

Project Review Sheet

Date Initiated	<input type="text" value="10/31/2018"/>	ANR PIN#	<input type="text" value="EJ96-0659"/>	WW Project#	<input type="text"/>	Pre-application Review	<input checked="" type="checkbox"/>
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Project Information

General Information

PROJECT NAME (if applicable) 118 Malletts Bay Ave PUD	PROJECT TOWN Colchester
PROJECT LOCATION (911 address if available) 118 Malletts Bay Ave	SPAN(S) (if available)

Contact(s)

CONTACT TYPE Landowner	NAME	ORGANIZATION NAME (if applicable) Sisson Broadcasting Company, Inc	
ADDRESS 118 Malletts Bay Ave	TOWN Colchester	STATE VT	ZIP 05446
PHONE (802) 655-1620	CELL PHONE	EMAIL paulg@95triplex.com	

Project Description

ENTERED BY Jeffrey McMahon	INFORMATION SOURCE Individual	DATE ENTERED 11/5/2018 4:14 PM
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PROJECT DESCRIPTION
A project to remove a commercial use building and replace it w/ a residential development consisting of 8 townhouses and carpports subdividing for individual footprint lots to be served by onsite shared wastewater disposal and municipal water supply. This on a lot of 163.0 acres previously a radio station and an easement will remain for the utility building and towers w/ the remaining common land to have deferral language in the deed.

DEC Prior Permits

PERMIT TYPE UST	PERMIT NUMBER 1238
PERMIT TYPE Wetlands	PERMIT NUMBER 2002-253

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
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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
The existing commercial use building constitutes a pre-existing development pursuant to Act 250 Rule 2(C)(8). The proposed project constitutes a substantial change to a pre-existing development pursuant to Act 250 Rule 2(C)(7) as the development may result in a significant adverse impact with respect to the Act 250 criteria. As the project constitutes a substantial change, the project requires and Act 250 permit.

Additionally, if the Applicant has created additional lots that, when added to these new lots, would total 10 or more lots within five years and within a radius of five miles or within the environmental district, the proposed project would constitute subdivision under 10 VSA Sect. 6001 (19). If the Applicant has developed additional units that, when added to these new units, would total 10 or more units within five years and within a radius of five miles, the proposed project would constitute development under 10 VSA Sect. 6001(3)(A)(iv).

DISTRICT COORDINATOR SIGNATURE



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Rachel Lomonaco, District Coordinator

 [phone] 802-879-5658 [email] rachel.lomonaco@vermont.gov

Natural Resources Board
District 4 Environmental Commission
111 West Street, Essex Junction, VT 05452

Wastewater System & Potable Water Supply Permit Jurisdictional Opinion

The Town of Colchester has been delegated the authority by the State of Vermont to implement the Wastewater System and Potable Water Supply Rules. Please contact Denise Johnson-Terk at 802-264-5601 or by email at dterk@colchestervt.gov to request a jurisdictional opinion for your project.

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

 Underground Storage Tanks [Fact Sheet #33]

 Contact: [June Reilly](#)

 Email: june.reilly@vermont.gov

Phone: 802-522-0231

 Used Septic System Components/Stone [Fact Sheet #41]

 Contact: [Dennis Fekert](#)

 Email: dennis.fekert@vermont.gov

Phone: 802-522-0195

DRINKING WATER & GROUNDWATER PROTECTION DIVISION

 Construction Permit - Public Drinking Water Systems [Fact Sheet #22]

 Grand Isle, Franklin, Chittenden, Addison, and Washington Counties:

 Contact: [Tim Raymond](#)

 Email: tim.raymond@vermont.gov

Phone: 802-371-7614

WATERSHED MANAGEMENT DIVISION

 Wetlands [Fact Sheet #29]

 Chittenden County:

 Contact: [Tina Heath](#)

 Email: tina.heath@vermont.gov

Phone: 802-490-6202

 Stormwater: Developments [Fact Sheets #6.2 & 6.3] [See [Stormwater District Contacts Map](#)]

 Contact: [Winn Wilson](#)

 Email: william.wilson@vermont.gov

Phone: 802-490-8019

Agency of Natural Resources - Department of Fish & Wildlife

 Nongame & Natural Heritage Program (Threatened & Endangered Species) [Fact Sheet #47.4]

Animals:

 Contact: [Jon Kart](#)

 Email: jon.kart@vermont.gov

Phone: 802-595-1810

Plants:

 Contact: [Bob Popp](#)

 Email: bob.popp@vermont.gov

Phone: 802-476-0127

Department of Public Safety

 Construction Permit Fire Prevention, Electrical, Plumbing, Accessibility (ADA) [Fact Sheets #49, 50, 50.1, & 50.2]

 Williston: 802-879-2300

Plumbing in Residences Served by Public Water/Sewer with 10 or More Customers [Fact Sheet #50.2]

Phone: 802-786-5867

Department of Health

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



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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