

Project Review Sheet

Date Initiated	1/17/2019	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) Williams - Construction of yurt for classes and home office		PROJECT TOWN Hartford	
PROJECT LOCATION (911 address if available) Across from 87 Joe Ranger Rd		SPAN(S) (if available)	

Contact(s)

CONTACT TYPE Landowner	NAME Katie Williams	ORGANIZATION NAME (if applicable) Wild Water Farm		
ADDRESS		TOWN	STATE VT	ZIP
PHONE 802-295-1482	CELL PHONE	EMAIL wildwaterfarm@gmail.com		

Project Description

ENTERED BY John Fay	INFORMATION SOURCE Individual	DATE ENTERED 1/17/2019 12:42 PM
PROJECT DESCRIPTION On a separate parcel from the farm, the landowners would like to construct a yurt or small structure to hold education classes on farming and birthing. The structure would not have any plumbing. Classes would occur at a maximum of 24 people, and once per week, or at most 52 times per year. The structure would also house a home office for the landowner. The lot size is 9.6± acres.		

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 Katie Williams	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 checked="" 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

The construction of improvements on a tract or tracts of land, owned or controlled by a person, involving more than 10 acres of land in Hartford, for commercial purpose, requires an Act 250 permit. 10 V.S.A. section 6001(3)(A)(i). The 9.6-acre parcel is contiguous to the farm, even though separated by a road, and/or on a separate deed. Please feel free to contact me for assistance in completing the application which is online at <https://nrb.vermont.gov/act250-permit>.


DISTRICT COORDINATOR SIGNATURE 	<div style="text-align: right;"> 2019.01.25 13:39:44 -05'00' </div> 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
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Wastewater System & Potable Water Supply Permit Jurisdictional Opinion

IS A WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> Permit application currently under review <input checked="" 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
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BASIS FOR DECISION

Barn type building or structure with no water or wastewater facilities, to be used for agricultural classes/meeting only.

REGIONAL OFFICE STAFF SIGNATURE 	<div style="text-align: right;"> 2019.01.25 09:18:00 -05'00' </div> 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
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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>

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: Rebecca Chalmers Email: rebecca.chalmers@vermont.gov 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
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
Secretary of State
<input checked="" type="checkbox"/> Business Registration [Fact Sheet #90.1] Phone: 802-828-2386
Department of Taxes
<input checked="" type="checkbox"/> Income and Business Taxes (sales, meals/rooms, etc.) [Fact Sheets #91, 92, 93, 94, 95, & 96] Phone: 802-828-2551
Local Permits
<input checked="" type="checkbox"/> See your Town Clerk, Zoning Administrator, Planning Commission or Public Works
Other

☒ Other approvals or comments

You noted that there may be wetlands on the southern portions of the parcel, and the Atlas shows hydric soils in that area too. If you think construction could be within 50' of a wetland, please contact Rebecca Chalmers (info above) for more information about identifying wetlands and what would be required from the Wetlands program.

PERMIT SPECIALIST SIGNATURE



2019.01.25

15:35:17 -05'00'

John Fay, Permit Specialist VERMONT[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