1 Conti Circle
Barre, VT 05641

.77 Acres ~ 8,000 Sqft ~ 40 Parking Spaces

$560,000

.77 +/- Acres
8,000 sqft

Curtis Trousdale
Owner, Broker, Realtor
Cell: 802-233-5589

The "Land Guy™"

Preferred Properties
## Property Features

<table>
<thead>
<tr>
<th>Address</th>
<th>1 Conti Circle, Barre VT 05641</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taxes</td>
<td>Town of Barre—$16,977.79 (2016 Non-Residential Value)</td>
</tr>
<tr>
<td>Lot Size</td>
<td>.77 +/- acres, 8,000 sqft office space.</td>
</tr>
<tr>
<td>Zoning</td>
<td>Office Building Retail—Please click <a href="#">HERE</a> for access to the Town of Barre's zoning bylaws. Potential purchasers are encouraged to contact the Town of Barre Zoning Department at 802-479-9391 with any additional questions.</td>
</tr>
</tbody>
</table>
| Power            | Green Mountain Power—4 separate meters. Average usage over the last 12 months is as follows:  
|                  | Suite 1: $771/mo     Suite 2: $132/mo     
|                  | Suite 3: $114/mo     Suite 4: $125/mo     |
| Water            | 2 Dug Wells — Tag #’s 21005/21006—According to the State’s ANR mapping system, 21005 has a depth of 600’ and a tested yield of 90 gallons per minute. 21006 has a depth of 500’ and a tested yield of 90 gallons per minute. |
| Septic           | Municipal—Approved connection to the Town of Barre wastewater treatment facility for a maximum of 600 GPD. |
| Fuel             | Propane—Amerigas—Current owner states that propane is rarely used. Building is currently heated with the geothermal heat pumps. |
| Heating          | Geothermal |
| Cooling          | Geothermal |
| Road             | Quarry Hill Road—Town maintained and plowed paved road. Purchasers would be responsible for maintenance and plowing of 1 Conti Circle. |
| Leases           | Current lease terms and income statements are available upon request. Please speak with Esther Lotz at 802-343-0363 with any further questions. |
| Permits          | Subdivision - EC-5-2779    Driveway - D-02-04-07    
|                  | Wastewater - WW-5-1752    Building/Zoning - Z-02-04-040    
|                  | Land Use - 5WI246-3 |
| Lawn             | $150/mo |
| Plowing          | $65/plow |
| Trash            | $100/mo |

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MLS Listing

Directions: From Barre city - Turn onto N Main St. Slight right to stay on N Main St. Follow for approximately one mile and turn right onto Quarry Street. Continue onto Quarry Hill Road. Turn right onto SECOND Conti Circle entrance. Property will be directly on your right.

8,000 sf +/- of flex space for use on a total of 2 levels. Currently functioning as 4 separate office suites, this is a .77 acre +/- lot with 40 parking spaces, 2 dug wells, a geothermal heating and cooling system, and a first and second floor main entrance. WW 5-3754 permit.

<table>
<thead>
<tr>
<th>STRUCTURE</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Building #</td>
<td>1</td>
</tr>
<tr>
<td>Units Per Building</td>
<td>4</td>
</tr>
<tr>
<td>Total Stories</td>
<td>2</td>
</tr>
<tr>
<td>Dwelling Sq Ft Min/Max</td>
<td>2000 / 8000</td>
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<tr>
<td>Basement/Access Type</td>
<td>No /</td>
</tr>
<tr>
<td>Foundation</td>
<td>Poured Concrete</td>
</tr>
<tr>
<td>Basement Description</td>
<td>Wood Frame</td>
</tr>
<tr>
<td>Roof</td>
<td>Single - Architectural</td>
</tr>
<tr>
<td>Exterior</td>
<td>Vinyl Siding</td>
</tr>
<tr>
<td>Total Drive-In Doors</td>
<td>0</td>
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<tr>
<td>Total Loading docks</td>
<td>0</td>
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<tr>
<td>Ceiling Height</td>
<td>0</td>
</tr>
<tr>
<td>Door Height</td>
<td>0</td>
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<tr>
<td>Dock Levelers</td>
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<table>
<thead>
<tr>
<th>LEVEL</th>
<th>TYPE</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>UNIT 1</td>
<td>1</td>
<td>Office</td>
</tr>
<tr>
<td>UNIT 2</td>
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<td>Office</td>
</tr>
<tr>
<td>UNIT 3</td>
<td>2</td>
<td>Office</td>
</tr>
<tr>
<td>UNIT 4</td>
<td>2</td>
<td>Office</td>
</tr>
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<td>UNIT 5</td>
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<td>UNIT 6</td>
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<td>UNIT 7</td>
<td></td>
<td></td>
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<tr>
<td>UNIT 8</td>
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<table>
<thead>
<tr>
<th>UTILITIES</th>
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<tbody>
<tr>
<td>Heating</td>
<td>Geothermal</td>
</tr>
<tr>
<td>Fuel</td>
<td>Gas - LP/Propane</td>
</tr>
<tr>
<td>Gas - Natural Available</td>
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</tr>
<tr>
<td>Cooling</td>
<td>Multi Zone</td>
</tr>
<tr>
<td>Water</td>
<td>Public Well</td>
</tr>
<tr>
<td>Sewer</td>
<td>Public</td>
</tr>
<tr>
<td>Electric</td>
<td>On-Site</td>
</tr>
<tr>
<td>Management Co/Phone</td>
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<tr>
<td>Fuel Company</td>
<td>Americas</td>
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<td>Phone Company</td>
<td>Fairpoint</td>
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<tr>
<td>Cable Company</td>
<td>Comcast</td>
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<tr>
<td>Electric Company</td>
<td>Green Mountain Power</td>
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# MLS Listing

