

**Natural Resources Board
District 3 Environmental Commission
100 Mineral Street, Suite 305, Springfield, VT 05156-3168**

Act 250 Jurisdictional Opinion

This Jurisdictional Opinion addresses Act 250 Jurisdiction only. Other permits may be required; see <http://dec.vermont.gov/environmental-assistance/permits>. For additional information, please contact the Agency of Natural Resources permit specialist, John Fay, at 802-279-4747 or john.fay@vermont.gov.

☒ An email correspondence and a phone conversation on June 14, 2019 to Linda Matteson, District 3 Coordinator, Eric Bunge, on behalf of Northern Stage, requested a jurisdictional opinion regarding the jurisdiction of 10 V.S.A. Chapter 151 (Act 250) over the project described below. Some information provided by the Northern Stage website <https://northernstage.org/>.

Landowner: Northern Stage
74 Gates Street
White River Jct., VT 05001

Requesting Party: Eric Bunge
bunge3elb@gmail.com
507-272-1684

Project Description:

Northern Stage, a regional theater with educational and outreach programs, proposes to demolish or convert existing buildings located at 160 and 178 Gates Street, White River Junction, into staff housing with up to 39 units. The total acreage is approximately two acres and is located in the downtown area.

Existing Act 250 permit: None

Town: Hartford

Project Type: ☐ Commercial ☒ Residential ☐ Municipal/State

IS AN ACT 250 PERMIT IS REQUIRED? ☒ **YES** ☐ NO

BASIS FOR DECISION: Construction of a housing project with 10 or more units within a 5-mile radius requires an Act 250 permit. There is no "priority housing" or "affordable housing" component to the project. 10 V.S.A. section 6001(3)(A)(iv). The application and other information can be accessed off the Natural Resources Board's website at <https://nrb.vermont.gov/>.

Signature: 

Date: June 17, 2019

Linda Matteson, District Coordinator
District 3 Environmental Commission
100 Mineral Street, Suite 305, Springfield, VT 05156-3168
802-289-0598 / linda.matteson@vermont.gov

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. 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(b)(1) (2015), 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 VRECP.

cc (electronic only): Hartford Selectboard; Hartford Town Planning; Two Rivers-Ottawquechee Regional Commission; ANR Office of Planning; John Fay, ANR Permit Specialist; VT Division for Historic Preservation