

# Project Review Sheet

Date Initiated	<input type="text" value="12/12/2018"/>	ANR PIN#	<input type="text" value="EJ18-0382"/>	WW Project#	<input type="text" value="WW-4-5155"/>	Pre-application Review	<input type="checkbox"/>
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## Project Information

### General Information

PROJECT NAME (if applicable) <b>4788 Spear Street Subdivision</b>		PROJECT TOWN <b>Shelburne</b>
PROJECT LOCATION (911 address if available) <b>4788 Spear Street</b>	SPAN(S) (if available) <b>582-183-10844</b>	

### Contact(s)

CONTACT TYPE <b>Landowner</b>	NAME <b>David Farrington</b>	ORGANIZATION NAME (if applicable)		
ADDRESS <b>4788 Spear Street</b>	TOWN <b>Shelburne</b>	STATE <b>VT</b>	ZIP <b>05482</b>	
PHONE <b>8023166515</b>	CELL PHONE	EMAIL <b>DCF1atFCC@aol.com</b>		
CONTACT TYPE <b>Consultant</b>	NAME <b>Jacques Larose</b>	ORGANIZATION NAME (if applicable) <b>Civil Engineering Associates, Inc.</b>		
ADDRESS <b>10 Mansfield View Lane</b>	TOWN <b>South Burlington</b>	STATE <b>VT</b>	ZIP <b>05403</b>	
PHONE <b>8028642323</b>	CELL PHONE	EMAIL <b>jlarose@cea-vt.com</b>		

### Project Description

ENTERED BY <b>Jeffrey McMahon</b>	INFORMATION SOURCE <b>Wastewater System &amp; Potable Water Supply</b>	DATE ENTERED <b>12/12/2018 2:14 PM</b>
PROJECT DESCRIPTION <b>Permit the subdivision of 23.5 acres; lot 1, 2.9 acres w/ an existing single family residence, lot 3, 2.7 acres w/ an existing commercial use building w/ 8 employees, lot 4, 2.0 acres for a proposed single family residence and lot 2 having deferral language in deed.</b>		

### DEC Prior Permits

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

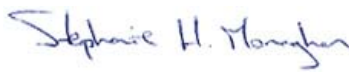
This is a jurisdictional opinion issued pursuant to 10 V.S.A. § 6007(c) and Act 250 Rule 3(A). Reconsideration requests are governed by Act 250 Rule 3(B) and should be directed to the district coordinator at the above address. Effective May 31, 2016, any appeal of this decision must be filed with the 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 found</b>	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No		COPIES SENT TO STATUTORY PARTIES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## BASIS FOR DECISION

The commercial operation was created in 1984 on the entire 23.5 acre tract of land and triggered an Act 250 permit as development pursuant to Act 250 Rule 2. The landowner needs to apply for an after-the-fact permit for that commercial operation. The current proposed subdivision constitutes a material change to the original commercial operation pursuant to Act 250 Rule 2(c)(6) and also requires a permit. These permits may be applied for in the same application.

## DISTRICT COORDINATOR SIGNATURE



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Stephanie Monaghan, Coordinator

 VERMONT

[phone] 802-879-5662 [email] [stephanie.monaghan@vermont.gov](mailto:stephanie.monaghan@vermont.gov)

Natural Resources Board

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

## Wastewater System &amp; Potable Water Supply Permit Jurisdictional Opinion

IS A WASTEWATER SYSTEM &amp; POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED?

- ☐ Yes ☐ Permit application currently under review
- ☐ No ☒ Permit issued on 12-3-18

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>

## Vermont Energy Code Assistance Center

☒ Vermont Building Energy Standards [ Fact Sheet #47.2 ]

Contact: Kelly Launder

Email: [kelly.launder@vermont.gov](mailto: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

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[phone] 802-477-2241 [email] [jeff.mcmahon@vermont.gov](mailto:jeff.mcmahon@vermont.gov)

Department of Environmental Conservation

Environmental Assistance Office - Essex Regional Office  
111 West Street, Essex Junction, VT 05452