## LOT / LOCATION

<table>
<thead>
<tr>
<th>County</th>
<th>VT-Washington</th>
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<tbody>
<tr>
<td>Water Body Access</td>
<td></td>
</tr>
<tr>
<td>Water Body Type</td>
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<tr>
<td>Water Body Name</td>
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<tr>
<td>Water Frontage Length</td>
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<tr>
<td>Water Restrictions</td>
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<tr>
<td>Lot Desc</td>
<td>Corner, Curbing, Open, Sidewalks</td>
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</table>

<table>
<thead>
<tr>
<th>Submarket</th>
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<tbody>
<tr>
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<tr>
<td>ROW-Parcel Access</td>
<td>Unknown</td>
</tr>
<tr>
<td>ROW-Length/Width</td>
<td>/</td>
</tr>
<tr>
<td>ROW to other Parcel</td>
<td>Unknown</td>
</tr>
<tr>
<td>Surveyed/By</td>
<td>No /</td>
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<tr>
<td>Area Desc</td>
<td>Business District, Commercial Zoning</td>
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## FEATURES

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<thead>
<tr>
<th>Transport/Access</th>
<th>Major Road Access, Paved</th>
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<tbody>
<tr>
<td>Parking</td>
<td>Driveway, Off Street, On-Site, Paved</td>
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</table>

<table>
<thead>
<tr>
<th>Features - Commercial</th>
<th>Public Restrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Features - Accessibility</td>
<td>1st Floor Bedroom, 1st Floor Hrd Surfce Fr, Access Common Use Areas, Access Restrooms, No Stairs from Parking, Paved Parking</td>
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<table>
<thead>
<tr>
<th>Air Conditioning %</th>
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<td>Railroad Avail/Provider</td>
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<tr>
<td>Green Verification Program</td>
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<td>Green Verification Body</td>
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<td>Green Verification Status/Year</td>
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<tr>
<td>Sprinkler</td>
<td>Adequate</td>
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<td>Signage</td>
<td>Adequate</td>
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<tr>
<td>Green Verification Rating/Metric</td>
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<tr>
<td>Green Verification New Construction</td>
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<tr>
<td>Green Verification URL</td>
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## PUBLIC RECORDS

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<tr>
<th>Deed - Recorded Type</th>
<th>Warranty</th>
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<tr>
<td>Deeds – Total</td>
<td>Block</td>
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<tr>
<td>Deed Book/Page</td>
<td>273 / 488</td>
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<tr>
<td>Map</td>
<td>039-012-11398</td>
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<td>SPAN #</td>
<td>Lot</td>
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<td>Assment Amount/Year</td>
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<tr>
<td>Tax Class</td>
<td>Non-Homestead</td>
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<td>Assments - Special</td>
<td>Current Use</td>
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<tr>
<td>Tax Rate</td>
<td>Land Gains</td>
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## DISCLOSURES

