

February 21, 2018

Rachel Lomonaco
Act 250 Coordinator
111 West Street
Essex Junction, VT 05452

RE: Hilton Garden Inn Signs; Burlington; Application #4C1253-2

Dear Ms. Lomonaco:

The Chittenden County Regional Planning Commission's Staff and Executive Committee have reviewed this Act 250 application for a project described as an after-the-fact approval of signage at the Hilton Garden Inn at 101 Main Street, in Burlington, Vermont. The building upon which the sign will be located has already been permitted by the District Commission and the City of Burlington, and has already been constructed. The only new development being reviewed in this hearing are the signs, which have been added to the building. We understand that the scope of this hearing will be limited to Criterion 8 (aesthetics). We further understand that the constructed signs were permitted by the City of Burlington in September 2014 and November 2015. We offer the following comments:

The project is located within the Center Planning Area as defined in the Chittenden County Regional Plan, entitled the *2013 Chittenden County ECOS Plan*. We find this project to be consistent with the Planning Areas for the following reasons:

1. The Center Planning Area is identified in the Plan as an area planned for growth, and therefore the existing building helps implement Strategy #2 of the Plan, which calls for 80% of new development in the areas planned for growth.
2. The project is served by municipal water and sewer.
3. The density and uses are consistent with the local regulations.

Therefore, we find that the existing building is in conformance with the Planning Areas of the *2013 Chittenden County Regional Plan*. The addition of signage does not change this finding.

We have no comments on impacts to traffic at this time.

Due to the detailed level of development review in most Chittenden County municipalities and the environmental permit reviews at the Department of Environmental Conservation, CCRPC will give specific attention in its Act 250 reviews to the type of use and the Planning Areas section of the 2013 Chittenden County ECOS Plan. While there are many other topics covered in the 2013 Chittenden County ECOS Plan, there has been significant analysis at the Regional level regarding transportation impacts. The CCRPC will also focus its attention on transportation, where appropriate, in accordance with the Metropolitan Transportation Plan, which is within the 2013 Chittenden County ECOS Plan.

These comments are based on information currently available; we may have additional comments as the process continues. Please feel free to contact me should you have any questions.

Sincerely,

Charlie Baker
Executive Director

Cc: CCRPC Board
Certificate of Service

DRAFT