

Project Review Sheet

Date Initiated	8/14/2019	ANR PIN#	BR96-0176.01	WW Project#	n/a	Pre-application Review	<input checked="" type="checkbox"/>
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Project Information

General Information

PROJECT NAME (if applicable) Crazy Cow, LLC	PROJECT TOWN Stowe
PROJECT LOCATION (911 address if available) Hidden Valley Rd.	SPAN(S) (if available)

Contact(s)

CONTACT TYPE Consultant	NAME Britney Aube for Crazy Cow, LLC	ORGANIZATION NAME (if applicable) McCain Consulting, Inc.
ADDRESS 93 South Main St., Suite 1	TOWN Waterbury	STATE VT
PHONE 802-244-5093	CELL PHONE	ZIP 05676
	EMAIL Britney@mccainconsulting.com	

Project Description

ENTERED BY Peter Kopsco	INFORMATION SOURCE Individual	DATE ENTERED
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PROJECT DESCRIPTION

Crazy Cow, LLC, (Jan Nyquist and Dave Harding) own several adjoining parcels in Stowe. This request involves four of those parcels, two of which were purchased in 2003 and are permitted as Lots 24 and 25 under the 5L1237 permit series, one was purchased in 2007 and is permitted as Lot 1A, "Harry's Lot", via 5L1157-2B, and the fourth, which is not under Act 250 jurisdiction, was purchased in 2002 and is known as the Benes Lot. They wish to re-configure the lots for the purpose of maximizing the conservation potential while maintaining the existing development rights and building lot values to the extent possible. To that end, they wish to shift acreage from lots 24, 25, and the Benes Lot to Harry's Lot. There will be no changes to the permitted development. Building envelopes remain the same, Harry's Lot and Lots 24 and 25 are and will continue to be accessed from South Hollow Road/Hollow's End, the Benes lot is and will continue to be accessed from North Hill Road.

Lot 24 would be reduced from 29.2 acres to 12.6 acres. Lot 25 would be reduced from 41.35 acres to 16.1 acres. The Benes' lot would be reduced from 30.9 acres to 10.1 acres. Harry's lot would be increased from 45.3 acres to 94.5 acres.

The applicants are particularly interested in an opinion from the Act 250 district coordinator as to whether Act 250 jurisdiction would extend to the now 10.1 acre Benes lot (understanding that Act 250 jurisdiction would extend over the 21 acres being added to Harry's lot (5L1157-2B).


DEC Prior Permits

PERMIT TYPE Act 250	PERMIT NUMBER 5L1237 & 5L1237
PERMIT TYPE Wastewater System & Potable Water Supply	PERMIT NUMBER WW-5-2195 series
PERMIT TYPE Wastewater System & Potable Water Supply	PERMIT NUMBER WW-5-1900 series
PERMIT TYPE Wastewater System & Potable Water Supply	PERMIT NUMBER EC-5-3192
PERMIT TYPE Stormwater	PERMIT NUMBER 1-1248.9602


*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 Britney Aube	REQUESTOR TYPE Landowner/Agent	ACT 250 PERMIT NUMBER (if any)	HAS THE LANDOWNER SUBDIVIDED BEFORE? <input type="checkbox"/> Yes <input type="checkbox"/> No
TYPE OF PROJECT (check all that apply) <input 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 type="checkbox"/> No	
BASIS FOR DECISION The WW permit will be incorporated via an Administrative Amendment pursuant to Act 250 Rule 34(D). This jurisdictional determination also confirms that the portion of the Benes Lot to be retained by Benes (10.1 acres) will not be subject to Act 250 jurisdiction.			
DISTRICT COORDINATOR SIGNATURE 		Susan Baird, District Coordinator [phone] 802-476-0134 [email] susan.baird@vermont.gov Natural Resources Board District 5, 6, & 9 Environmental Commissions 10 Baldwin Street, Montpelier, VT 05633-3201	

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	
BASIS FOR DECISION Adjoining lots hold wastewater disposal easements against Lots 24 and 25. Without appropriate language in resulting deeds, the adjustment of boundaries may adversely affect existing wastewater systems. Therefore, the project does not qualify for an exemption under Section 1-304(9)(A)(iv). The project shall be considered a subdivision. Note that prior boundary adjustments have also been executed via permit amendment (WW-5-2195-1).			
REGIONAL OFFICE STAFF SIGNATURE 		Robert Pelosi, Assistant Regional Engineer [phone] 802-522-8406 [email] robert.pelosi@vermont.gov Department of Environmental Conservation Drinking Water & Groundwater Protection Division - Montpelier Regional Office 1 National Life Drive, Davis 1, Montpelier, VT 05620-3703	

*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

Phone: 802-490-6178

☒ 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

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

PERMIT SPECIALIST SIGNATURE



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

Environmental Assistance Office

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