<table>
<thead>
<tr>
<th>Listing Service</th>
<th>Full Service</th>
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<tbody>
<tr>
<td>Comp Only/Type</td>
<td>No /</td>
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<tr>
<td>Short Sale</td>
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<tr>
<td>Seasonal</td>
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<tr>
<td>Investment Info</td>
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<tr>
<td>Covenants</td>
<td>No</td>
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<tr>
<td>Auction</td>
<td>Financing</td>
</tr>
<tr>
<td>Auctioneer - Responsible</td>
<td>Auction Date/Time</td>
</tr>
<tr>
<td>Auctioneer License #</td>
<td>Auction Info</td>
</tr>
</tbody>
</table>

## PREPARED BY

<table>
<thead>
<tr>
<th>Curtis Trousdale - Cell: 802-233-5589</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:curtis@preferredpropertiesvt.com">curtis@preferredpropertiesvt.com</a></td>
</tr>
<tr>
<td>Preferred Properties - Off: 802-862-9106</td>
</tr>
<tr>
<td>2004 Williston Road</td>
</tr>
<tr>
<td>South Burlington VT 05403</td>
</tr>
</tbody>
</table>

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2017 New England Real Estate Network, Inc.

Listed By: Curtis Trousdale / Preferred Properties

Preferred Properties | 2004 Williston Road, South Burlington, VT 05403 | 802.249.8069
MLS Photos

.77 +/- Acres
8,000 sqft
MLS Photos
Aerial Map

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Tax Map
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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That, GALLO PROPERTIES, LLC, a Vermont limited liability company, with its office in Town of Barre, County of Washington and State of Vermont, GRANTOR, in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS, paid to my full satisfaction by STONE MOUNTAIN ONE, LLC, a Vermont limited liability company, with its office in the Town of Barre, County of Washington and State of Vermont, GRANTEE, by these presents does freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said GRANTEE, STONE MOUNTAIN ONE, LLC and its successors and assigns forever, certain lands and premises in the Town of Barre, County of Washington and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Gallo Properties, LLC by warranty deed of Antonio and Elsie Conti, Inc. dated January 16, 2002, and recorded in Book 171, Page 703 of the Town of Barre Land Records.

Meaning and intending hereby to convey the lands and premises located at and commonly known as 1 Conti Circle, Town of Barre, VT.

This conveyance is made subject to all easements, restrictions and rights-of-way, if any, of prior record; provided, however, that nothing in this paragraph shall restate any easements, restrictions or rights-of-way extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont Statutes Annotated. If it should be determined that all or a portion of the herein-conveyed lands and premises are Vermont perpetual lease land, then the same are conveyed as such.

Reference is hereby made to the aforementioned deeds and their records and to all prior deeds and records in the chain of title for a further and more particular description of the land and premises hereby conveyed.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said STONE MOUNTAIN ONE, LLC and its successors and assigns, to them and their own use and behoof forever; And, the said Grantor, GALLO PROPERTIES, LLC does hereby covenant with the said GRANTEE, STONE MOUNTAIN ONE, LLC and its successors and assigns, that until the enrolling of these presents, it is the sole owner of the herein described premises and it has good right and title to convey the same in the manner aforesaid; and that they are FREE FROM EVERY ENCUMBRANCE; except as aforesaid; and it does hereby engage to WARRANT and DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, Bonnie Batchelder, duly authorized agent of GALLO PROPERTIES, LLC hereby subscribes her signature this 1st day of February, 2014.

GALLO PROPERTIES, LLC

By: Bonnie Batchelder, duly authorized agent.
STATE OF VERMONT
WASHINGTON COUNTY, ss.

At ____________, on __________, in said County on this __________ day of
February, 2014, Bonnie Balchfield, duly authorized agent of GALLO PROPERTIES,
LLC, personally appeared and she acknowledged this instrument, by her subscribed, to be her free
act and deed, and the free act and deed of GALLO PROPERTIES, LLC.

Before me,

[Signature]
NOTARY PUBLIC
Commission Expires: __________

Salem, VT Town Clerk’s Office
Received for Record
February 20, 2014
File No. __________
and recorded in Book __________ Pages __________
of Land Records.

Alice W. Bartlett
Town Clerk

Vermont Property Transfer Tax
29 V.S.A. Chap. 231
—ACKNOWLEDGMENT—
Return Date: The Pub. Clerk of Windham Cnty., Windham Cnty.,
15th Day of JUNE, 2014
Return Date: June __________
Notary Seal: [Seal]

[Signature]
Date: __________, 2014

[Stamp: Preferred Properties | 2040 Williston Road, South Burlington, VT 05403 | 802.249.8069]
LETTER OF PRE-APPROVAL FOR BARRE TOWN ZONING PERMIT

ZONING PERMIT# Z-02-04-040
April 11, 2002

BUILDING PERMIT/ZONING PERMIT

Applicant/Mailing Address:         Property Owners/Mailing Address:
Michael & Bonnie Gallo         Gallo Properties, LLC
12 Highland Crofts Road         Same
Graniteville, VT 05654            Same

Re: Zoning permit Z-02-04-040 for the purpose of constructing an 80'x55½' (approximate) 8000-sq. ft. (two floors) office building on property located at 1 Conti Circle; Tax Map 06 lot 008-21; Zoned COM.

