

# Project Review Sheet

Date Initiated	10/4/2019	ANR PIN#	N/A	WW Project#	N/A	Pre-application Review	<input checked="" type="checkbox"/>
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## Project Information

### General Information

PROJECT NAME (if applicable) Red Kite Candy retail store	PROJECT TOWN Norwich
PROJECT LOCATION (911 address if available) 147 US-5 (on same lot as Killdeer Farm, now Crossroads Farm stand)	SPAN(S) (if available) 450-142-12737

### Contact(s)

CONTACT TYPE Applicant	NAME Mike McCabe	ORGANIZATION NAME (if applicable) Red Kite Candy
ADDRESS 226 B Industrial Dr	TOWN Bradford	STATE VT
PHONE 802-449-3400	CELL PHONE	EMAIL mike@redkitecandy.com
CONTACT TYPE Landowner	NAME Sally Bower	ORGANIZATION NAME (if applicable)
ADDRESS	TOWN Norwich	STATE VT
PHONE 802-649-1705	CELL PHONE	EMAIL scbower@hotmail.com

### Project Description

ENTERED BY John Fay	INFORMATION SOURCE Individual	DATE ENTERED 10/7/2019 10:23 AM
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PROJECT DESCRIPTION  
Project is to open a retail candy store in an existing building, and expand the parking area to the right (SW) of the building. (Candy manufacturing will continue to be done in Bradford.) Only interior remodeling, no exterior construction other than parking area, and signage. Past uses include professional offices, antique store, salad dressing store. Still under 1 acre of impervious even with new parking and existing farm stand.

### DEC Prior Permits



PERMIT TYPE Act 250	PERMIT NUMBER 3R0289 (for farmstand on lot)
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*Jurisdictional Opinion(s) for permits that may be needed from the District Environmental Office **PRIOR TO COMMENCEMENT OF CONSTRUCTION***

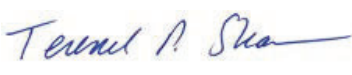

## Act 250 Jurisdictional Opinion

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 Mike McCabe	REQUESTOR TYPE Landowner/Agent	ACT 250 PERMIT NUMBER (if any) 3R0289	HAS THE LANDOWNER SUBDIVIDED BEFORE? <input type="checkbox"/> Yes <input type="checkbox"/> No
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TYPE OF PROJECT (check all that apply)	
<input checked="" type="checkbox"/> Commercial <input 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?	COPIES SENT TO STATUTORY PARTIES?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
BASIS FOR DECISION Material change to permitted development. Change in use of the building and construction. Act 250 Rule 2(C)(6).	
DISTRICT COORDINATOR SIGNATURE	
 2019.10.07 11:10:33 -04'00'	<b>Linda Matteson</b> , Coordinator  VERMONT [phone] 802-289-0598 [email] <a href="mailto:linda.matteson@vermont.gov">linda.matteson@vermont.gov</a> <b>Natural Resources Board</b> 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?		PERMIT NOT REQUIRED?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Permit application currently under review <input type="checkbox"/> No <input type="checkbox"/> Permit issued on _____	<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 Change/conversion of use.			
REGIONAL OFFICE STAFF SIGNATURE			
 2019.10.07 10:47:44 -04'00'		<b>Terry Shearer</b> , Assistant Regional Engineer  VERMONT [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>

Agency of Natural Resources - Department of Environmental Conservation	
WATERSHED MANAGEMENT DIVISION	
<input checked="" type="checkbox"/> Wetlands [ Fact Sheet #29 ] <input checked="" type="checkbox"/> Bennington, Windham, and Windsor Counties: Contact: <a href="mailto:Rebecca.Chalmers@vermont.gov">Rebecca Chalmers</a> Email: <a href="mailto:rebecca.chalmers@vermont.gov">rebecca.chalmers@vermont.gov</a> Phone: 802-490-6192	
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"/> Springfield:    802-885-8883	
Department of Health	
<input checked="" type="checkbox"/> Program for Asbestos Control & Lead Certification [ Fact Sheets #54, 55, & 55.1 ] Phone: 802-863-7220	
Agency of Transportation	
<input checked="" type="checkbox"/> Signs (Travel Information Council) [ Fact Sheet #63 ] Contact: <a href="mailto:Toni.May@vermont.gov">Toni May</a> Email: <a href="mailto:toni.may@vermont.gov">toni.may@vermont.gov</a> Phone: 802-279-9599	

## Agency of Agriculture

☒ Weights and Measures, Gas Pumps, Scales [ Fact Sheet #88 ]Contact: [Marc Paquette](#)Email: [marc.paquette@vermont.gov](mailto:marc.paquette@vermont.gov)

Phone: 802-828-2433

## Vermont Energy Code Assistance Center

☒ 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

## Other

☒ Other approvals or **comments**

I have checked off Wetlands above due to the hydric soils and other wetlands behind the buildings on the lot; I suggest you contact the staff listed above to ensure the parking area will not be in the buffer zone.

PERMIT SPECIALIST SIGNATURE



2019.10.10

11:03:49 -04'00'

**John Fay, Permit Specialist** VERMONT[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