

# Project Review Sheet

Date Initiated	<input type="text" value="3/1/2021"/>	ANR PIN#	<input type="text" value="SJ11-0040"/>	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)	PROJECT TOWN <b>Craftsbury</b>
PROJECT LOCATION (911 address if available) <b>266 South Craftsbury Rd.</b>	SPAN(S) (if available) <b>168-053-10421</b>

### Contact(s)

CONTACT TYPE <b>Applicant</b>	NAME <b>Pete Johnson</b>	ORGANIZATION NAME (if applicable) <b>Pete's Greens</b>		
ADDRESS		TOWN	STATE <b>VT</b>	ZIP
PHONE	CELL PHONE	EMAIL <b>pete@petesgreens.com</b>		

### Project Description

ENTERED BY <b>Peter Kopsco</b>	INFORMATION SOURCE <b>Individual</b>	DATE ENTERED
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PROJECT DESCRIPTION  
**Build up to thirty units of farm worker and rental housing on 202 acres. The four units that were approved by WW-7-3333-2 (only three of which were installed) will likely be removed and the new units will be located in that vicinity or nearby to the south.**

### DEC Prior Permits

PERMIT TYPE <b>Wastewater System &amp; Potable Water Supply</b>	PERMIT NUMBER <b>WW-7-3333 series</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>Pete Johnson</b>	REQUESTOR TYPE <b>Landowner/Agent</b>	ACT 250 PERMIT NUMBER (if any) <b>None identified</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  
**Pursuant to §6001(3)(A)(iv), "development" includes:**

**(iv) The construction of housing projects such as cooperatives, condominiums, or dwellings, or construction or maintenance of mobile homes or mobile home parks, with 10 or more units, constructed or maintained on a tract or tracts of land, owned or controlled by a person, within a radius of five miles of any point on any involved land and within any continuous period of five years.**

**Notes:**

(1) please contact the Coordinator for an updated jurisdictional opinion if fewer than 10 units within 5 miles, 5 years, is planned (the description above identifies "up to thirty units").

(2) a Unit is defined in Act 250 Rule 2C(23).

Please feel free to contact the Coordinator with any questions.

## DISTRICT COORDINATOR SIGNATURE

2021.03.03  
14:18:06 -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 &amp; POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED?

- Yes       Permit application currently under review  
 No       Permit issued on \_\_\_\_\_

## PERMIT NOT REQUIRED?

- Boundary Line Adjustment       Home Occupation  
 Clean Slate       Notice of Permit Requirement

## BASIS FOR DECISION

Section 1-304(a)(4) the construction of a new building or structure, including when reconstruction or replacement

## REGIONAL OFFICE STAFF SIGNATURE

2021.03.03  
19:21:11 -05'00'

**Richard A. Wilson, Regional Engineer**


[phone] 802-505-3931 [email] [richard.a.wilson@vermont.gov](mailto:richard.a.wilson@vermont.gov)

**Department of Environmental Conservation**

Drinking Water & Groundwater Protection Division - St. Johnsbury Regional Office  
374 Emerson Falls Road, Suite 4, St. Johnsbury, VT 05819

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

**DRINKING WATER & GROUNDWATER PROTECTION DIVISION**

- Operating Permit - Public Drinking Water Systems [ Fact Sheet #21 ]  
 Community & Non-Transient Non-Community Drinking Water Systems:  
     Contact: Megan Young      Email: [megan.young@vermont.gov](mailto:megan.young@vermont.gov)      Phone: 802-585-4903  
 Source Permit - Public Drinking Water Systems [ Fact Sheet #23 ]  
 Franklin, Lamoille, Orleans, Essex, Caledonia, and Windham Counties:  
     Contact: Scott Stewart      Email: [scott.stewart@vermont.gov](mailto:scott.stewart@vermont.gov)      Phone: 802-585-4910

**WATERSHED MANAGEMENT DIVISION**

- Flood Plains  
 Northeast Region  
     Contact: Sacha Pealer, CFM      Email: [sacha.pealer@vermont.gov](mailto:sacha.pealer@vermont.gov)      Phone: 802-490-6162  
 Wetlands [ Fact Sheet #29 ] and Ponds [ Fact Sheet #32.1 ]  
 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](#) ]

<input checked="" type="checkbox"/> Contact: <a href="#">Michael Sadler</a>	<input checked="" type="checkbox"/> Email: <a href="mailto:michael.sadler@vermont.gov">michael.sadler@vermont.gov</a>	<input checked="" type="checkbox"/> Phone: 802-490-6159
<b>Department of Public Safety</b>		
<input checked="" type="checkbox"/> Construction Permit Fire Prevention, Electrical, Plumbing, Accessibility (ADA) [ Fact Sheets #49, 50, 50.1, & 50.2 ]		
<input checked="" type="checkbox"/> Barre:	802-479-4434	
<b>Vermont Energy Code Assistance Center</b>		
<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
<b>Local Permits</b>		
<input checked="" type="checkbox"/> See your Town Clerk, Zoning Administrator, Planning Commission or Public Works		
PERMIT SPECIALIST SIGNATURE		
	2021.03.03 11:38:36 -05'00'	<b>Peter Kopsco, Permit Specialist</b> [phone] 802-505-5367 [email] <a href="mailto:pete.kopsco@vermont.gov">pete.kopsco@vermont.gov</a> <b>Department of Environmental Conservation</b> Environmental Assistance Office 1 National Life Drive, Main 2, Montpelier, VT 05620-3804