

# Project Review Sheet

Date Initiated	<input type="text" value="1/24/2019"/>	ANR PIN#	<input type="text" value="SJ01-0109"/>	WW Project#	<input type="text" value="n/a"/>	Pre-application Review	<input checked="" type="checkbox"/>
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## Project Information

### General Information

PROJECT NAME (if applicable) <b>Lakemont Retirement Community</b>	PROJECT TOWN <b>Newport City</b>
PROJECT LOCATION (911 address if available) <b>269 Lakemont Rd.</b>	SPAN(S) (if available)

### Contact(s)

CONTACT TYPE <b>Applicant</b>	NAME <b>Paul Dreher</b>	ORGANIZATION NAME (if applicable) <b>Livability Solutions</b>
ADDRESS	TOWN	STATE ZIP
PHONE <b>802-355-7415</b>	CELL PHONE	EMAIL <b>dreher.zoning@gmail.com</b>

### Project Description

ENTERED BY <b>Peter Kopsco</b>	INFORMATION SOURCE <b>Individual</b>	DATE ENTERED <b>1/25/2019 3:34 PM</b>
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PROJECT DESCRIPTION  
**Build a 4 story building with 112 assisted living units and 88 independent living units on 3+ acres.**

### DEC Prior Permits

PERMIT TYPE <b>Act 250</b>	PERMIT NUMBER <b>7R0318</b>
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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>Paul Dreher</b>	REQUESTOR TYPE <b>Landowner/Agent</b>	ACT 250 PERMIT NUMBER (if any) <b>7R0318</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 checked="" type="checkbox"/> No
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BASIS FOR DECISION  
**Project is a "material change" pursuant to Rule 2c(6) thus requires a permit amendment pursuant to Rule 34.**

DISTRICT COORDINATOR SIGNATURE

**2019.01.25**  
**11:20:44 -05'00'**

**Kirsten Sultan, P.E., District Coordinator**

 [phone] 802-751-0126 [email] [kirsten.sultan@vermont.gov](mailto:kirsten.sultan@vermont.gov)
**Natural Resources Board**

 District 7 Environmental Commission  
374 Emerson Falls Road, Suite 4, St. Johnsbury, VT 05819


## 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 1-303(a)(4) the construction of a new building of structure

REGIONAL OFFICE STAFF SIGNATURE  2019.01.25 11:41:50 -05'00'	<b>Richard A. Wilson, Regional Engineer</b> [phone] 802-505-3931 [email] <a href="mailto:richard.a.wilson@vermont.gov">richard.a.wilson@vermont.gov</a> <b>Department of Environmental Conservation</b> Drinking Water & Groundwater Protection Division - St. Johnsbury Regional Office 374 Emerson Falls Road, Suite 4, St. Johnsbury, VT 05819
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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

Wetlands [ Fact Sheet #29 ]  
 Essex, Lamoille, Orleans, and Washington:  
 Contact: Shannon Morrison      Email: [shannon.morrison@vermont.gov](mailto:shannon.morrison@vermont.gov)      Phone: 802-490-6178

Stormwater: Developments [ Fact Sheets #6.2 & 6.3 ] [ See [Stormwater District Contacts Map](#) ]  
 Contact: Bryan Picard      Email: [bryan.picard@vermont.gov](mailto:bryan.picard@vermont.gov)      Phone: 802-490-6170

**Department of Public Safety**

Construction Permit Fire Prevention, Electrical, Plumbing, Accessibility (ADA) [ Fact Sheets #49, 50, 50.1, & 50.2 ]  
 Barre:      802-479-4434

Plumbing in Residences Served by Public Water/Sewer with 10 or More Customers [ Fact Sheet #50.2 ]  
 Phone: 802-786-5867

**Department of Health**

Food, Lodging, Bakeries, Food Processors, Children's Camps [ Fact Sheets #51, 51.1, 52, 53, 53.1, 54, 55, & 55.1 ]  
 Contact: Robert Bruce      Email: [robert.bruce@vermont.gov](mailto:robert.bruce@vermont.gov)      Phone: 802-751-0174

**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

**Other**

Other approvals or comments

The ANR Natural Resources Atlas [<http://anrmaps.vermont.gov/websites/anra5/>] shows a mapped wetland in the southwest corner of the lot. Please contact Shannon Morrison to discuss wetland delineation and permitting.

Disturbance of one or more acres during construction requires a stormwater construction permit. The creation of one or more acres of new impervious surface (such as roofs and new driveways) also requires a stormwater permit. Please call Bryan Picard for more information.

PERMIT SPECIALIST SIGNATURE



2019.01.25

10:57:40 -05'00'

**Peter Kopsco, Permit Specialist**[phone] 802-505-5367 [email] [pete.kopsco@vermont.gov](mailto:pete.kopsco@vermont.gov)**Department of Environmental Conservation**

Environmental Assistance Office

1 National Life Drive, Main 2, Montpelier, VT 05620-3804

 VERMONT