

Project Review Sheet

Date Initiated	<input type="text" value="8/6/2021"/>	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) Harbor Place Apartment Conversion	PROJECT TOWN Shelburne
PROJECT LOCATION (911 address if available) 3164 Shelburne Rd	SPAN(S) (if available) 582-183-10663

Contact(s)

CONTACT TYPE Landowner	NAME Miranda Lescaze	ORGANIZATION NAME (if applicable) Champlain Housing Trust		
ADDRESS 88 King Street		TOWN Burlington	STATE VT	ZIP 05401
PHONE (802) 861-7376	CELL PHONE	EMAIL mlescaze@champlainhousingtrust.org; Javier.Garcia@champlainh		

Project Description

ENTERED BY Jeffrey McMahon	INFORMATION SOURCE Individual	DATE ENTERED 8/23/2021 3:16 PM
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PROJECT DESCRIPTION
 A conversion of 2 existing longterm hotel buildings #40 and #50 to 20 rental apartments. This on a lot of 4.2-acres w/ existing development that will be removed prior to renovation. Those buildings to be removed consist of 4 hotel buildings, (100, 110, 120 and 130) and the office building w/ no plans to rebuild at this time. There will be no exterior changes other than removal of the hotel sign. Per the landowner the proposed use (20 apartments) will present a reduction in water and sewer flows from the existing use (58-room longterm stay hotel rooms). The project is served by municipal water and sewer.

DEC Prior Permits

PERMIT TYPE Wastewater System & Potable Water Supply	PERMIT NUMBER EC-4-1550
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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 Jeffrey McMahon	REQUESTOR TYPE Permit Specialist	ACT 250 PERMIT NUMBER (if any) No Act 250 permit found	HAS THE LANDOWNER SUBDIVIDED BEFORE? <input type="checkbox"/> Yes <input type="checkbox"/> No
TYPE OF PROJECT (check all that apply) <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No		COPIES SENT TO STATUTORY PARTIES? <input type="checkbox"/> Yes <input type="checkbox"/> No	

BASIS FOR DECISION
 Based on information provided by Champlain Housing Trust, the construction of buildings #40 and #50 occurred in the 1980's and building #40 and #50 together have 20 hotel rooms. Therefore, the construction of buildings #40 and #50 constituted development pursuant to 10 V.S.A. 6001(3)(A)(iv) and required an Act 250 at the time of construction.

The current project would constitute a material change to the existing development pursuant to Act 250 Rule 2(C)(6) and would require a

permit amendment.

DISTRICT COORDINATOR SIGNATURE 	Rachel Lomonaco, District Coordinator <p>[phone] 802-879-5658 [email] rachel.lomonaco@vermont.gov</p> <p>Natural Resources Board District 4 Environmental Commission 111 West Street, Essex Junction, VT 05452</p>
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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
 If there is an increase in the existing flows as designated in Section 1-803, the project may qualify for exemptions 1-304 (13) and (14).

REGIONAL OFFICE STAFF SIGNATURE 	Allison Lowry, Assistant Regional Engineer <p>[phone] 802-557-7532 [email] allison.lowry@vermont.gov</p> <p>Department of Environmental Conservation Drinking Water & Groundwater Protection Division - Essex Regional Office 111 West Street, Essex Junction, VT 05452</p>
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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	
<input checked="" type="checkbox"/> Demolition Waste Contact: Jim Surwillo Email: james.surwilo@vermont.gov Phone: 802-522-5056	
<input checked="" type="checkbox"/> Used Septic System Components/Stone [Fact Sheet #41] Contact: Dennis Fekert Email: dennis.fekert@vermont.gov Phone: 802-522-0195	
WATERSHED MANAGEMENT DIVISION	
<input checked="" type="checkbox"/> Wetlands [Fact Sheet #29] and Ponds [Fact Sheet #32.1] <input checked="" type="checkbox"/> Chittenden County: Contact: Tina Heath Email: tina.heath@vermont.gov Phone: 802-490-6202	
<input checked="" type="checkbox"/> Stormwater: Developments [Fact Sheets #6.2 & 6.3] [See Stormwater District Contacts Map] <input checked="" type="checkbox"/> Contact: Winn Wilson Email: william.wilson@vermont.gov 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 Vermont Building Energy Standards [Fact Sheet #47.2]Contact: [Kelly Launder](#)Email: kelly.launder@vermont.gov

Phone: 802-828-4039

Local Permits See your Town Clerk, Zoning Administrator, Planning Commission or Public Works

PERMIT SPECIALIST SIGNATURE



2021.08.06

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Jeff McMahon, *Permit Specialist*[phone] 802-477-2241 [email] jeff.mcmahon@vermont.gov**Department of Environmental Conservation**

Environmental Assistance Office - Essex Regional Office

111 West Street, Essex Junction, VT 05452