

Project Review Sheet

Date Initiated	9/2/2020	ANR PIN#	RU03-0401	WW Project#	WW-1-1163 series	Pre-application Review	<input type="checkbox"/>
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Project Information

General Information

PROJECT NAME (if applicable) Elemental Partners LLC - Revision of all other previous plans- this project is for a 9 lot subdivision		PROJECT TOWN Brandon	
PROJECT LOCATION (911 address if available) Steinberg Road- Acreage: 93.3 Acres // Brandon Parcel: 0016-0074		SPAN(S) (if available)	

Contact(s)

CONTACT TYPE Landowner	NAME Michael Jacob, Manager	ORGANIZATION NAME (if applicable) Elemental Partners LLC		
ADDRESS 656 Robinson Rd		TOWN Sebastopol	STATE CA	ZIP 95472
PHONE 707-246-8845	CELL PHONE	EMAIL tdmj@sonic.net		
CONTACT TYPE Consultant	NAME Zoltan Horvath, Licensed Designer	ORGANIZATION NAME (if applicable)		
ADDRESS 107 Cobb Hill Road		TOWN Brandon	STATE VT	ZIP 05733
PHONE 802-558-2072	CELL PHONE	EMAIL Zoltan.Horvath@partner.vermont.gov		

Project Description

ENTERED BY Rick Oberkirch	INFORMATION SOURCE Individual	DATE ENTERED
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PROJECT DESCRIPTION
Revision of all other previous plans: Proposed 9 lot residential subdivision.

DEC Prior Permits



PERMIT TYPE Subdivision	PERMIT NUMBER EC-1-1809
PERMIT TYPE Wastewater System & Potable Water Supply	PERMIT NUMBER WW-1-1163 series

*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). Reconsideration requests are governed by Act 250 Rule 3(B) and should be directed to the district coordinator at the above address. Effective May 31, 2016, any appeal of this decision must be filed with the Superior Court, Environmental Division (32 Cherry Street, 2nd Floor, Ste. 303, Burlington, VT 05401) within 30 days of the date the decision was issued, pursuant to 10 V.S.A. Chapter 220. The Notice of Appeal must comply with the Vermont Rules for Environmental Court Proceedings (VRECP). The appellant must file with the Notice of Appeal the entry fee required by 32 V.S.A. § 1431, which is \$295.00. The appellant also must serve a copy of the Notice of Appeal on the Natural Resources Board, 10 Baldwin Street, Montpelier, VT 05633-3201, and on other parties in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings.

PERSON REQUESTING JURISDICTIONAL OPINION Zoltan Horvath, Licensed Designer	REQUESTOR TYPE Landowner/Agent	ACT 250 PERMIT NUMBER (if any) No prior permit known	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 checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
BASIS FOR DECISION	
Less than 10 lots created in a municipality that has permanent zoning and subdivision bylaws, no Act 250 permit required. 10 V.S.A section 19(A)(i). However, if the ultimate plan involves the construction of 10 or more "housing units" on the parcels, an Act 250 permit WILL be required. 10 V.S.A. section 3(A)(iv).	
DISTRICT COORDINATOR SIGNATURE	Kim Lutchko, District Coordinator  [phone] 802-786-5099 [email] kim.lutchko@vermont.gov Natural Resources Board Districts 1 & 8 Environmental Commissions 440 Asa Bloomer State Office Bldg, 4th Floor, Rutland, VT 05701-5903
 <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> 2020.11.05 15:43:28 -05'00' </div>	

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	
Based on the information provided, the proposed project appears to entail multiple "permit triggers" as specified in §1-301(a) of Chapter 1 of the Environmental Protection Rules.	
REGIONAL OFFICE STAFF SIGNATURE	Dave Swift, Regional Engineer  [phone] 802-345-7493 [email] dave.swift@vermont.gov Department of Environmental Conservation Drinking Water & Groundwater Protection Division - Rutland Regional Office 450 Asa Bloomer Office Bldg., Rutland, VT 05701-5903
 <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> 2020.09.02 20:49:48 -04'00' </div>	

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

SPECIAL WETLANDS DISCLAIMER

A desktop review cannot definitively confirm the presence or absence of a wetland in or within fifty feet of your project site. This review sheet is the result of a desktop review that included reviewing the project site with these mapping tools available at <https://anr.vermont.gov/maps>. Many wetlands do not appear on these maps. You are advised to review the site on the ground for wetlands, regardless of whether this box is checked or not (<https://dec.vermont.gov/watershed/wetlands/what/guide>). To confirm the presence/absence of wetlands, contact a qualified environmental consultant (<https://dec.vermont.gov/watershed/wetlands/what/id/wetland-consultant-list>) or the State Wetlands Program (<https://dec.vermont.gov/watershed/wetlands>).

Preliminary, Non-binding Determination of the Applicability of Other State Permits

Note: Fact Sheet numbers below refer to permit fact sheets available at: <http://dec.vermont.gov/permits/handbook/info-sheets>

Agency of Natural Resources - Department of Environmental Conservation		
WATERSHED MANAGEMENT DIVISION		
<input checked="" type="checkbox"/> Wetlands [Fact Sheet #29] and Ponds [Fact Sheet #32.1]		
<input checked="" type="checkbox"/> Addison and Rutland Counties:		
Contact: Zapata Courage	Email: zapata.courage@vermont.gov	Phone: 802-490-6179
<input checked="" type="checkbox"/> Stormwater: Developments [Fact Sheets #6.2 & 6.3] [See Stormwater District Contacts Map]		
Contact: Terry Purcell	Email: terry.purcell@vermont.gov	Phone: 802-490-6166
Vermont Energy Code Assistance Center		
<input checked="" type="checkbox"/> Vermont Building Energy Standards [Fact Sheet #47.2]		
Contact: Kelly Launder	Email: kelly.launder@vermont.gov	Phone: 802-828-4039
Local Permits		
<input checked="" type="checkbox"/> See your Town Clerk, Zoning Administrator, Planning Commission or Public Works		

PERMIT SPECIALIST SIGNATURE