PERMIT EFFECTIVE as of       April 26, 2002
POSTER SENT:                  April 11, 2002

The Town of Barre is pleased to inform you that your Application for a Zoning Permit has been approved with the following comments and conditions:

- Constructions of improvements must be done in accordance with this permit, the approved subdivision plans, any and all state requirements, and in accordance with the Town of Barre Zoning Ordinances specifically Article III, section 3.6 parking, screening, and lighting.

- The public notice and appeal period runs for a period of 15 calendar days following the date of the Town pre-approval for all applications. Your application is being posted at the Barre Town Municipal Office and the enclosed Permit Poster is your public notice for the project site. Please hang it in a conspicuous location, easily visible from the street, as soon as you receive this letter of pre-approval. Failure to do so may void your permit.

- By law, the public is entitled to inquire about or raise any objection to proposed land use changes for a period of 15 days prior to commencement of actual work. Town staff will contact you should an appeal be filed during these 15 days. Absent any appeals, your start - date for a fully approved permit is indicated above as the "PERMIT EFFECTIVE" date.
April 11, 2002
Gallo, Michael & Bonnie

The appeals process is intended to provide all citizens a reasonable opportunity to become aware of land use changes, which impact their community. Inquiries are commonly made which are not appeals, but reflect a simple interest in your permit activities. The Town of Barre encourages applicants to expect such inquiries or even initiate contact with your neighbor regarding your project plans.

-Some permitted activities may impact such things as drainage and water run-off, noise levels, construction site nuisances; and/or dust levels. Please be aware that you will be legally responsible for managing these impacts in a manner, which prevents negative effect upon neighbors or the general public.

-In addition, make sure you are aware of all easements and/or rights-of-way which may impact your property. Such easements and/or rights-of-ways could include such uses as overhead power lines used by power companies but are not limited to such. It is a good idea to be aware of such situations and plan accordingly. Projects such as yours should not be placed within any easement or right-of-way.

- The enclosed Project Status letter explains the steps to take should you need to extend your permit, cancel, or complete the project and request a "Certificate of Occupancy". Upon completion, the Assessor's Office and/or Planning and Zoning Department will visit your site and do an inspection. Town staff will, then, provide you with the "Certificate of Occupancy" (a.k.a. Certificate of Completion), which provides you with legal proof of use for your records. Please contact the Planning and Zoning Department to request an inspection, allowing sufficient notice (7-10 days) to meet banking or other occupancy requirements with this certification.

The Town of Barre congratulates you on your project and encourages you to contact staff with any questions you may have regarding your progress. We look forward to a successful and rewarding property improvement project for you and the Barre Town community.

Sincerely,

Christopher P. Violette
Zoning Administrator
email: cviolette@barretown.org

Enclosure
cc: Assessors office
LAND USE PERMIT
DRAFT PROPOSED PERMIT
FOR REVIEW AND COMMENT PURPOSES ONLY

CASE NO 5W1246-3
APPLICANT Bonnie Batchelder and
Mike Gallo dba
Gallo Properties, LLC
ADDRESS PO Box 277
Barre, VT 05641

LAWS/REGULATIONS INVOLVED
10 V.S.A., §§ 6001 - 6092
(Act 250)

The District 5 Environmental Commission hereby issues Land Use Permit Amendment 5W1246-3, pursuant to the authority vested in it by 10 V.S.A., §§ 6001-6092. This permit amendment applies to the lands identified in Book 171, Page 203-204, of the land records of the Town of Barre, Vermont, as the subject of a deed to Gallo Properties, LLC, the Permittee as Grantee. This permit specifically authorizes the Permittees to construct a two story professional office building and related infrastructure on Lot #20 in the Stone Mountain Subdivision. The project is located on Conti Circle off Quarry Hill Road in Barre, Vermont.

The project is subject to Act 250 jurisdiction because it constitutes substantial and material changes pursuant to Environmental Board Rules 2(G) and 2(P).

