

**Natural Resources Board
District 3 Environmental Commission
100 Mineral Street, Suite 305, Springfield, VT 05156-3168**

Act 250 Jurisdictional Opinion #3-215

This Jurisdictional Opinion addresses Act 250 Jurisdiction only. Other permits may be required; see <http://dec.vermont.gov/environmental-assistance/permits>. For additional information, please contact the Agency of Natural Resources permit specialist, Pete Kopsko, at 802-505-5367 or email him at pete.kopsko@vermont.gov.

In an email dated August 11, 2021, from Richard Balagur to Linda Matteson, District Coordinator, Mr. Balagur requested a jurisdictional opinion for the project described below.

Representative for Landowner/Applicant: Richard Balagur
20 West Park Street
Lebanon, NH 03766
richard@balagur.com

Project Description: Boundary line adjustment between two existing parcels created in a previous subdivision authorized in Land Use Permit #3R0586 (McDonald/Bouchard Subdivision). No new lots created.

Existing Act 250 permit: 3R0586 and amendments **Town:** Thetford
Project Type: Commercial Residential Municipal/State
IS AN ACT 250 PERMIT IS REQUIRED? YES **NO**

BASIS FOR DECISION: The proposed project is not a material change to the permitted subdivision. Act 250 Rules 2(C)(6) and (34)(A). An Administrative Amendment could be used to clarify, for recordkeeping purposes, the new lot lines.

Signature:  **Date:** August 18, 2021

Linda Matteson, District Coordinator
District 3 Environmental Commission
100 Mineral Street, Suite 305, Springfield, VT 05156-3168
802-289-0598 / linda.matteson@vermont.gov
<https://NRB.vermont.gov>

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. 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(b)(1) (2015), 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 VRECP.

cc: Thetford Selectboard; Thetford Town Planning; Two Rivers-Ottawaquechee Regional Commission; ANR Office of Planning & Policy; Pete Kopsco, ANR Permit Specialist; Bill Keegan bill.b.keegan@gmail.com

Attached: Email and Survey dated 6/28/2021