



State of Vermont
Natural Resources Board
Act 250 Jurisdictional Opinion
JO-7-289

This is a Jurisdictional Opinion based upon available information and a written request from the Landowner/Agent or Other Person identified below. This Jurisdictional Opinion will become final and any person or entity who is individually notified will be bound by this Opinion unless that person or entity files a timely request for reconsideration (see bottom of page). This Jurisdictional Opinion addresses Act 250 Jurisdiction only. Other permits may be required (see <http://www.anr.state.vt.us/dec/permits.htm>). For additional information, please contact the Agency of Natural Resources permit specialist (see <http://www.anr.state.vt.us/dec/ead/pa/index.htm>).

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

☐ Landowner ☐ Agent ☒ Other:

Tiffany L. Young, Esq.

Young & Wilson, PC

PO Box 87 Lyndonville, VT 05851

PROJECT DESCRIPTION:

Conveyance of Lot 25, 26, 27, 28, and 29 of a subdivision of land located in Lunenburg, Vermont, in proximity of Neal Pond, and formerly known as "Winnesheewa Shores", as depicted on a June 30, 1968 survey map. The lots are further identified in an email dated 1-4-19 from Tiffany Young to Kirsten Sultan, with attachments (deeds and survey maps). It is noted that the subdivision lot layout was partially modified, then later revised to again follow the 1968 plan layout. Town mapping records are not currently well-organized and information is best known available.

Project Type: ☐ Commercial ☒ Subdivision ☐ Municipal/State ☐ Mixed
 ☐ Farming/Forestry ☐ Housing ☐ Other: _____

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

AN ACT 250 PERMIT IS REQUIRED: ☐ YES ☒ NO

BASIS FOR DECISION:

Lots created prior to June 1, 1970, and current conveyances, are not a "subdivision" pursuant to §6001(19).

SIGNATURE: _____

DATE: April 19, 2019

Kirsten Sultan, Coordinator, District #7 Environmental Commission
 Telephone: (802) 751-0126 Email: kirsten.sultan@vermont.gov
 374 Emerson Falls Road, Suite 4, St. Johnsbury, VT 05819

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 (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 Vermont Rules for Environmental Court Proceedings.