

Project Review Sheet

Date Initiated	<input type="text" value="12/11/18"/>	ANR PIN#	<input type="text" value="RU10-0350"/>	WW Project#	<input type="text" value="PB-1-0952"/>	Pre-application Review	<input type="checkbox"/>
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Project Information

General Information

PROJECT NAME (if applicable) Jeff and Michele Thurston - Thor's Elegance Furniture (former Dowty Electronics) - construct a warehouse	PROJECT TOWN Brandon
PROJECT LOCATION (911 address if available) 402 Prospect Street	SPAN(S) (if available)

Contact(s) Add Project Contact

CONTACT TYPE Landowner	NAME Jeff and Michele Thurston	ORGANIZATION NAME (if applicable) Thor's Elegance (New England Woodcraft)	-
ADDRESS PO Box 34, 337 West Rd	TOWN Whiting	STATE VT	ZIP 05778
PHONE 802-247-3014	CELL PHONE	EMAIL jthurston@newoodcraft.com, mmthurston@newoodcraft.com	

Project Description Add Project Description

ENTERED BY Rick Oberkirch	INFORMATION SOURCE Individual	DATE ENTERED 12/19/2018 9:01 AM	Lock
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PROJECT DESCRIPTION
Construct a 47' x 70' cold storage warehouse at the site of an existing commercial facility. No water or sewer, no electricity. This facility formerly operated as Brandon Coils, Dowty Electronics, and Nexus.

DEC Prior Permits Add Prior Permit

PERMIT TYPE Act 250	PERMIT NUMBER 1R0380 series (-2)
PERMIT TYPE Wastewater System & Potable Water Supply	PERMIT NUMBER PB-1-0592 (issued 1988)
PERMIT TYPE Air Pollution Control - Permit to Operate	PERMIT NUMBER AOP-18-016

*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 Jeff and Michele Thurston	REQUESTOR TYPE Landowner/Agent	ACT 250 PERMIT NUMBER (if any) 1R0380 series	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
1R0380 series - the warehouse project constitutes a material change to the permitted commercial facility and requires an Act 250 permit

amendment. Approval of Act 250 criteria 6, 7 and 10 is required from the Brandon DRB and that approval must be included in the Act 250 permit application. Feel free to contact me with any questions you may have.

DISTRICT COORDINATOR SIGNATURE

William Burke, Coordinator[phone] 802-786-5923 [email] william.burke@vermont.gov**Natural Resources Board**

District 1 Environmental Commission

440 Asa Bloomer Office Bldg., Rutland, VT 05701-5903

Wastewater System & Potable Water Supply Permit Jurisdictional Opinion

IS A WASTEWATER SYSTEM & 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

Based on the information provided, the proposed project does not appear to include any "permit triggers" as specified in §1-303(a) of Chapter 1 of the Environmental Protection Rules

REGIONAL OFFICE STAFF SIGNATURE

Dave Swift, Regional Engineer[phone] 802-345-7493 [email] dave.swift@vermont.gov**Department of Environmental Conservation**

Drinking Water & Groundwater Protection Division - Rutland Regional Office

450 Asa Bloomer Office Bldg., Rutland, VT 05701-5903

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

 Stormwater: Developments [Fact Sheets #6.2 & 6.3] [See [Stormwater District Contacts Map](#)] Contact: [Terry Purcell](#)Email: terry.purcell@vermont.gov

Phone: 802-490-6166

Department of Public Safety

 Construction Permit Fire Prevention, Electrical, Plumbing, Accessibility (ADA) [Fact Sheets #49, 50, 50.1, & 50.2] Rutland: 802-786-5867

Local Permits

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

PERMIT SPECIALIST SIGNATURE



Print Form