



## ACT 250 JURISDICTIONAL OPINION JO 3-240

### Natural Resources Board

District 3 Environmental Commission  
100 Mineral Street, Suite # 305  
Springfield, VT 05156-3168  
<https://nrb.vermont.gov/>

[phone] 802-289-0603

This is a Jurisdictional Opinion based upon available information and a written request from the landowner/agent or other person. Any notified person or entity will be bound by this opinion unless that person or entity files a request for reconsideration with the District Coordinator or an appeal with the Superior Court, Environmental Division within 30 days of the issuance of this opinion (see below). This Opinion identifies Act 250 Jurisdiction only. Other permits may be required (e.g., <https://dec.vermont.gov/permits>). For more information, please contact the Agency of Natural Resources Permit Specialist serving your area: (<https://dec.vermont.gov/environmental-assistance/permits/specialists>).

I hereby request a jurisdictional opinion from the District Coordinator or Assistant District Coordinator regarding the jurisdiction of 10 V.S.A. Chapter 151 (Act 250) over the project described below.

Northstar Self Storage  
Gregory Ullstrom, Esq.  
Meub Associates, PLC  
65 Grove Street  
Rutland, Vermont, 05701  
ullstrom@yourvtlawyer.com

- Landowner  
 Agent  
 Other

**Project Location:** 2517 West Woodstock Road, Woodstock

### Project Description:

Convert a former commercial building subject to the 3W0312 permit series to a self-storage facility. There will be no new construction or demolition. Some exterior lighting on the west/rear of the building will be removed. Any lighting will be downcast. A new sign will be installed. The sign will not be internally lit.

**Existing Act 250 permit number(s) or series:** 3W0312

Project Type:  Commercial     Subdivision     Municipal/State     Mixed



Farming/Forestry    Housing    Other \_\_\_\_\_

Has the landowner or affiliated person subdivided before?  Yes    No    N/A

If Yes:   Location: \_\_\_\_\_   no. of lots: \_\_\_\_\_   Date \_\_\_\_\_

**AN ACT 250 PERMIT IS REQUIRED:**    YES    NO

**BASIS FOR DECISION:**

The project is not a material change to a previously permitted project. Act 250 Rule 2(C)(6).



DATE: April 4, 2022

Pete Kopsco  
District Coordinator, District 3 Environmental Commission  
100 Mineral Street, Suite # 305, Springfield, VT 05156-3168  
Telephone: (802) 595-2735  
Email: Peter.Kopsco@vermont.gov

*This is a jurisdictional opinion issued pursuant to 10 V.S.A. § 6007(c) and Act 250 Rule 3(B). 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 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 the entry fee required by 32 V.S.A. § 1431 with the Notice of Appeal, which is \$295.00. The appellant must also 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.*

## CERTIFICATE OF SERVICE

I hereby certify that I, Gina St. Sauveur, Natural Resources Board Technician, District 3 Environmental Commission, sent a copy of the foregoing **Jurisdictional Opinion JO 3-240** by U.S. Mail, postage prepaid, on this April 4, 2022 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.**

Northstar Self Storage  
Gregory Ullstrom, Esq.  
Meub Associates, PLC  
65 Grove Street  
Rutland, Vermont, 05701  
[ullstrom@yourvtlawyer.com](mailto:ullstrom@yourvtlawyer.com)

128 King Farm Road  
Woodstock, VT 05091  
lkay@trorc.org

Agency of Natural Resources  
1 National Life Drive, Davis 2  
Montpelier, VT 05620-3901  
[anr.act250@vermont.gov](mailto:anr.act250@vermont.gov)

Woodstock Selectboard  
Joe Swanson, Chair  
Ray Bourgeois, Vice Chair  
PO Box 488  
Woodstock, VT 05091  
[jswanson@townofwoodstock.org](mailto:jswanson@townofwoodstock.org)  
[rbourgeois@townofwoodstock.org](mailto:rbourgeois@townofwoodstock.org)

Natural Resources Board Chair  
10 Baldwin Street  
Montpelier, VT 05633-3201  
[NRB.General@vermont.gov](mailto:NRB.General@vermont.gov)  
[Peter.kposco@vermont.gov](mailto:Peter.kposco@vermont.gov)

Woodstock Village Trustees  
PO Box 488  
Woodstock, VT  
Jeffrey Kahn, Chair  
[unicornvt@gmail.com](mailto:unicornvt@gmail.com)

Woodstock Planning Commission  
Sally Miller, Chair  
PO Box 488  
Woodstock, VT 05091  
[spmiller22@gmail.com](mailto:spmiller22@gmail.com)



Natural Resources Board Technician  
802-751-0120  
[NRB.Act250Springfield@vermont.gov](mailto:NRB.Act250Springfield@vermont.gov)

Two Rivers-Ottauquechee Regional  
Commission

