

Project Review Sheet

Date Initiated	<input type="text" value="1/31/2019"/>	ANR PIN#	<input type="text" value="BR14-0227"/>	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) Free Verse Farm Campground	PROJECT TOWN Chelsea
PROJECT LOCATION (911 address if available) 34 Baraw Hill Rd.	SPAN(S) (if available)

Contact(s)

CONTACT TYPE Applicant	NAME Misha Johnson & Taylor Katz	ORGANIZATION NAME (if applicable) Free Verse Farm & Apothecary
ADDRESS 34 Baraw Hill Rd.	TOWN Chelsea	STATE VT
PHONE 802-685-3174	CELL PHONE	ZIP 05038
EMAIL thefarmers@freeversefarm.com		

Project Description

ENTERED BY Peter Kopsco	INFORMATION SOURCE Individual	DATE ENTERED
PROJECT DESCRIPTION Operate a campground with a mixture of campsites and small vintage campers (up to five sites, with up to two being campers) on 38.2 acre lot 2 of WW-3-10786 (with an existing three bedroom single family residence and the farm). Each site has, or would have, a fire pit and picnic bench.		
They also plan to build a building to dry herbs. The building would be served by water and wastewater.		

DEC Prior Permits

PERMIT TYPE Wastewater System & Potable Water Supply	PERMIT NUMBER WW-3-10786 series
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*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 Misha Johnson	REQUESTOR TYPE Landowner/Agent	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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input checked="" 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
construction of improvements for the campground is a commercial purpose and triggers Act 250. 10 V.S.A. section 6001(3)(A)(i). Jurisdiction would attach to all that the person owned and/or controlled and is contiguous.

DISTRICT COORDINATOR SIGNATURE <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="font-family: cursive; font-size: 1.2em;">Linda Matteson</div> <div style="text-align: right;"> 2019.02.06 13:22:17 -05'00' </div> </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> <div> Linda Matteson, Coordinator [phone] 802-289-0598 [email] linda.matteson@vermont.gov Natural Resources Board District 3 Environmental Commission 100 Mineral Street, Suite 305, Springfield, VT 05156 </div> <div style="text-align: right;">  VERMONT </div> </div>
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Wastewater System & Potable Water Supply Permit Jurisdictional Opinion

IS A WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED? <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </div> <div> <input type="checkbox"/> Permit application currently under review <input type="checkbox"/> Permit issued on _____ </div> </div>	PERMIT NOT REQUIRED? <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Clean Slate </div> <div> <input type="checkbox"/> Home Occupation <input type="checkbox"/> Notice of Permit Requirement </div> </div>
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BASIS FOR DECISION
the project involves the creation of a camp ground.

REGIONAL OFFICE STAFF SIGNATURE <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="font-family: cursive; font-size: 1.2em;">Carl Fuller</div> <div style="text-align: right;"> 2019.02.06 12:26:01 -05'00' </div> </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> <div> Carl Fuller, P.E., Regional Engineer [phone] 802-505-3938 [email] carl.fuller@vermont.gov Department of Environmental Conservation Drinking Water & Groundwater Protection Division - Montpelier Regional Office 1 National Life Drive, Davis 1, Montpelier, VT 05620-3703 </div> <div style="text-align: right;">  VERMONT </div> </div>
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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>

Agency of Natural Resources - Department of Environmental Conservation
WATERSHED MANAGEMENT DIVISION <input checked="" type="checkbox"/> Wetlands [Fact Sheet #29] <input checked="" type="checkbox"/> Caledonia and Orange Counties: Contact: Julie Follensbee Email: julie.follensbee@vermont.gov Phone: 802-490-6175
Department of Public Safety
<input checked="" type="checkbox"/> Construction Permit Fire Prevention, Electrical, Plumbing, Accessibility (ADA) [Fact Sheets #49, 50, 50.1, & 50.2] <input checked="" type="checkbox"/> Barre: 802-479-4434
Department of Health
<input checked="" type="checkbox"/> Food, Lodging, Bakeries, Food Processors, Children's Camps [Fact Sheets #51, 51.1, 52, 53, 53.1, 54, 55, & 55.1] <input checked="" type="checkbox"/> Contact: Taylor Gillich Email: taylor.gillich@vermont.gov Phone: 802-476-0159
Agency of Agriculture
<input checked="" type="checkbox"/> Green Houses/Nurseries [Fact Sheet #79] Contact: Tim Schmalz Email: tim.schmalz@vermont.gov Phone: 802-241-3544 <input checked="" type="checkbox"/> Weights and Measures, Gas Pumps, Scales [Fact Sheet #88] Contact: Bev Delude Email: bev.delude@vermont.gov Phone: 802-828-2436
Secretary of State
<input checked="" type="checkbox"/> Business Registration [Fact Sheet #90.1] Phone: 802-828-2386
Department of Taxes
<input checked="" type="checkbox"/> Income and Business Taxes (sales, meals/rooms, etc.) [Fact Sheets #91, 92, 93, 94, 95, & 96]

Phone: [802-828-2551](tel:802-828-2551)

Local Permits

☒ See your Town Clerk, Zoning Administrator, Planning Commission or Public Works

PERMIT SPECIALIST SIGNATURE



2019.02.06

12:04:44 -05'00'

Peter Kopsco, Permit Specialist[phone] 802-505-5367 [email] pete.kopsco@vermont.gov**Department of Environmental Conservation**

Environmental Assistance Office

1 National Life Drive, Main 2, Montpelier, VT 05620-3804