



ACT 250 NOTICE

APPLICATION 2W1394 AND HEARING

10 V.S.A. §§ 6000 – 6111

State of Vermont
Land Use Review Board
District 2 Environmental Commission
100 Mineral Street, Suite # 305
Springfield, VT 05156-3168
<https://act250.vermont.gov/>

Application 2W1394 from Vikings Villages Resort, LLC and Viking Villages Holding, LLC 70 Landmark Hill Drive, Brattleboro, VT 05301 was received on January 16, 2026, and deemed complete on May 28, 2026. The project is generally described as the commercial use of a previously constructed dining/meeting hall and construction of six new one-bedroom cabins in close proximity to the existing six cabins, together with associated utilities, infrastructure and related out buildings, and up to twelve days of special events open to the public with a maximum of 200 people. The project is located at 360 Viking Village Drive in Guilford, Vermont.

The Commission issued a minor notice for the project on June 9, 2026. Pursuant to that notice, a timely request for a hearing was filed by a potential party. The Commission intends to narrow the scope of the hearing to Criteria 5 (Traffic Issues) and 8 (Aesthetics) unless that scope is expanded by the Commission at the hearing.

A site visit will be held prior to the hearing at 9:30 AM at the project site (360 Viking Village Drive, Guilford).

A public hearing is scheduled for Wednesday, September 16, 2026 at 10:30 AM at the Guilford Town Office, 236 School Rd, Guilford, VT 05301. The hearing will immediately follow the site visit and will start at 10:30 AM; all times are subject to change without notice. In accordance with 1 VSA § 312(a)(5), this hearing will be conducted both in-person and via Microsoft Teams video conferencing software (Teams). To access the Teams meeting, click on the following link, or enter the meeting ID and passcode by clicking on the button in the upper right corner of your Teams calendar window that says “# Join with an ID.”

- **Teams Meeting Link:**
<https://teams.microsoft.com/meet/296129528738847?p=WAIQZC5Zm0l4HNaMhM>
- **Meeting ID: 296 129 528 738 847**
- **Passcode: k48bY7pt**

If you don't already have the Microsoft Teams app installed on your device, you can download it via this link: <https://www.microsoft.com/en-us/microsoft-teams/download-app>.

If you are unable to participate using Teams, you may still call in to the hearing:

- **Dial:** 802-828-7667
- **Enter Conference ID:** 760 843 860#
- **To raise hand:** Press *5

- **To mute and un-mute:** Press *6

If you choose the call-in option, you will not have access to the visual portion of the hearing, or the functionality of Teams.

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 the following: 1) a written description of the organization, its purposes, and the nature of its membership (10 V.S.A. § 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) a statement of the organization's position(s) with respect to the Project's impacts under specific Act 250 Criteria.

If you would like further information regarding participation in this hearing or the use of Microsoft Teams, please contact the District Coordinator (see below) before the date of the first hearing or prehearing conference. If you have a disability for which you need accommodation in order to participate in this process (including participating in the public hearing), 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 Information Only" 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, no later than prior to the date of the first hearing or prehearing conference.

Public Records Statement: Written communications to and from state officials regarding state business are considered public records and may be subject to public scrutiny. This meeting is subject to Vermont's Open Meeting Laws. By participating, you are consenting to being audio/visually recorded, and for that recording to be published on the Board's database and/or YouTube channel.

This application can be viewed online by visiting the Act 250 Database (<https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=2W1394>). To request party status in advance of the hearing, fill out the Party Status Petition Form on the Board's website: <https://act250.vermont.gov/documents/party-status-petition-form>, and email it to the District 2 Office at: Act250.Springfield@vermont.gov and Stephanie.Gile@vermont.gov.

Dated August 18, 2026.

By: /s/Stephanie Gile

Stephanie Gile

District 2 Coordinator

100 Mineral Street, Suite # 305

Springfield, VT 05156-3168

802-261-1943

Stephanie.Gile@vermont.gov

CERTIFICATE OF SERVICE

I hereby certify that I, Elaine McDevitt, Land Use Review Board Technician, District 2 Environmental Commission, sent a copy of the foregoing **ACT 250 NOTICE FOR MAJOR APPLICATION** 2W1394 by U.S. Mail, postage prepaid, on this August 18, 2026, to the following individuals without email addresses and by electronic mail, to the following individuals with email addresses:

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.

Vikings Villages Resort, LLC
70 Landmark Hill Drive
Brattleboro, VT 05301
pbelogour@bmf.com

Colen Johnson
478 Blair Park Road
Williston, VT 05495
colen.johnson@bowman.com

Bowman
Attn: Eric Licho
eric.lich@bowman.com

Facey Goss & McPhee P.C.
Attn: James Goss
jgoss@fgmvt.com

Guilford Selectboard
236 School Road
Guilford, VT 05301
zoneastes@guilfordvt.gov

Guilford Planning Commission
236 School Road
Guilford, VT 05301
jeannettetokarzpc@gmail.com

Windham Regional Commission
139 Main Street, Suite 505
Brattleboro, VT 05301
ccamp@windhamregional.org
asabetto@windhamregional.org

Agency of Natural Resources
1 National Life Drive, Davis 2
Montpelier, VT 05620-3901
anr.act250@vermont.gov

FOR INFORMATION ONLY

Attn: David Moulton, Abbie Corse, Cheryl Cox
District 2 Environmental Commission
100 Mineral Street, Suite 305
Springfield, VT 05156
Act250.Springfield@vermont.gov
ACT250.Agenda@vermont.gov

Stephanie Gile
District 2 Coordinator
Stephanie.Gile@vermont.gov

Roman Nemet & Nancy Coan
87 Ronald Road
Arlington, MA 02474
rnemet1@verizon.net

LURB Enforcement
Attn: Christopher Kinnick
christopher.kinnick@vermont.gov

Guilford Town Clerk
236 School Road
Guilford, VT 05301
townclerk@guilfordvt.gov

State of Vermont
Dept. of Public Service
112 State Street, Drawer 20
Montpelier, VT 05620-2601
barry.murphy@vermont.gov
PSD.VTDPS@vermont.gov

Vermont Agency of Transportation
Barre City Place
219 N. Main Street

Barre, VT 05641

AOT.Act250@vermont.gov

Vermont Agency of Agriculture, Food and
Markets

116 State Street, Drawer 20

Montpelier, VT 05620-2901

AGR.Act250@vermont.gov

Vermont Division for Historic Preservation
National Life Building, 6th Floor, Drawer 20
Montpelier, VT 05620-0501

ACCD.ProjectReview@vermont.gov

VT Fish & Wildlife Department

lael.will@vermont.gov

ryan.smith@vermont.gov

Tyler.brown@vermont.gov

Courtney.buckley@vermont.gov

VT Dept. of Environmental Conservation
rebecca.chalmers@vermont.gov

Windham County Natural Resources
Conservation District

ross.wcnrcd@gmail.com

Dated August 18, 2026.

/s/Elaine McDevitt

Elaine McDevitt

Land Use Review Board Technician

802-289-0599

Act250.Springfield@vermont.gov