

ACT 250 NOTICE
APPLICATION 4C1160R-11 AND HEARING
10 V.S.A. §§ 6001 - 6111

On April 28, 2021, South Village Communities, LLC, P.O. Box 2286, South Burlington, VT 05407 filed application number 4C1160R-11 for a project generally described as boundary line adjustments of Lots 63, 11, 11A, 11B, 48 and 48N; subdivision of Lot 11 into three lots; and Lot 48N into five lots. Also, the construction of 11 duplex residential buildings on Lot 11 and four duplex buildings on Lot 48N with supporting infrastructure. Two of the new lots will become open space and the agricultural leasehold will be enlarged. The project is located at 55 Allen Road East, 161 Allen Road East and 230 Preserve Road in South Burlington, Vermont. The application was deemed complete on September 15, 2021. A hearing was timely requested on October 27, 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).

The Commission intends to narrow the scope of the hearing to Criteria 1B (Stormwater), 5 (Traffic Issues), and 10 (Local and Regional Plans) unless that scope is expanded by the Commission at the hearing.

A public hearing is scheduled for Friday, December 3, 2021 at 1:15 PM at 111 West Street, Essex Junction, VT 05452. A site visit will be held before the hearing at 12:30 PM at the site. Directions to the site: We will meet outside of 160 Allen Road East. From Spear Street, turn onto Allen Road East and drive straight until Allen Road East intersects South Jefferson Road at a T-intersection. Park along the curb near this intersection.

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 without being accorded party status.

If you plan on participating in the hearing on behalf of a group or organization, please bring: 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) 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 (see below) before the date of the first hearing. If you have a disability for which you need accommodation in order to participate in this process (including participating

in a public hearing, if one is held), please notify us as soon as possible, in order to allow us as much time as possible to accommodate your needs.

If you feel that any of the District Commission members listed on the attached Certificate of Service under "For Your Information" may have a conflict of interest, or if there is any other reason 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 first hearing or prehearing conference.

A copy of the application and plans for this project are available for inspection by members of the public by appointment during regular working hours at the District 4 Commission Office. The application can also be viewed at the Natural Resources Board website (<http://nrb.vermont.gov>) by clicking on "Act 250 Database" and entering the project number above.

Dated this 8th day of November, 2021.



Stephanie H. Monaghan
District 4 Coordinator
111 West Street
Essex Junction, VT 05452
stephanie.monaghan@vermont.gov

CERTIFICATE OF SERVICE

I hereby certify on this 8th day of November 2021, a copy of the foregoing ACT 250 APPLICATION & HEARING NOTICE #4C1160R-11, 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

South Village Communities, LLC
c/o Patrick O'Brien
PO Box 2286
South Burlington, VT 05407-2286
pobrien@sdireland.com

Dave Marshall
Civil Engineering Associates
10 Mansfield View Lane
South Burlington, VT 05403
dmarshall@cea-vt.com

Donna Kinville, City Clerk
Chair, City Council/Chair, City Planning Commission
City of South Burlington
575 Dorset Street
South Burlington, VT 05403
dkinville@sburl.com

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
Agency of Natural Resources
1 National Life Drive, Davis 2
Montpelier, VT 05602-3901
anr.act250@vermont.gov

Barry Murphy/Vt. Dept. of Public Service
112 State Street, Drawer 20
Montpelier, VT 05620-2601
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psd.vtdps@vermont.gov

Craig Keller/Jeff Ramsey/Christopher Clow
VTrans Policy, Planning & Research Bureau
Barre City Place
219 N. Main Street
Barre, VT 05641
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
Kate Purcell/Pam Loranger
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
info@winooskinrcd.org

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

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

Vermont Gas Systems
PO Box 467
Burlington, VT 05402
efficiency@vermontgas.com

Efficiency Vermont
128 Lakeside Ave., Suite 401
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pics@veic.org

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://anrweb.vt.gov/PubDocs/ANR/Planning/4C1160R-11/Application%20Documents/001a%20-%20SVC%20Abutters%20List.pdf>

Dated at Essex Junction, Vermont, this 8th day of November, 2021.

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

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