

Project Review Sheet

Date Initiated	5/3/2019	ANR PIN#	NS05-0063	WW Project#	N/A	Pre-application Review	<input checked="" type="checkbox"/>
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Project Information

General Information

PROJECT NAME (if applicable) Gish - Greenside Cafe	PROJECT TOWN Sharon
PROJECT LOCATION (911 address if available) 4930 Rte. 14	SPAN(S) (if available)

Contact(s)

CONTACT TYPE Applicant	NAME Kevin & Dee Gish	ORGANIZATION NAME (if applicable)
ADDRESS PO Box 265	TOWN Sharon	STATE VT
PHONE 802-763-8539	CELL PHONE	ZIP 05065
CONTACT TYPE Landowner	NAME Hull Maynard and Margaret Walsh	ORGANIZATION NAME (if applicable)
ADDRESS 4930 Rte. 14	TOWN Sharon	STATE VT
PHONE 802-763-7696	CELL PHONE	ZIP 05065
	EMAIL hmaynard3@myfairpoint.net	

Project Description

ENTERED BY John Fay	INFORMATION SOURCE Individual	DATE ENTERED 5/3/2019 1:40 PM
PROJECT DESCRIPTION Parcel size = 2.2 acres. Convert existing residential property into a small cafe and possibly 1-3 rental unit(s). No new buildings or additions, but there would be alterations within the existing residence (cafe) and possibly barn (rental unit(s)). Current owner has preliminary plans for a secondary septic system that would satisfy needs for two 2-bedroom apartments and one 1-bedroom apartment.		

DEC Prior Permits

PERMIT TYPE Wastewater System & Potable Water Supply	PERMIT NUMBER WW-3-1026 and -R
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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 Kevin Gish	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 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

Construction of improvements for commercial purpose on more than one acre in Sharon triggers Act 250. 10 V.S.A. section 6001(3)(A)(ii).

DISTRICT COORDINATOR SIGNATURE

Linda Matteson 2019.05.03
14:17:44 -04'00'

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

Wastewater System & Potable Water Supply Permit Jurisdictional Opinion

IS A WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED?

- ☒ **Yes** ☐ Permit application currently under review
☐ No ☐ Permit issued on _____

PERMIT NOT REQUIRED?

- ☐ Boundary Line Adjustment ☐ Home Occupation
☐ Clean Slate ☐ Notice of Permit Requirement

BASIS FOR DECISION

Conversion of use.

REGIONAL OFFICE STAFF SIGNATURE

Terry Shearer 2019.05.03
13:46:09 -04'00'

Terry Shearer, Assistant Regional Engineer

[phone] 802-591-0338 [email] terry.shearer@vermont.gov
Department of Environmental Conservation

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>

Agency of Natural Resources - Department of Environmental Conservation

WASTE MANAGEMENT & PREVENTION DIVISION

- ☒ Universal Recycling and Food Waste

Contact: [Materials Management Program](#)

Phone: 802-828-1138

Department of Public Safety

- ☒ Construction Permit Fire Prevention, Electrical, Plumbing, Accessibility (ADA) [Fact Sheets #49, 50, 50.1, & 50.2]

☒ Springfield: 802-885-8883

Department of Health

- ☒ Food & Lodging Program [Fact Sheets #51, 51.1, 52, 53, 53.1, 54, 55, & 55.1] [See [Public Health Inspection Area Map](#)]

☒ Contact: [Gordon Lodewyk](#)

Email: gordon.lodewyk@vermont.gov

Phone: 802-296-5562

- ☒ Program for Asbestos Control & Lead Certification [Fact Sheets #54, 55, & 55.1]

Phone: 802-863-7220

Agency of Transportation

- ☒ Access to State Highways (residential, commercial) [Fact Sheet #66]

Contact: [Craig Keller](#)

Email: craig.keller@vermont.gov

Phone: 802-279-1152

Vermont Energy Code Assistance Center

- ☒ Vermont Building Energy Standards [Fact Sheet #47.2]

Contact: [Kelly Launder](#)

Email: kelly.launder@vermont.gov

Phone: 802-828-4039

Division for Historic Preservation

- ☒
- Historic Buildings & Archeological Sites [Fact Sheets #
- [47.1](#)
- &
- [101](#)
-]

Buildings:

Contact: [James Duggan](#)Email: james.duggan@vermont.gov

Phone: 802-477-2288

Archeology:

Contact: [Scott Dillon](#)Email: scott.dillon@vermont.gov

Phone: 802-828-3048

Secretary of State

- ☒
- Business Registration [Fact Sheet #
- [90.1](#)
-]

Phone: [802-828-2386](#)

Department of Taxes

- ☒
- Income and Business Taxes (sales, meals/rooms, etc.) [Fact Sheets #
- [91](#)
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- [92](#)
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- [93](#)
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- [94](#)
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- [95](#)
- , &
- [96](#)
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Phone: [802-828-2551](#)

Local Permits

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

Other

- ☒
- Other approvals or comments

If the number of people onsite exceeds 24 for more than 60 days a year, you may also need a Public Water Supply permit: Meredith Maskell, meredith.maskell@vermont.gov, 802-585-4896

PERMIT SPECIALIST SIGNATURE



2019.05.03

14:32:29 -04'00'

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