

# Project Review Sheet

Date Initiated	<input type="text" value="10/22/2020"/>	ANR PIN#	<input type="text"/>	WW Project#	<input type="text"/>	Pre-application Review <input checked="" type="checkbox"/>
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## Project Information

General Information	
PROJECT NAME (if applicable) Subdivision w/ Apartment Building	PROJECT TOWN Shelburne
PROJECT LOCATION (911 address if available) 2659 and 2689 Shelburne Road	SPAN(S) (if available) 582-183-13099; 582-183-11102

## Contact(s)

CONTACT TYPE Landowner	NAME Gabe Handy	ORGANIZATION NAME (if applicable) Franklin South, LLC	
ADDRESS 66 College Parkway		TOWN Colchester	STATE VT
		ZIP 05446	
PHONE (802)-343-3292	CELL PHONE	EMAIL	
CONTACT TYPE Landowner	NAME Nasir Sad	ORGANIZATION NAME (if applicable) NIMRAH, LLC	
ADDRESS 2659 Shelburne Road		TOWN Shelburne	STATE VT
		ZIP 05482	
PHONE	CELL PHONE	EMAIL	
CONTACT TYPE Applicant	NAME David Shenk	ORGANIZATION NAME (if applicable) Shenk Enterprises, LLC	
ADDRESS P.O. Box 4132		TOWN Essex Junction	STATE VT
		ZIP 05452	
PHONE (802)-238-0166	CELL PHONE	EMAIL dshenk@shenkenterprises.com	
CONTACT TYPE Consultant	NAME Ryan Morse	ORGANIZATION NAME (if applicable) O'Leary-Burke Civil Associates, PLC	
ADDRESS 13 Corporate Drive		TOWN Essex Junction	STATE VT
		ZIP 05452	
PHONE (802) 878-9990	CELL PHONE	EMAIL rmorse@olearyburke.com	

## Project Description

ENTERED BY Jeffrey McMahon	INFORMATION SOURCE Individual	DATE ENTERED 10/22/2020 9:35 AM
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PROJECT DESCRIPTION  
 A project to subdivide a parcel of 2.94 acres; lot 1, 0.96 acres w/ an existing Deli w/ no changes and lot 2, 1.98 acres for a proposed residential building. Lot 2 contains an existing single family residence to be removed and a 4800 square foot apartment building is to be constructed w/ a curb cut on Martindale Drive. The apartment building w/ have 8 units and 17 parking spaces and be served by municipal water supply and wastewater disposal.

## DEC Prior Permits

PERMIT TYPE Wetlands	PERMIT NUMBER 2019-676
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PERMIT TYPE	PERMIT NUMBER
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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 <b>Jeffrey McMahon</b>	REQUESTOR TYPE <b>Permit Specialist</b>	ACT 250 PERMIT NUMBER (if any) <b>No Act 250 permit found</b>	HAS THE LANDOWNER SUBDIVIDED BEFORE? <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

IS AN ACT 250 PERMIT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	COPIES SENT TO STATUTORY PARTIES? <input type="checkbox"/> Yes <input type="checkbox"/> No
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**BASIS FOR DECISION**

Gabe Handy received Act 250 Permit 4C0376-2 on 12/3/2019 which authorized the construction of 48 residential units at 3972 Shelburne Road in Shelburne, VT. The proposed project constitutes development under 10 VSA Sect. 6001(3)(A)(iv), given that the unit count for Gabe Handy exceeds 10 units within five years and within a radius of five miles.

DISTRICT COORDINATOR SIGNATURE  2020.10.27 10:15:32 -04'00'	<b>Rachel Lomonaco, District Coordinator</b>  [phone] 802-879-5658 [email] <a href="mailto:rachel.lomonaco@vermont.gov">rachel.lomonaco@vermont.gov</a> <b>Natural Resources Board</b> District 4 Environmental Commission 111 West Street, Essex Junction, VT 05452
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### 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
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**BASIS FOR DECISION**

Section 1-301

REGIONAL OFFICE STAFF SIGNATURE  2020.10.22 11:03:16 -04'00'	<b>Allison Lowry, Assistant Regional Engineer</b>  [phone] 802-557-7532 [email] <a href="mailto:allison.lowry@vermont.gov">allison.lowry@vermont.gov</a> <b>Department of Environmental Conservation</b> Drinking Water & Groundwater Protection Division - Essex Regional Office 111 West Street, Essex junction, VT 05452
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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

WASTE MANAGEMENT & PREVENTION DIVISION

Demolition Waste

Contact: <a href="#">Jim Surwillo</a>	Email: <a href="mailto:james.surwilo@vermont.gov">james.surwilo@vermont.gov</a>	Phone: 802-522-5056
<input checked="" type="checkbox"/> Used Septic System Components/Stone [ Fact Sheet #41 ]		
Contact: <a href="#">Dennis Fekert</a>	Email: <a href="mailto:dennis.fekert@vermont.gov">dennis.fekert@vermont.gov</a>	Phone: 802-522-0195
WATERSHED MANAGEMENT DIVISION		
<input checked="" type="checkbox"/> Stormwater: Developments [ Fact Sheets #6.2 & 6.3 ] [ See <a href="#">Stormwater District Contacts Map</a> ]		
<input checked="" type="checkbox"/> Contact: <a href="#">Winn Wilson</a>	Email: <a href="mailto:william.wilson@vermont.gov">william.wilson@vermont.gov</a>	Phone: 802-490-8019
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"/> Williston:	802-879-2300	
<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		
Department of Health		
<input checked="" type="checkbox"/> Program for Asbestos Control & Lead Certification [ Fact Sheets #54, 55, & 55.1 ]		
Phone: 802-863-7220		
Vermont Energy Code Assistance Center		
<input checked="" type="checkbox"/> Vermont Building Energy Standards [ Fact Sheet #47.2 ]		
Contact: <a href="#">Kelly Launder</a>	Email: <a href="mailto:kelly.launder@vermont.gov">kelly.launder@vermont.gov</a>	Phone: 802-828-4039
Local Permits		
<input checked="" type="checkbox"/> See your Town Clerk, Zoning Administrator, Planning Commission or Public Works		
PERMIT SPECIALIST SIGNATURE  	2020.10.22 09:45:31 -04'00'	
<b>Jeff McMahon, Permit Specialist</b> [phone] 802-477-2241 [email] <a href="mailto:jeff.mcmahon@vermont.gov">jeff.mcmahon@vermont.gov</a> <b>Department of Environmental Conservation</b> Environmental Assistance Office - Essex Regional Office 111 West Street, Essex Junction, VT 05452		