

Project Review Sheet

Date Initiated	<input type="text" value="11/8/2019"/>	ANR PIN#	<input type="text" value="NS12-1345"/>	WW Project#	<input type="text" value="N/A"/>	Pre-application Review	<input checked="" type="checkbox"/>
----------------	--	----------	--	-------------	----------------------------------	------------------------	-------------------------------------

Project Information

General Information

PROJECT NAME (if applicable) South Block Project - 132 South Main - Housing and Retail	PROJECT TOWN Hartford
PROJECT LOCATION (911 address if available) 132 S Main St	SPAN(S) (if available) 285-090-11713

Contact(s)

CONTACT TYPE Consultant	NAME Jim Wasser	ORGANIZATION NAME (if applicable) Studio Nexus Architects + Planners, LLC	
ADDRESS 46 S. Main Street, Suite 206, PO Box 275	TOWN White River Junction	STATE VT	ZIP 05001
PHONE 802-275-5110 Ext. 101	CELL PHONE	EMAIL jimw@studionexusarch.com	
CONTACT TYPE Landowner	NAME Tim Sidore (Ledgeworks)	ORGANIZATION NAME (if applicable) Execusuite, LLC	
ADDRESS 21 Water Street	TOWN Lebanon	STATE NH	ZIP 03766
PHONE 603-727-9024	CELL PHONE	EMAIL wrjapts@gmail.com; tim@ledgeworks.com	
CONTACT TYPE Landowner	NAME	ORGANIZATION NAME (if applicable) New England Central Railroad c/o Canadian National Railway	
ADDRESS P.O. Box 8100, Downtown Sta	TOWN Montreal	STATE QC	ZIP H3C 3N4
PHONE	CELL PHONE	EMAIL	

Project Description

ENTERED BY John Fay	INFORMATION SOURCE Individual	DATE ENTERED 11/8/2019 12:57 PM
------------------------	----------------------------------	------------------------------------

PROJECT DESCRIPTION
The project is new construction of a 69 unit apartment building with 2,800 SF of retail and parking for 66 cars, located on a vacant lot in downtown White River Junction. Will include a subdivision/lot line adjustment currently in process. Will be including parking lot (behind the Vermont Salvage building) which is owned by New England Central RR and leased by Execusuite LLC, plus another lot for parking which is not adjacent.

DEC Prior Permits

PERMIT TYPE Wastewater System & Potable Water Supply	PERMIT NUMBER WW-3-2101; EC-3-2070
PERMIT TYPE Wastewater System & Potable Water Supply	PERMIT NUMBER PB-3-0276 & PB-3-0355

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 Jim Wasser	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No		COPIES SENT TO STATUTORY PARTIES? <input type="checkbox"/> Yes <input type="checkbox"/> No	
BASIS FOR DECISION This proposed development is completely within a downtown development district designated under 24 V.S.A. chapter 76A and is, therefore, eligible to apply for findings and conclusions from the District Commission, which shall approve the request if it finds that the development will meet 10 V.S.A. section 6086(a)(1)(air and water pollution), (2) (sufficient water available), (3) (burden on existing water supply), (4) (soil erosion), (5) (traffic), (8) (aesthetics, historic sites, rare and irreplaceable natural areas), (8)(A) (endangered species; necessary wildlife habitat), (9)(B) (primary agricultural soils), (9)(C) (productive forest soils), (9)(F) (energy conservation), and (9)(K) (public facilities, services, and lands). If positive findings are not made on these criteria, then an Act 250 permit would be required.			
DISTRICT COORDINATOR SIGNATURE <i>Linda Matteson</i>		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	
2019.11.08 13:45:11 -05'00'			

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 New construction.			
REGIONAL OFFICE STAFF SIGNATURE <i>Terry A. Shearer</i>		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	
2019.11.12 07:45:35 -05'00'			

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

Demolition Waste

Contact: Jim Surwillo	Email: james.surwilo@vermont.gov	Phone: 802-522-5056
<input checked="" type="checkbox"/> Universal Recycling and Food Waste		
Contact: Materials Management Program		Phone: 802-828-1138

WATERSHED MANAGEMENT DIVISION

<input checked="" type="checkbox"/> Stormwater: Developments [Fact Sheets # 6.2 & 6.3] [See Stormwater District Contacts Map]		
<input checked="" type="checkbox"/> Contact: Chris Tomberg	Email: chris.tomberg@vermont.gov	Phone: 802-490-6917

Agency of Natural Resources - Department of Fish & Wildlife

<input checked="" type="checkbox"/> Nongame & Natural Heritage Program (Threatened & Endangered Species) [Fact Sheet # 47.4] [See Wildlife District Contacts Map]		
<input checked="" type="checkbox"/> Districts 2 (Windsor County), 3, 3a, and 7		
Contact: Tim Appleton	Email: tim.appleton@vermont.gov	Phone: 802-476-0198

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	
<input checked="" type="checkbox"/> Plumbing in Residences Served by Public Water/Sewer with 10 or More Customers [Fact Sheet # 50.2]		
Phone: 802-786-5867		

Vermont Energy Code Assistance Center

<input checked="" type="checkbox"/> Vermont Building Energy Standards [Fact Sheet # 47.2]		
Contact: Kelly Launder	Email: kelly.launder@vermont.gov	Phone: 802-828-4039

Division for Historic Preservation



<input checked="" type="checkbox"/> 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

Local Permits

<input checked="" type="checkbox"/> See your Town Clerk, Zoning Administrator, Planning Commission or Public Works
--

Other

<input checked="" type="checkbox"/> Other approvals or comments
<ul style="list-style-type: none"> * Allocation from Town Water and Sewer * Uncommon vascular plant SF_ID: 4399 * Efficiency Vermont * Public Utility Commission, Barry Murphy barry.murphy@vermont.gov

<p>PERMIT SPECIALIST SIGNATURE</p>  <p style="font-size: 1.2em; margin-left: 100px;">2019.11.12</p> <p style="font-size: 1.2em; margin-left: 100px;">11:54:06 -05'00'</p>	<p>John Fay, <i>Permit Specialist</i></p> <p>[phone] 802-279-4747 [email] john.fay@vermont.gov</p> <p>Department of Environmental Conservation Environmental Assistance Office - Springfield Regional Office 100 Mineral Street, Suite 303, Springfield, VT 05156</p> 
--	---