

# Project Review Sheet

|                |  |          |                                  |             |                                  |                        |                                     |
|----------------|--|----------|----------------------------------|-------------|----------------------------------|------------------------|-------------------------------------|
| Date Initiated | <input type="text" value="5/28/2020"/> | ANR PIN# | <input type="text" value="n/a"/> | WW Project# | <input type="text" value="n/a"/> | Pre-application Review | <input checked="" type="checkbox"/> |
|----------------|--|----------|----------------------------------|-------------|----------------------------------|------------------------|-------------------------------------|

**Project Information**
**General Information**

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| PROJECT NAME (if applicable)<br><b>Randolph House Senior Housing – Rehab &amp; Expansion</b> |  | PROJECT TOWN<br><b>Randolph</b> |
| PROJECT LOCATION (911 address if available)<br><b>65 North Main St.</b>                      | SPAN(S) (if available)<br><b>507-159-13655</b> |                                 |

**Contact(s)**

|                                  |  |   |                    |                     |
|----------------------------------|--|---|--------------------|---------------------|
| CONTACT TYPE<br><b>Applicant</b> | NAME<br><b>Julie Iffland, Executive Director</b> | ORGANIZATION NAME (if applicable)<br><b>Randolph House Holdings</b> |                    |                     |
| ADDRESS<br><b>P.O. Box 409</b>   |  | TOWN<br><b>Randolph</b>   | STATE<br><b>VT</b> | ZIP<br><b>05060</b> |
| PHONE<br><b>802-728-4305</b>     | CELL PHONE                                       | EMAIL<br><b>julie@racdc.com</b>                                     |                    |                     |

**Project Description**

|                                   |   |              |
|-----------------------------------|---|--------------|
| ENTERED BY<br><b>Peter Kopsco</b> | INFORMATION SOURCE<br><b>Individual</b> | DATE ENTERED |
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**PROJECT DESCRIPTION**  
 Randolph House is currently a 48 unit apartment building for low- and extremely low-income seniors and younger disabled people. The project involves the rehab and expansion of the Randolph House senior apartments, which is a 7 story steel framed brick building extending 3 floors below and 4 floor above the Main Street elevation. The purpose of the project is to update the existing building and to add amenities that will allow the building to continue to be used to safely house low income seniors for another generation of use. Specifically, the plans call for updates to the existing elevator and other life safety systems, access, mechanical systems, aesthetics, and other building features, and the expansion of the existing building to include a second elevator, additional community rooms, staff offices, bathrooms, and parking. The addition will be located to the rear of the existing building facing Prince Street (see attached schematic drawings). No new units will be added at this time, but we anticipate the possibility of expansion of the building to include additional units in the future. :The property is on town water and sewer.

**DEC Prior Permits**

|                               |                                |
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| PERMIT TYPE<br><b>Act 250</b> | PERMIT NUMBER<br><b>3R0260</b> |
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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.

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| PERSON REQUESTING JURISDICTIONAL OPINION<br><b>Julie Iffland</b> | REQUESTOR TYPE<br><b>Landowner/Agent</b> | ACT 250 PERMIT NUMBER (if any)<br><b>3R0260 series</b> | HAS THE LANDOWNER SUBDIVIDED BEFORE?<br><input type="checkbox"/> Yes <input type="checkbox"/> No |
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TYPE OF PROJECT (check all that apply)

Commercial   
  Residential   
  Agricultural   
  Municipal   
  State   
  Federal

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| IS AN ACT 250 PERMIT REQUIRED?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | COPIES SENT TO STATUTORY PARTIES?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
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BASIS FOR DECISION  
**Material change to the previously permitted development. Act 250 Rule 2(C)(6).**

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| DISTRICT COORDINATOR SIGNATURE<br><br>2020.06.02<br>15:22:17 -04'00' | <b>Linda Matteson, Coordinator</b><br>[phone] 802-289-0598 [email] <a href="mailto:linda.matteson@vermont.gov">linda.matteson@vermont.gov</a><br><b>Natural Resources Board</b><br>District 3 Environmental Commission<br>100 Mineral Street, Suite 305, Springfield, VT 05156 |
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### Wastewater System & Potable Water Supply Permit Jurisdictional Opinion

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| IS A WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED?<br><input type="checkbox"/> Yes <input type="checkbox"/> Permit application currently under review<br><input checked="" type="checkbox"/> No <input type="checkbox"/> Permit issued on _____ | PERMIT NOT REQUIRED?<br><input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Home Occupation<br><input type="checkbox"/> Clean Slate <input type="checkbox"/> Notice of Permit Requirement |
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BASIS FOR DECISION  
 provided no new water or sewer service lines are out of the new addition.  
 increase in units will be under exemption 1-304 (13) and (14)

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| REGIONAL OFFICE STAFF SIGNATURE<br><br>2020.06.02<br>15:10:26 -04'00' | <b>Carl Fuller, P.E., Regional Engineer</b><br>[phone] 802-505-3938 [email] <a href="mailto:carl.fuller@vermont.gov">carl.fuller@vermont.gov</a><br><b>Department of Environmental Conservation</b><br>Drinking Water & Groundwater Protection Division - Montpelier Regional Office<br>1 National Life Drive, Davis 1, Montpelier, VT 05620-3703 |
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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>

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| <b>Agency of Natural Resources - Department of Environmental Conservation</b>  |
| WASTE MANAGEMENT & PREVENTION DIVISION<br><input checked="" type="checkbox"/> Demolition Waste<br>Contact: Jim Surwillo      Email: <a href="mailto:james.surwilo@vermont.gov">james.surwilo@vermont.gov</a> Phone: 802-522-5056 |
| <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 ]<br><input checked="" type="checkbox"/> Barre:      802-479-4434         |
| <b>Department of Health</b>  |
| <input checked="" type="checkbox"/> Program for Asbestos Control & Lead Certification [ Fact Sheets #54, 55, & 55.1 ]<br>Phone: 802-863-7220   |
| <b>Vermont Energy Code Assistance Center</b>   |
| <input checked="" type="checkbox"/> Vermont Building Energy Standards [ Fact Sheet #47.2 ]<br>Contact: Kelly Launder      Email: <a href="mailto:kelly.launder@vermont.gov">kelly.launder@vermont.gov</a> Phone: 802-828-4039    |
| <b>Local Permits</b>   |
| <input checked="" type="checkbox"/> See your Town Clerk, Zoning Administrator, Planning Commission or Public Works   |

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| PERMIT SPECIALIST SIGNATURE<br><br>2020.06.02<br>14:54:12 -04'00' | <b>Peter Kopsco, Permit Specialist</b><br>[phone] 802-505-5367 [email] <a href="mailto:pete.kopsco@vermont.gov">pete.kopsco@vermont.gov</a><br><b>Department of Environmental Conservation</b><br>Environmental Assistance Office<br>1 National Life Drive, Main 2, Montpelier, VT 05620-3804 |
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