



**ACT 250
JURISDICTIONAL OPINION NO. 3-211**

State of Vermont
Natural Resources Board
District 3 Environmental Commission
100 Mineral Street, Suite 305
Springfield, VT 05156-3168
<https://nrb.vermont.gov/>

This is a Jurisdictional Opinion based upon available information and a written request dated March 22, 2021 from Peter Fracht, the agent for the landowner/leaseholder, Waterman Properties LLP and Pac-Van. 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 Pete, Kopsco, the Agency of Natural Resources Permit Specialist, at 802-505-5367 or email him at pete.kopsco@vermont.gov.

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.

Waterman Properties, LLP
PO Box 61
Bethel, VT 05032
lang@bethelmills.com
 Landowner

Peter Fracht
The Digital Image Works!
PO Box 1065, Enfield, NH 03748
david@thedigitalimageworks.com
 Agent for Pac-Van

Project Description: Pac-Van proposed to erect a sign at the intersection of Waterman Road (town road) and Waterman Industrial Park Road (private road), outside of the town road right-of-way on the south side of Waterman Industrial Road. The sign will be a single-sided, 4' X 8' sign attached to two 4" X 4" posts set in concrete. The posts will be painted white or clad in white. The sign will be cut vinyl on weatherproof signboard painted white with Pac-Van, Storage & Office Space Solutions and a phone number painted on the sign. The sign will not be lit and the bottom of the sign will be approximately 3 to 4 feet off the ground.

Existing Act 250 permit number(s) or series: 3W0206 and amendments

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



AN ACT 250 PERMIT IS REQUIRED: YES NO

BASIS FOR DECISION: Not a “material change” that would have a significant impact on any finding, conclusion, term or condition of the project’s permit or which may result in a significant adverse impact with respect to any of the criteria that Act 250 addresses.

Previous permits and documents can be viewed on the Act 250 database at <https://anrweb.vt.gov/anr/vtanr/Act250.aspx> and entering 3W0206 as the Project Number. Details for six permits related to this site will come up and you can click on each of the “details” for additional information. The most recent, 3W0206-4, was for the Pac-Van project.

 DATE: March 23, 2021
Linda Matteson, District Coordinator
District 3 Environmental Commission
802-289-0598 / linda.matteson@vermont.gov

cc: Royalton Selectboard, Royalton Planning Commission, Two Rivers-Ottauquechee Regional Commission, ANR Planning Office, Pete Kopsco

Attachments: email dated 3/22/2021, Fracht to Matteson with two attachments

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.