





**East Montpelier Acres LLC**  
 East Montpelier



7/14/2016

# Project Review Sheet

 Date Initiated  ANR PIN#  WW Project#  Pre-application Review 

## Project Information

### General Information

PROJECT NAME (if applicable)	PROJECT TOWN East Montpelier
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 PROJECT LOCATION (911 address if available)  
 U.S. Route 2

### Contact(s)

CONTACT TYPE Representative	NAME Jon Anderson for Jason Cote-Wong	ORGANIZATION NAME (if applicable) Burak, Anderson & Melloni, PLC
ADDRESS P.O. Box 787	TOWN Burlington	STATE VT
PHONE 802-862-0500	CELL PHONE	ZIP 05402
	EMAIL janderson@vtlaw1.com	

### Project Description

ENTERED BY Peter Kopsco	INFORMATION SOURCE Individual	DATE ENTERED 7/13/2016 1:07 PM
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 PROJECT DESCRIPTION  
 Divide approximately 35 acres lot into three lots. Lot 1 would be approximately 6 acres with a proposed three-bedroom single-family residence. Lot 2 would be approximately 21 acres with three proposed single-family residences, one with four bedrooms and two with three bedrooms each. Lot 3 would be approximately 8 acres with a proposed three-bedroom single-family residence.

### DEC Prior Permits

PERMIT TYPE Act 250	PERMIT NUMBER 5W073 series
PERMIT TYPE Wastewater System & Potable Water Supply (9 commercial lots)	PERMIT NUMBER EC-5-2052
PERMIT TYPE Wastewater System & Potable Water Supply (correct water-line loc. and connection to Furniture Barn)	PERMIT NUMBER WW-5-0406 & WW-5-0407
PERMIT TYPE Wastewater System & Potable Water Supply (convert warehouse to RV sales)	PERMIT NUMBER PB-5-0939
PERMIT TYPE Wastewater System & Potable Water Supply (2-lot commercial subdivision (lots 1B & 3B))	PERMIT NUMBER EC-5-2286
PERMIT TYPE Wastewater System & Potable Water Supply (convert existing SFR to duplex)	PERMIT NUMBER WW-5-6989

*Jurisdictional Opinion(s) for permits that may be needed from the District Environmental Office **PRIOR TO COMMENCEMENT OF CONSTRUCTION***

### Act 250 Jurisdictional Opinion

This is a jurisdictional opinion issued pursuant to 10 V.S.A. § 6007(c) and Act 250 Rule 3(A). A request for reconsideration by the district coordinator, pursuant to Act 250 Rule 3(B), must be sent to the district coordinator at the address below within 30 days of the mailing of this opinion. Effective July 1, 2013, no appeal may be taken from a jurisdictional opinion or coordinator's decision on reconsideration without reconsideration by the Natural Resources Board. Requests for reconsideration by the Board must be submitted to the Board within 30 days of the mailing of this decision or a coordinator's decision on reconsideration.

PERSON REQUESTING JURISDICTIONAL OPINION Jon Anderson	REQUESTOR TYPE Landowner/Agent	ACT 250 PERMIT NUMBER (if any) 5W073 series	HAS THE LANDOWNER SUBDIVIDED BEFORE? <input type="checkbox"/> Yes <input type="checkbox"/> No
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TYPE OF PROJECT (check all that apply)	
<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Agricultural <input type="checkbox"/> Municipal <input type="checkbox"/> State <input type="checkbox"/> Federal	
IS AN ACT 250 PERMIT REQUIRED?	COPIES SENT TO STATUTORY PARTIES?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
BASIS FOR DECISION	
The project constitutes a material change to permitted project or subdivision pursuant to Act 250 Rules 2(C)(6) and 34. An Act 250 Land Use Permit Amendment is required. Potential impacts are, but are not limited to, the following Act 250 Criteria: 1(B)(Waste Disposal); 1(D) (Floodways); 4(Erosion); 8(A)(Wildlife Habitat); 9(B)(Primary Agricultural Soils); and 9(L)(Settlement Patterns). The applicant is encouraged to contact the Agency of Natural Resources and the Agency of Agriculture as necessary.	
DISTRICT COORDINATOR SIGNATURE	Clancy DeSmet, <i>Coordinator</i>
	[phone] 802-476-0186 [email] <a href="mailto:clancy.desmet@vermont.gov">clancy.desmet@vermont.gov</a> <b>Natural Resources Board</b> District 5 Environmental Commission 5 Perry Street, Suite 60, Barre, VT 05641-4267
2016.07.13	
15:19:23 -04'00'	

