



State of Vermont

Natural Resources Board

Act 250 Jurisdictional Opinion

JO-7-320

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: **Andri Luescher**
2325 Jesse Street, Unit A
Los Angeles, CA 90023
andri@schneiderluescher.com

PROJECT DESCRIPTION:

Construct a single family residence on the ±73 acre parcel (with existing residence) located at 3997 Vermont Route 14, Craftsbury, Vermont, as further identified in the [JO Request and Exhibits](#).

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: Based on NRB mapping of Act 250 land use permits, the property is not subject to Act 250 jurisdiction via previously issued Act 250 permit, and the current project is neither a “subdivision” pursuant to 10 V.S.A. §6001(19), nor a “development”.

SIGNATURE: _____

DATE: December 22, 2021

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

Jurisdictional opinions are 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. Appeals of jurisdictional opinions 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). 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.

CERTIFICATE OF SERVICE

I hereby certify that I, Lori, Natural Resources Board Technician, sent a copy of the foregoing document Jurisdictional Opinion 7-320 by U.S. Mail, postage prepaid to the following individuals without e-mail addresses and by e-mail to the individuals with e-mail addresses listed, on this 22nd day of December 2021

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 e-mail below. If you have elected to receive notices and other documents by e-mail, it is your responsibility to notify our office of any e-mail address changes.

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/s/ Lori Grenier
Lori Grenier
Natural Resources Board Technician