



State of Vermont

LAND USE PERMIT ADMINISTRATIVE AMENDMENT

CASE: 3R0049-14
C.D. Cairns Irrevocable Trust
Partnership, c/o Bryan Cairns
PO Box 2126
South Burlington, VT 05407

LAWS/REGULATIONS INVOLVED
10 V.S.A. §§ 6001 – 6093 (Act 250)

Act 250 Rule 34(D)

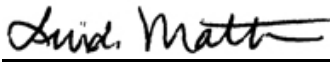
The District 3 Environmental Commission hereby issues Land Use Permit Administrative Amendment 3R0049-14 pursuant to the authority vested in it by 10 V.S.A., §§ 6001-6093. This permit amendment applies to the lands identified in Book 138, Page 277, of the land records of the Town of Bradford, Vermont, as the subject of a deed to C.D. Cairns Irrevocable Trust Partnership, the Permittee. The parcel is located at 530 Waits River Road in Bradford, Vermont.

It is noted for cross-reference purposes that the subject 8.79-acre parcel is also permitted under series 3R0174 and 3R0296.

This permit authorizes the subdivision of the existing, permitted parcel into three lots, consisting of: Lot 1, with 2.23 acres and an existing building with office space for 30 employees, a 60-seat restaurant, and a mini-mart with two gas pump islands; Lot 2, with 3.63 acres to remain undeveloped; and Lot 3, with 2.84 acres and the existing six mini-storage buildings. No new construction is proposed or authorized.

1. This permit hereby incorporates all of the conditions of Wastewater System and Potable Water Supply Permit #WW-3-9091-4 (the WW permit) issued on September 13, 2019, by the Regional Engineer of the Drinking Water and Groundwater Protection Division of the Department of Environmental Conservation, Agency of Natural Resources. Any non-material changes to the WW permit shall be incorporated herein automatically.
2. A "Preliminary Subdivision of Lands", dated May 2, 2019, by Vermont Mapping & Survey Co., LLC, identifies the subject parcel boundary lines, utility easement for Lot 1, and access easements for Lots 2 and 3.
3. No further subdivision, alteration, and/or development of any parcel of land approved herein shall be permitted without the written approval of the District Commission or a written determination from the District Coordinator that a permit is not required.
4. Except as amended herein, all terms and conditions of Land Use Permits 3R0049, 3R0174, and 3R0296, and subsequent amendments remain in full force and effect.

Dated at Springfield, Vermont, this 18th day of November 2019.

By 

Linda Matteson, District Coordinator
District #3, Natural Resources Board
100 Mineral Street, Suite 305
Springfield, VT 05156-3168
802-289-0598 / linda.matteson@vermont.gov

This permit is issued pursuant to Act 250 Rule 34(D), Administrative Amendments, which authorizes a district coordinator, on behalf of the District Commission, to "amend a permit without notice or hearing when an amendment is necessary for record-keeping purposes or to provide authorization for minor revisions to permitted projects raising no likelihood of impacts under the criteria of the Act." The rule also provides that all parties of record and current adjoining landowners shall receive a copy of any administrative amendment.

Prior to any appeal of this Administrative Amendment to the Superior Court, Environmental Division, the applicant or a party must file a motion to alter with the District Commission within 15 days from the date of this Administrative Amendment, pursuant to Act 250 Rule 34(D)(2).

E-Notification CERTIFICATE OF SERVICE #3R0049-14

I hereby certify that I, the undersigned, sent a copy of the foregoing Land Use Permit Administrative Amendment on November 18, 2019, by U.S. Mail, postage prepaid, to the individuals without email addresses, and by electronic mail to the following with email addresses. All email replies should be sent to NRB.Act250Springfield@vermont.gov. **Note: Any recipient may change its preferred method of receiving notices and other documents by contacting the NRB 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 the District Office of any email address changes.**

C.D. Cairns Irrevocable Trust Partnership
c/o Bryan Cairns
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bcairns@champlainoil.com

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administrator@bradford-vt.us
Ted.Unkles@vermont.gov

Bradford Town Planning
Marcey Carver, Chair
PO Box 339
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Two Rivers-Ottawaquechee
Regional Commission
c/o Lori Kay
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Agency of Natural Resources
Office of Planning & Policy
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District 3 Environmental Commission
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FOR INFORMATION ONLY

Bradford Town Clerk
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Bradford, VT 05033

Public Utilities Commission
Barry Murphy
112 State Street, Drawer 20
Montpelier, VT 05620-2601
barry.murphy@vermont.gov
PSD.VTDPS@vermont.gov

Vermont AOT, Utilities and Permits
Barre City Place
219 North Main Street
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Agency of Agriculture, Food & Markets
Ari Rockland-Miller
116 State St., Drawer 20
Montpelier, VT 05620-2901
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Division for Historic Preservation
National Life Building, 6th Floor
Drawer 20, Montpelier, VT 05620-0501
Accd.projectreview@vermont.gov

VT Dept. of Forests, Parks & Recreation
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By:



Kim Lutchko
NRB Act 250 Specialist
kim.lutchko@vermont.gov

ADJOINING LANDOWNERS

JC Holding LLC
53 Rt. 10
Orford, NH 03777

Chase, Dean B., Revocable Trust
PO Box 364
Bradford, VT 045033

Pierson, Robert R., Life Estate
PO Box 255
Bradford, VT 05033

Pierson, David & Sara
587 Waits River Road
Bradford, VT 05033

FAS Holding LLC
17914 John Connor Road
Cornelius NC 28031

Emerson, Shirley
PO Box 892
Bradford, VT 05033

Kelley-MacKenzie Auto Parts Inc.
PO Box 681
Littleton, NH 03561

Centurion Properties, Inc.
11 Partridge Road
Etna, NH 03750

Seymore, Kimberley
PO Box 941
Bradford, VT 05033

Musty, Jim & Mary
PO Box 895
Bradford, VT 05033

Pelletier Properties LLC
1118 Wrights Mountain Rd.
Bradford, VT 05033