



PROJECT OVERVIEW

Vikings Villages Resort, LLC

Post-Construction approval of six cabins and dining / meeting space and construction of six new cabins and related out buildings, utilities and infrastructure

This application seeks an after-the-fact Act 250 permit for commercial use pursuant to 10 V.S.A. §6001(3)(A)(ii) of a previously constructed and exempt forest recreational and lodging facility consisting of six two-bedroom cabins and related dining/meeting hall and infrastructure on 559 acres of land situated off of Weatherhead Hollow Road in Guilford, Vermont. The application further seeks approval of six new one-bedroom cabins in close proximity to the existing cabins, together with associated utilities, infrastructure and related out buildings, and up to twelve days of special events potentially open to the public at the site to be attended by a maximum of 200 people.

The Applicant is Vikings Villages Resort, LLC which leases the Project property from the current owner and related entity Viking Villages Holding, LLC. The Project property was formerly owned by both Vikings Villages Resort and Paul and Christina Belogour. In late 2025, the entire Vikings Villages property and additional lands of Belogour were transferred into Viking Villages Holding. The Project Property now consists of a total of 559 acres of which a total of 3.1 acres, or .55%, will ultimately be developed in connection with the Project. All of the developed areas of the Project are located immediately adjacent to and have access on to Weatherhead Hollow Road which is a Class 3 maintained Town Highway. As a consequence of the foregoing, the Applicant does not presently intend to develop the remainder of the Project property with buildings or roads beyond what is sought in this application with the vast majority of the land remaining available for outdoor recreation, camping, hiking, and wilderness appreciation-type uses associated with the cabins.

The history of the Project is as follows. In 2014, the Belogours acquired 182 acres of the Project Property. In 2015, they obtained an Act 250 Jurisdictional Opinion stating that no Act 250 approval was required to construct the six two-bedroom cabins, a related dining hall/meeting space and related road and infrastructure. It was specified that the dining hall/meeting space would only serve cabin occupants and that no events open to the general public would occur on the site. The Project construction was completed shortly thereafter and the Project was then used in the fashion contemplated in the Jurisdictional Opinion.

Subsequently, a few events were held on the site which involved the dining hall and which were open to persons other than those occupying the cabins. As a result, the then Natural Resources Board commenced enforcement action alleging that use of the site beyond that contemplated in the Jurisdictional Opinion triggered Act 250 jurisdiction. This resulted in the Assurance of Discontinuance, dated on or about August 11, 2025, which precipitated this Application wherein the Applicant agreed to apply for an Act 250 Permit for the improvements then-constructed and for use of the site for events beyond those serving the occupants of the six cabins. It is thus important to understand that Act 250 jurisdiction in this case was not triggered by initial construction of the Project per se, but by a change in use of the Project after it was built contrary to that contemplated in the original Jurisdictional Opinion.

Once Act 250 jurisdiction was asserted, the Applicant decided to add more land to the Project Property to enhance its outdoor and forest recreational theme. It also decided to add six new one-bedroom cabins immediately adjacent to the existing ones for a total of twelve cabins on the site. As a result of this, .4 percent of the Project Property will be developed with buildings, roads and related

infrastructure with the remaining 99.4 percent being devoted to related hiking, primitive camping, forest and wilderness recreation. It is presently contemplated that that remaining land will only be developed with hiking trails, small primitive campsites, and similar low intensity outdoor recreational improvements. No necessary wildlife habitat, rare or irreplaceable natural areas or endangered species are located on the Project Property.

The vast majority of use of the dining hall / event space will continue to be by occupants of the cabins. Special events at the dining hall will be limited to up to twelve days per year involving a maximum of 200 persons at each event and a maximum of four successive days per event. It is presently anticipated that there will be up to 4 full time employees at the site and 2-3 part time cleaning staff. The Project will be served by on-site water and sewer and has obtained Wastewater and Water Supply Permits #WW-2-4913R and #WW-2-4913-1, both of which are final. All other required technical State permits have been applied for and it is not anticipated that any significant issue with respect to their issuance will occur. The Town of Guilford has no zoning regulations and therefore no local approvals are required. All required municipal services are already being provided to areas of the Town located further away from their points of origination than the Project and no new services or utilities are required by the Project.

Aesthetically, with the exception of the very beginning of the Project access road, no portion of the Project is significantly visible from any off-site location and no other significant off-site impacts will result. Again, the overall purpose of the Project is to allow guests to enjoy outdoor recreational opportunities and to preserve the forest and rural nature of the vast majority of the land in connection with that purpose.