The Permittees, and their assigns and successors in interest, are obligated by this permit to complete, operate and maintain the project as approved by the District Commission in accordance with the following conditions:

1. All conditions of Land Use Permit 5W1246 and amendments are in full force and effect except as amended herein.

2. By acceptance of this permit, the Permittees agree to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental and health statutes and regulations and with this permit.

3. The project shall be completed, operated and maintained in accordance with the plans and exhibits on file with the District Environmental Commission, and the conditions of this permit. The approved plans are: Sheets SP-1 and SP-2, Sheets A-5, A-6 and A-7, dated January 23, 2002, last revised April 12, 2002.

4. No changes shall be made in the design or use of this project without the written approval of the District Coordinator or the Commission, whichever is appropriate under the Environmental Board Rules.
5. The District Environmental Commission maintains continuing jurisdiction during the lifetime of the permit and may periodically require that the permit holder file an affidavit certifying that the project is being completed, operated and maintained in accordance with the terms of the permit, as provided by 10 V.S.A., Chapter 151 and the rules of the Environmental Board.

6. By acceptance of the conditions of this permit without appeal, the Permittees confirm and agree that the conditions of this permit shall run with the land and the land uses herein permitted, and will be binding upon and enforceable against the Permittees and all assigns and successors in interest.

7. This permit hereby incorporates all of the conditions of the Water Supply and Wastewater Disposal Permit # issued on by the Regional Engineer, Wastewater Management Division, Agency of Natural Resources.

8. This permit hereby incorporates all of the conditions of Discharge Permit 1-262, issued December 21, 2001 by the Wastewater Management Division, Agency of Natural Resources.

9. In order to control dust, the Permittees shall apply and maintain calcium chloride and/or water on all disturbed areas until vegetation is fully established.

10. The Permittees and all subsequent owners or lessees shall install and maintain only low-flow plumbing fixtures in any buildings. Any failed water conservation measures shall be promptly replaced with products of equal or better performance.

11. The Permittees shall comply with the exhibits for erosion control. The Permittees shall prevent the transport of any sediment beyond that area necessary for construction approved herein. All erosion control devices shall be periodically cleaned, replaced and maintained until vegetation is permanently established on all slopes and disturbed areas. The Commission reserves the right to schedule hearings and site inspections to review erosion control and to evaluate and impose additional conditions with respect to erosion control as it deems necessary.

12. A copy of the erosion control plans shall be on site at all times during construction and reclamation.

13. In addition to conformance with all erosion control conditions, the permittees shall not cause, permit or allow the discharge of waste material into any surface waters. Compliance with the requirements of this condition does not absolve the permittees from compliance with 10 V.S.A., Chapter 47, Vermont's Water Pollution Control Law.
14. The existing treed buffer along Quarry Hill Road shall be maintained. In addition, the Permittees and all assigns and successors in interest shall continually maintain the landscaping as approved in the exhibits by replacing any dead or diseased plantings as soon as seasonably possible.

15. The installation of exterior light fixtures is limited to those approved in the exhibits. All exterior lighting shall be installed or shielded in such a manner as to conceal light sources and reflector surfaces from view beyond the perimeter of the area to be illuminated.

16. Signage is limited to that which is approved in the exhibits. The Permittees shall not erect additional exterior signage without first obtaining approval from the District Commission. Signage includes banners, flags, and other advertising displays, excepting temporary real estate marketing signs.

17. All energy systems installed shall comply with the Vermont Department of Public Service guidelines set forth in the Vermont Consolidated Act 250 Energy Guidelines for Typical Commercial and Industrial Buildings. Any variances between the energy features of the project and those prescribed in the Energy Guidelines shall be reported to the Department of Public Service and the District 5 Environmental Commission for review and approval prior to construction.

18. The installation and/or use of electric resistance space heat is specifically prohibited without the prior written approval of the District Environmental Commission.

19. Each prospective purchaser of any lots shall be shown a copy of the approved plot plan, the Water Supply and Wastewater Disposal Permit, and the Land Use Permit Amendment before any written contract of sale is entered into.

20. 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.

21. Pursuant to 10 V.S.A. § 6090(b), this permit amendment is hereby issued for an indefinite term, as long as there is compliance with the conditions herein.

22. Notwithstanding any other provision herein, this permit shall expire three years from the date of issuance if the permittees have not commenced construction and made substantial progress toward completion within the three year period in accordance with 10 V.S.A. § 6091(b).
23. Failure to comply with all of the above conditions may be grounds for permit revocation pursuant to 10 V.S.A., § 6090(b).