Wastewater System & Potable Water Supply Permit Jurisdictional Opinion	
IS A WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED?	PERMIT NOT REQUIRED?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Permit application currently under review <input type="checkbox"/> No <input type="checkbox"/> Permit issued on _____	<input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Home Occupation <input type="checkbox"/> Clean Slate <input type="checkbox"/> Notice of Permit Requirement
BASIS FOR DECISION	
Required for subdivision and water and wastewater systems	
REGIONAL OFFICE STAFF SIGNATURE	Carl Fuller, <i>P.E., Regional Engineer</i>
Digitally signed by Carl Fuller <b>Carl Fuller</b> Date: 2016.07.13 15:28:38 -04'00'	[phone] 802-505-3938 [email] <a href="mailto:carl.fuller@vermont.gov">carl.fuller@vermont.gov</a> <b>Department of Environmental Conservation</b> Drinking Water & Groundwater Protection Division - Montpelier Regional Office 1 National Life Drive, Davis 1, Montpelier, VT 05620-3703

*The following are preliminary, non-binding determinations made by DEC Permit Specialists identifying other permits that may be needed*  
**PRIOR TO COMMENCEMENT OF CONSTRUCTION**

Preliminary, Non-binding Determination of the Applicability of Other State Permits	
Note: Fact Sheet numbers below refer to permit fact sheets available at: <a href="http://www.anr.state.vt.us/dec/permit_hb/tableofcontents.htm">http://www.anr.state.vt.us/dec/permit_hb/tableofcontents.htm</a>	
Agency of Natural Resources - Department of Environmental Conservation	
WASTE MANAGEMENT & PREVENTION DIVISION	
<input checked="" type="checkbox"/> Disposal of Inert Waste, Untreated Wood & Stumps [ Fact Sheets #41 & 44 ] Contact: Dennis Fekert    Email: <a href="mailto:dennis.fekert@vermont.gov">dennis.fekert@vermont.gov</a> Phone: 802-522-0195	
WATERSHED MANAGEMENT DIVISION	
<input checked="" type="checkbox"/> Flood Plains <input checked="" type="checkbox"/> Northeast Region Contact: Sacha Pealer, CFM    Email: <a href="mailto:sacha.pealer@vermont.gov">sacha.pealer@vermont.gov</a> Phone: 802-490-6162	
<input checked="" type="checkbox"/> Stormwater: Developments [ Fact Sheets #6.2 & 6.3 ] <input checked="" type="checkbox"/> Contact: Christina Clark    Email: <a href="mailto:christina.clark@vermont.gov">christina.clark@vermont.gov</a> Phone: 802-490-6167	
Agency of Transportation	
<input checked="" type="checkbox"/> Access to State Highways (residential, commercial) [ Fact Sheet #66 ] Contact: Craig Keller    Email: <a href="mailto:craig.keller@vermont.gov">craig.keller@vermont.gov</a> Phone: 802-828-2485	
Vermont Energy Code Assistance Center	
<input checked="" type="checkbox"/> Vermont Building Energy Standards [ Fact Sheet #47.2 ] Contact: Kelly Launder    Email: <a href="mailto:kelly.launder@vermont.gov">kelly.launder@vermont.gov</a> Phone: 802-828-4039	
Local Permits	
<input checked="" type="checkbox"/> See your Town Clerk, Zoning Administrator, Planning Commission or Public Works	

## Other

 Other approvals or comments

The project is in a deer wintering area. Please contact Noel Dodge (802-476-0199) to discuss options to minimize the impact of your project on deer habitat and other wildlife.

The river corridor extends into lots 1 and 3. Please contact Sacha Peeler for more information about flood plain regulations.

PERMIT SPECIALIST SIGNATURE



2016.07.13

13:17:27 -04'00'

**Peter Kopsco, Permit Specialist**[phone] 802-505-5367 [email] [pete.kopsco@vermont.gov](mailto:pete.kopsco@vermont.gov)**Department of Environmental Conservation**

Environmental Assistance Office

1 National Life Drive, Main 2, Montpelier, VT 05620-3804