
Regina Mahony, Planning Program Manager
110 West Canal Street, Suite 202
Winooski, VT 05404
permitting@ccrprvt.org

Elizabeth Lord, Land Use Attorney/ANR
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Barry Murphy/Vt. Dept. of Public Service
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barry.murphy@vermont.gov; psd.vtdps@vermont.gov

Craig Keller/Jeff Ramsey/Christopher Clow
VTrans Policy, Planning & Research Bureau
Barre City Place
219 N. Main Street
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aot.act250@vermont.gov

Vt. Agency of Agriculture, Food & Markets
116 State Street, Drawer 20
Montpelier, VT 05620-2901
AGR.Act250@vermont.gov

Division for Historic Preservation
National Life Building, Drawer 20
Montpelier, VT 05620
scott.dillon@vermont.gov; james.duggan@vermont.gov
accd.projectreview@vermont.gov

FOR YOUR INFORMATION

District #4 Environmental Commission
Thomas Little, Chair
Parker Riehle/Monique Gilbert
111 West Street
Essex Junction, VT 05452

Linda Bullard/Department of Libraries
109 State Street
Montpelier, VT 05609-0601
linda.bullard@vermont.gov

NRCS, District Conservationist
Natural Resources Conservation Service
68 Catamount Park, Ste. B
Middlebury, VT 05753
marybeth.whitten@vt.usda.gov

Winooski NRCD Office
617 Comstock Road, Suite 1
Berlin, VT 05602
whiterivernrcd@gmail.com

Ethan Tapper, County Forester/FPR
John Gobeille/Toni Mikula
ANR/Dept. of Fish & Wildlife
111 West Street
Essex Junction, VT 05452
ethan.tapper@vermont.gov; john.gobeille@vermont.gov
toni.mikula@vermont.gov

Seven Days/Classified Ad Section
255 South Champlain Street, PO Box 1164
Burlington, VT 05402
classifieds@sevendaysvt.com

Green Mountain Power Corporation
c/o Kim Jones
163 Acorn Lane
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kim.jones@greenmountainpower.com

Vermont Gas Systems
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Efficiency Vermont
128 Lakeside Ave., Suite 401
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Michael Barsotti, Water Quality Director
Champlain Water District
403 Queen City Park Road
South Burlington, VT 05403
mike.barsotti@champlainwater.org

ADJOINING LANDOWNERS

Available via:
[https://anweb.vt.gov/PubDocs/ANR/Planning/4C1301-3/Application%20Documents/002b%20Act250_4C1301_Amend_App_REV_12.18.2020%20\(1\).pdf](https://anweb.vt.gov/PubDocs/ANR/Planning/4C1301-3/Application%20Documents/002b%20Act250_4C1301_Amend_App_REV_12.18.2020%20(1).pdf)

Dated at Essex Junction, Vermont, this 12th day of February, 2021.

/s/Christine Commo
Natural Resources Board Technician
879-5614
christine.commo@vermont.gov

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