Dated at Barre, Vermont, this 29th day of May 2002

By /s/ Lisa Nolen Birmingham
Lisa Nolen Birmingham, Chair
District 5 Environmental Commission

Members participating in this decision:

Allan Heath
John Merrill

The applicant or a party may file a motion to alter within 30 days from the date of this decision, pursuant to Environmental Board Rule 31. Any appeal of this decision must comply with all provisions of 10 V.S.A. §6089 and Environmental Board Rule 40 including the submission of the original and ten copies of the following: notice of appeal, a statement of why the appellant believes the commission was in error, a statement of the issues to be addressed in the appeal, a summary of the evidence that will be presented, a preliminary list of witnesses and this decision. Decisions on minor applications may be appealed if a hearing was held by the district commission or timely requested by the appellant.
April 9, 2002

Michael & Bonnie Gallo
Gallo Properties, LLC
12 Highland Crofts Rd.
Graniteville, VT 05654

RE: Water connection permit application #W-02-04-03 to install water service to a proposed commercial office building at ___ Conti Circle; Tax Map 006, lot-008-21; Zoned: COMM.

Dear Mr. & Mrs. Gallo:

This is a letter to approve your water connection permit application to install water service to the proposed commercial office building to be constructed on Conti Circle. The date of approval is noted on the signed permit.

The connection must be done under the guidance and supervision of the Barre Town Public Works Department. Upon completion, the Public Works Department will check the water, take an initial reading, seal the meter and then turn the water on for the property herein described. The applicant shall install a Town standard Sensus touch pad remote reader and meter as well as a backflow prevention valve approved by the Town. A pressure reducer may also be needed at the owner’s expense.

Enclosed please find a copy of your permit with the conditions of the permit on the bottom. Construction must be in accordance with the permit conditions and the Town standards attached.

Please let me know if you have any questions. You may reach me at 479-2595.

Sincerely,

HARRY HINRICHSEN
Town Engineer

Enclosure
cc: File
HHH/jf
NOTICE OF ISSUANCE OF STORMWATER DISCHARGE PERMIT
BY THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Notice is hereby given that an individual stormwater discharge permit or an authorization to
discharge pursuant to a general stormwater discharge permit has been issued by the Vermont
Department of Environmental Conservation to Permittee(s) named herein for the discharge of
stormwater runoff from impervious surfaces (e.g. roadways, rooftops, parking lots, walkways)
pursuant to 10 V.S.A. Section 1264 for the property identified below. The permit/authorization
requires treatment and control of stormwater runoff, long-term maintenance of the treatment and
control structures and payment of yearly operational fees.

Permittee(s): Town of Barre

Permit/Authorization Number: 4400-9010, RA

911 Address of Property: 

Name of condominium, subdivision or planned community association (if applicable):
Stone Mountain

Signature of Permittee or Authorized Representative: Carl Rogers, Town Manager

Printed Name of Permittee or Authorized Representative: Carl Rogers

Date of Signature: 4/18/12

*********

Recording Information: Municipal clerks - please index this document listing the State of Vermont,
Department of Environmental Conservation as “Grantee”. Please index this document listing the above
named Permittee(s) as “Grantor(s)”. Additionally, if this notice lists the name of a condominium,
subdivision or planned community association, please list the named association as an additional
“Grantor”.

Barre, VT Town Clerk’s Office
Received for Record
April 18, 2012
A.O. 012
at 1 o’clock 00 minutes A. M.
and recorded in Book 259, Pages 649
of Land Records.

Alice W. Bartlett Asst.
TOWN OF BARRE, VERMONT
DEPARTMENT OF ENGINEERING
149 Websterville Road
P.O. Box 116
Websterville, VT 05678-0116
Tel. Barre 479-2595

April 9, 2002

Michael & Bonnie Gallo
12 Highland Crofts Rd.
Graniteville, VT 05654

RE: Driveway Permit Application # D-02-04-07 to construct a driveway to access a proposed commercial office building on property located at ___ Conti Circle; Tax Map 006, lot-008-21; Zoned: COMM.

Dear Mr. & Mrs. Gallo:

This is a letter to approve your driveway permit application subject to condition as indicated on the permit.

Enclosed, please find a copy of your permit with the conditions of the permit and date of approval on the bottom. Construction must be in accordance with the permit conditions and the Town standards attached.

Please let me know if you have any questions. You may reach me at 479-2595.

