

Project Review Sheet

Date Initiated	<input type="text" value="6/12/2020"/>	ANR PIN#	<input type="text" value="N/A"/>	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) Robillard Cabins	PROJECT TOWN Hartford
PROJECT LOCATION (911 address if available) Benjamin Rd (unimproved lot(s) across from 151 Benjamin Rd)	SPAN(S) (if available) 285-090-12834

Contact(s)

CONTACT TYPE Applicant	NAME Mike Robillard	ORGANIZATION NAME (if applicable)		
ADDRESS		TOWN	STATE VT	ZIP
PHONE 857-204-5103	CELL PHONE	EMAIL Michael Robillard <michael.robillard@mail.mcgill.ca>		
CONTACT TYPE Landowner	NAME Matthew Spittle, Agent	ORGANIZATION NAME (if applicable) Vermont Horse Country Real Estate		
ADDRESS		TOWN Woodstock	STATE VT	ZIP
PHONE 802-457-4574	CELL PHONE	EMAIL mls@vthorseco.com		

Project Description

ENTERED BY John Fay	INFORMATION SOURCE Individual	DATE ENTERED 6/12/2020 12:18 PM
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PROJECT DESCRIPTION
Project Vision

Our idea is to build a campground tucked away into nature, with various cabins available for short-term rental to the general public. 3-6 cabins to begin with, later perhaps expanding to 20 or more. The cabins would be tiny in size, but offer some basic amenities that go beyond the traditional camping experience. For example, cabins would be equipped with hot and cold plumbing for a small kitchen area, shower, and toilet, as well as electricity and heat (and potentially a/c). Cabins would be secluded from one-another, with beautiful views looking out into nature, to allow for a private experience while on the campsite. We would also offer a small outdoor area for a campfire, some chairs, etc. at each cabin.

We are considering a variety of forms of cabins, including RVs on wheels that are beautifully decorated, A-frames built onto a platform, or tree houses. We would like to be able to offer a variety of cabin styles to guests to select based on their preference, but the variety available may ultimately be determined by permitting and regulations, or the ability to identify suitable trees for tree houses and so on.

Finally, we would like to run this as a year-round business that would bring tourists up to the Hartford area, with typically stays lasting from 1 to 3 nights, and generally lasting less than 1 month.

Lot size is 28 acres with a potential additional 15 acres. Lots are currently undeveloped.

DEC Prior Permits

PERMIT TYPE	PERMIT NUMBER none known
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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 Robillard with agent permission	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 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 10 acres triggers Act 250 in Hartford. 10 V.S.A. section 6110(3)(A)(1)			
DISTRICT COORDINATOR SIGNATURE 2020.06.12 12:49:28 -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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Permit application currently under review <input type="checkbox"/> No <input type="checkbox"/> Permit issued on _____	PERMIT NOT REQUIRED? <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 Construction of buildings/structures with water and wastewater facilities.	
REGIONAL OFFICE STAFF SIGNATURE 2020.06.15 07:41:44 -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

WATERSHED MANAGEMENT DIVISION

Wetlands [Fact Sheet #29] and Ponds [Fact Sheet #32.1]

Bennington, Windham, and Windsor Counties:

Contact: **Rebecca Chalmers**

Email: rebecca.chalmers@vermont.gov

Phone: 802-490-6192

Stream Alteration and Stream Crossing Structures [Fact Sheet #32] [See [ANR River Management Engineer District Map](#)]

For Southeastern Vermont:Contact: [Scott Jensen](#)Email: scott.jensen@vermont.gov

Phone: 802-490-6962

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

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](#), [92](#), [93](#), [94](#), [95](#), & [96](#)]

Phone: 802-828-2551

Local Permits See your Town Clerk, Zoning Administrator, Planning Commission or Public Works**Other** Other approvals or **comments**Hartford fire department for the Construction permit and the fire pit permits: 802-295-3232 fire@hartford-vt.org

The Wetlands and Stream Alteration programs will need to be contacted if any work is to be done near the stream or wet areas on that portion of the parcel.

PERMIT SPECIALIST SIGNATURE

2020.06.15

09:06:08 -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