

# Project Review Sheet

Date Initiated	<input type="text" value="5/19/2020"/>	ANR PIN#	<input type="text" value="NS05-0085"/>	WW Project#	<input type="text" value="N/A"/>	Pre-application Review <input checked="" type="checkbox"/>
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## Project Information

### General Information

PROJECT NAME (if applicable) Sun Lodge re-change of use (South Face Village, Okemo)	PROJECT TOWN Ludlow
PROJECT LOCATION (911 address if available) Lodge Rd	SPAN(S) (if available) 363-112-13611

### Contact(s)

CONTACT TYPE Consultant	NAME Craig Jewett, and Mary Beth Poli	ORGANIZATION NAME (if applicable) Otter Creek Engineering		
ADDRESS		TOWN	STATE VT	ZIP
PHONE 802-747-3080	CELL PHONE 802-291-4480	EMAIL Jewett@OtterCrk.com; Poli@OtterCrk.com		
CONTACT TYPE Landowner	NAME Andrew Becker	ORGANIZATION NAME (if applicable) South Face Village at Okemo Development Company, LLC		
ADDRESS 213 Court Street, Suite 603		TOWN Middletown	STATE CT	ZIP 06457
PHONE 860-632-3500	CELL PHONE	EMAIL abecker@southfaceatokemo.com		

### Project Description

ENTERED BY John Fay	INFORMATION SOURCE Individual	DATE ENTERED 5/20/2020 2:53 PM
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PROJECT DESCRIPTION  
 The Sun Lodge at the South Face Village at Okemo is a permitted but not yet constructed facility. The current wastewater permit is for a restaurant and other activities at the facility. The owners would like to change the plans back to residential units rather than a restaurant. The project change will not involve any new construction that was not permitted under previous permits for South Face Villlage. The engineers (Otter Creek) indicate that the change in plans will not increase design flow or operational characteristics of the wastewater system, and are requesting this Project Review Sheet to confirm what does or does not need to be done in regards to updating the WW permit. Any affect of the change in use on the Act 250 permit requirements are also requested as part of this PR Sheet.

### DEC Prior Permits

PERMIT TYPE Wastewater System & Potable Water Supply (WW-2-2009-R, -R1, -R2, -R3, -R4, -1, -1R1, -2, and -3)	PERMIT NUMBER WW-2-2009 series
PERMIT TYPE Act 250	PERMIT NUMBER 2S1198-5A, -5B, -6
PERMIT TYPE Stormwater	PERMIT NUMBER 3924-9015.1A; .2A; -INDC.R
PERMIT TYPE Wetlands	PERMIT NUMBER 2009-307

**Jurisdictional Opinion(s) for permits that may be needed from the District Environmental Office *PRIOR TO COMMENCEMENT OF CONSTRUCTION***

### Act 250 Jurisdictional Opinion

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. Effective May 31, 2016, 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, 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.

PERSON REQUESTING JURISDICTIONAL OPINION <b>Mary Beth Poli</b>	REQUESTOR TYPE <b>Landowner/Agent</b>	ACT 250 PERMIT NUMBER (if any)	HAS THE LANDOWNER SUBDIVIDED BEFORE? <input type="checkbox"/> Yes <input type="checkbox"/> No
TYPE OF PROJECT (check all that apply) <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Agricultural <input type="checkbox"/> Municipal <input type="checkbox"/> State <input type="checkbox"/> Federal			
IS AN ACT 250 PERMIT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		COPIES SENT TO STATUTORY PARTIES? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
BASIS FOR DECISION <b>An Act 250 is required because the proposed project is a material change to what was previously permitted. Act 250 Rule 2(C)(6).</b>			
DISTRICT COORDINATOR SIGNATURE <b>2020.06.05</b> <b>10:34:16 -04'00'</b>		<b>Stephanie Gile, District 2 Coordinator</b> [phone] 802-289-0597 [email] <a href="mailto:stephanie.gile@vermont.gov">stephanie.gile@vermont.gov</a> <b>Natural Resources Board</b> Districts 2 & 3 Environmental Commission 100 Mineral Street, Suite 305, Springfield, VT 05156	

### Wastewater System & Potable Water Supply Permit Jurisdictional Opinion

IS A WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> Permit application currently under review <input checked="" type="checkbox"/> No <input type="checkbox"/> Permit issued on _____	PERMIT NOT REQUIRED? <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Home Occupation <input type="checkbox"/> Clean Slate <input type="checkbox"/> Notice of Permit Requirement
BASIS FOR DECISION <b>1-304(13)&amp;(14)**No change shall be made to the approved, previously permitted water supply and/or sewer line locations.</b>	
REGIONAL OFFICE STAFF SIGNATURE <b>2020.05.26</b> <b>06:55:39 -04'00'</b>	<b>Terry Shearer, Assistant Regional Engineer</b> [phone] 802-591-0338 [email] <a href="mailto:terry.shearer@vermont.gov">terry.shearer@vermont.gov</a> <b>Department of Environmental Conservation</b> Drinking Water & Groundwater Protection Division - Springfield Regional Office 100 Mineral Street, Suite 303, Springfield, VT 05156

*The following are preliminary, non-binding determinations made by DEC Permit Specialists identifying other permits that may be needed*  
**PRIOR TO COMMENCEMENT OF CONSTRUCTION**

**SPECIAL WETLANDS DISCLAIMER**

A desktop review cannot definitively confirm the presence or absence of a wetland in or within fifty feet of your project site. This review sheet is the result of a desktop review that included reviewing the project site with these mapping tools available at <https://anr.vermont.gov/maps>. Many wetlands do not appear on these maps. You are advised to review the site on the ground for wetlands, regardless of whether this box is checked or not (<https://dec.vermont.gov/watershed/wetlands/what/guide>). To confirm the presence/absence of wetlands, contact a qualified environmental consultant (<https://dec.vermont.gov/watershed/wetlands/what/id/wetland-consultant-list>) or the State Wetlands Program (<https://dec.vermont.gov/watershed/wetlands>).

### Preliminary, Non-binding Determination of the Applicability of Other State Permits

Note: Fact Sheet numbers below refer to permit fact sheets available at: <http://dec.vermont.gov/permits/handbook/info-sheets>

<b>Department of Public Safety</b>
<input checked="" type="checkbox"/> Construction Permit Fire Prevention, Electrical, Plumbing, Accessibility (ADA) [ Fact Sheets #49, 50, 50.1, & 50.2 ] <input checked="" type="checkbox"/> Springfield:    802-885-8883  <input checked="" type="checkbox"/> Plumbing in Residences Served by Public Water/Sewer with 10 or More Customers [ Fact Sheet #50.2 ] Phone: 802-786-5867
<b>Vermont Energy Code Assistance Center</b>

Vermont Building Energy Standards [ Fact Sheet #47.2 ]Contact: [Kelly Launder](#)Email: [kelly.launder@vermont.gov](mailto:kelly.launder@vermont.gov)

Phone: 802-828-4039

**Local Permits** See your Town Clerk, Zoning Administrator, Planning Commission or Public Works

PERMIT SPECIALIST SIGNATURE



2020.06.05

10:53:40 -04'00'

**John Fay, Permit Specialist**[phone] 802-279-4747 [email] [john.fay@vermont.gov](mailto:john.fay@vermont.gov)**Department of Environmental Conservation**Environmental Assistance Office - Springfield Regional Office  
100 Mineral Street, Suite 303, Springfield, VT 05156