Sincerely,

[Signature]

HARRY HINRICHSSEN
Town Engineer

Enclosure

cc: File

HHH/jl
LETTER OF PRE-APPROVAL FOR BARRE TOWN ZONING PERMIT

ZONING PERMIT# Z-02-04-040

April 11, 2002

BUILDING PERMIT/ZONING PERMIT

Applicant/Mailing Address: Michael & Bonnie Gallo
12 Highland Crofts Road
Graniteville, VT 05654

Property Owners/Mailing Address: Gallo Properties, LLC
Same
Same

Re: Zoning permit Z-02-04-040 for the purpose of constructing an 80’x55½’ (approximate) 8000-sq. ft. (two floors) office building on property located at 1 Conti Circle; Tax Map 06 lot 008-21; Zoned COM.

PERMIT EFFECTIVE as of April 26, 2002
POSTER SENT: April 11, 2002

The Town of Barre is pleased to inform you that your Application for a Zoning Permit has been approved with the following comments and conditions:

- Constructions of Improvements must be done in accordance with this permit, the approved subdivision plans, any and all state requirements, and in accordance with the Town of Barre Zoning Ordinances specifically Article III, section 3.6 parking, screening, and lighting.

- The public notice and appeal period runs for a period of 15 calendar days following the date of the Town pre-approval for all applications. Your application is being posted at the Barre Town Municipal Office and the enclosed Permit Poster is your public notice for the project site. Please hang it in a conspicuous location, easily visible from the street, as soon as you receive this letter of pre-approval. Failure to do so may void your permit.

- By law, the public is entitled to inquire about or raise any objection to proposed land use changes for a period of 15 days prior to commencement of actual work. Town staff will contact you should an appeal be filed during these 15 days. Absent any appeals, your start-date for a fully approved permit is indicated above as the "PERMIT EFFECTIVE" date.
April 11, 2002

Gallo, Michael & Bonnie

The appeals process is intended to provide all citizens a reasonable opportunity to become aware of land use changes, which impact their community. Inquiries are commonly made which are not appeals, but reflect a simple interest in your permit activities. The Town of Barre encourages applicants to expect such inquiries or even initiate contact with your neighbor regarding your project plans.

Some permitted activities may impact such things as drainage and water run-off, noise levels; construction site nuisances; and/or dust levels. Please be aware that you will be legally responsible for managing these impacts in a manner, which prevents negative effect upon neighbors or the general public.

In addition, make sure you are aware of all easements and/or rights-of-way which may impact your property. Such easements and/or rights-of-ways could include such uses as overhead power lines used by power companies but are not limited to such. It is a good idea to be aware of such situations and plan accordingly. Projects such as yours should not be placed within any easement or right-of-way.

The enclosed Project Status letter explains the steps to take should you need to extend your permit, cancel, or complete the project and request a "Certificate of Occupancy". Upon completion, the Assessor's Office and/or Planning and Zoning Department will visit your site and do an inspection. Town staff will, then, provide you with the "Certificate of Occupancy" (a.k.a. Certificate of Completion), which provides you with legal proof of use for your records. Please contact the Planning and Zoning Department to request an inspection, allowing sufficient notice (7-10 days) to meet banking or other occupancy requirements with this certification.

The Town of Barre congratulates you on your project and encourages you to contact staff with any questions you may have regarding your progress. We look forward to a successful and rewarding property improvement project for you and the Barre Town community.

Sincerely,

Christopher P. Violette
Zoning Administrator
email: cviolette@barretown.org

Enclosure
cc: Assessors office
CERTIFICATE OF OCCUPANCY

This certifies that GALLO PROPERTIES LLC, MICHAEL & BONNIE GALLO ("Applicant") has completed a project, referred to as STONE MOUNTAIN OFFICE BUILDING on Town of Barre Zoning Permit Application # Z-02-04-040; regarding property identified as Map 006, Lot 008-21 in the Town tax records; and that said project has been completed in accordance with the plans and information provided on said Zoning Permit Application, and that said project is in compliance with all applicable Zoning Ordinance provisions and/or all conditions, decisions, and/or orders imposed by Town Zoning Board of Adjustment and/or any other legally authorized entity in the Town of Barre. THEREFORE, said Applicant is hereby permitted to occupy and use said project and property in the manner contemplated by said application, permit and condition(s).

*This certificate is hereby issued with the following conditions:
1. Final exterior site work is not complete. The requirements of Article III, Section 3.6 as stipulated in the permit will require confirmation of conformance when completed.
2. Conditions as stipulated within the memo attached hereto from Town Engineer Harry Hinrichsen, dated December 19, 2002.

12/19/02

Christopher V. Vincelli
Zoning Administrator
for the Town of Barre
AGENCY OF NATURAL RESOURCES
WATER SUPPLY AND WASTEWATER DISPOSAL

LAWS/REGULATIONS INVOLVED: 10 V.S.A., Chapter 61, Water Supply and Wastewater Disposal and Environmental Protection Rules;
Chapter 1, Small Scale Wastewater Treatment and Disposal Rules
Subchapter 4, Water Supply and Wastewater Disposal
Subchapter 7, Sewage Disposal
Appendix A, Design Guidelines
Chapter 21, Water Supply

CASE No: WW-5-1752
APPLICANT: Gallo Properties, LLC
ADDRESS: 12 Highland Crofts Road
Graniteville, VT 05654

PIN No.# BR96-0148

This project, consisting of the construction of an office building with a maximum of 50 employees on Lot 20 of the prior approved subdivision, located on conti Circle, Barre Town, Vermont, is hereby approved under the requirements of the regulations named above, subject to the following conditions:

1. GENERAL CONDITIONS

1.1. The project must be completed as described on the plans and/or documents, prepared by Michael A. Gallo, P.E., listed as follows:
   Sheet P-1, Site Utility Plan, dated 04/15/02, last revised 05/23/02,
   and which have been stamped "APPROVED" by the Wastewater Management Division. No alteration of these plans and/or documents shall be allowed except where written application has been made to the Agency of Natural Resources and approval obtained.

1.2. A copy of the approved plans and the Water Supply and Wastewater Disposal Permit shall remain on the project during all phases of construction and, upon request, shall be made available for inspection by State or Local personnel.

1.3. This authorization does not relieve you, as applicant, from obtaining all approvals and permits as may be required from the Act 250 District Environmental Commission, the Department of Labor and Industry (phone 479-4434), and local officials PRIOR to construction.

1.4. This permit is being issued pursuant to the Environmental Protection Rules referenced above. The Wastewater Management Division has relied solely upon the information submitted in the application and the applicant's certification to approve this project. The permit may be revoked if it is determined that the project does not comply with these rules as certified.

1.5. All general conditions set forth in Subdivision Permit number EC-5-2779, dated 06/27/96, shall remain in effect except as amended or modified herein.

1.6. By acceptance of this permit the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental and health statutes and regulations and with the permit.

1.7. This permit shall in no way relieve you of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

2. WATER CONDITIONS

2.1. The project is approved for connection to the municipal facilities owned by the Town of Barre.

2.2. Prior to use of the water supply the water shall be sampled and found to meet or exceed potable water standards set forth by the Chapter 21 of the Environmental Protection Rules. Copies of the test results must be submitted to this office. The water system shall be operated at all times in a manner that keeps the water supply free from contamination.

2.3. All water conditions set forth in Subdivision Permit number EC-5-2779, dated 06/27/96, shall remain in effect except as amended or modified herein.

(CONTINUED)
WATER SUPPLY AND WASTEWATER DISPOSAL PERMIT
WW-5-1752, Gallo Properties, LLC
PAGE 2

2.4. This project has been approved with an existing building water line. A comprehensive review has not been conducted concerning this water line. The Wastewater Management Division assumes no liability for the adequacy of this water line. Should the water line ever malfunction, the permittee shall report the failure to the Wastewater Management Division within 48 hours to determine if a Vermont registered Professional Engineer or other qualified consultant needs to submit information to this office for repair or replacement of the water line.

3. SEWAGE DISPOSAL CONDITIONS

3.1. The project is approved for connection to the Town of Barre wastewater treatment facility for a maximum of 600 gallons of sewage per day.

3.2. All sewage conditions set forth in Subdivision Permit number EC-5-2779, dated 06/27/96, shall remain in effect except as amended or modified herein.

3.3. This project has been approved with an existing building sewer line. A comprehensive review has not been conducted concerning this sewer line. The Wastewater Management Division assumes no liability for the adequacy of this sewer line. Should the sewer line ever malfunction, the permittee shall report the failure to the Wastewater Management Division within 48 hours to determine if a Vermont registered Professional Engineer or other qualified consultant needs to submit information to this office for repair or replacement of the sewer line.

Christopher Recchia, Commissioner
Department of Environmental Conservation

By /s/ Steve Rebillard, Assistant Regional Engineer
05/27/02

CC Barre Town Planning Commission
Act 250, Susan Baird
VT Dept. of Labor & Industry
Central Office of Wastewater Management Division