

# Project Review Sheet

Date Initiated	7/8/2019	ANR PIN#	n/a	WW Project#	n/a	Pre-application Review	<input checked="" type="checkbox"/>
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## Project Information

### General Information

PROJECT NAME (if applicable) OM Fisher Memory Care		PROJECT TOWN Montpelier	
PROJECT LOCATION (911 address if available) 149 Main St.		SPAN(S) (if available) 405-126-11031	

### Contact(s)

CONTACT TYPE Applicant	NAME Cindy Reid	ORGANIZATION NAME (if applicable) Cathedral Square		
ADDRESS 412 Farrell St., Suite 100		TOWN South Burlington	STATE VT	ZIP 05403
PHONE 802-859-8805	CELL PHONE	EMAIL reid@cathedralsquare.org		
CONTACT TYPE Landowner	NAME Dawn Stevens	ORGANIZATION NAME (if applicable) OM Fisher Home		
ADDRESS		TOWN	STATE VT	ZIP
PHONE 802-223-1068 Ext 1	CELL PHONE	EMAIL dprovost@westviewmeadows.com		

### Project Description

ENTERED BY Peter Kopsco	INFORMATION SOURCE Individual	DATE ENTERED
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PROJECT DESCRIPTION

New construction of a stand-alone structure of 8,000 – up to 10,000 square feet on one-level. The new building may be connected to existing building - limited to a covered walkway/breezeway - pending historic preservation review. The parcel is .66 of an acre. The new building will be served by municipal sewer and water systems.

The building will be licensed residential care specializing in memory care for persons with dementia or alzheimer's disease. It will provide rooms for 14-16 residents. Each resident room will be approx. 225 SF (includes closet and bathroom with toilet and sink only). Other rooms in the building include: kitchen, dining area, reception/office, activities space, spa/shower, storage, nurse area, activities staff office, exam/family room, staff toilets.

The resident rooms are not complete living facilities – they include space for a bed and dresser, closet, and bathroom (with sink and toilet only) and no kitchen facility. The community rooms – dining and activity rooms – are an extension of each resident's living space.

Currently there are 14 parking spaces at The Gary Residence. 6 more spots may be added for a total of 20 parking spaces. The existing garage in rear of property will be demolished (it has been confirmed to be a non-contributing structure).

There will also be a secure fenced in garden/walking area that is safe for the memory care residents that is connected to the memory care building.



### 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>Cindy Reid</b>	REQUESTOR TYPE <b>Landowner/Agent</b>	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 checked="" type="checkbox"/> Commercial <input 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 <b>The project constitutes a development pursuant to Act 250 Rule 2(C)(iv)</b>			
DISTRICT COORDINATOR SIGNATURE  <b>2019.07.12</b> <b>07:42:16 -04'00'</b>		<b>Susan Baird, District Coordinator</b>  [phone] 802-476-0134 [email] <a href="mailto:susan.baird@vermont.gov">susan.baird@vermont.gov</a> <b>Natural Resources Board</b> 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 <b>water and wastewater connections for new building</b>			
REGIONAL OFFICE STAFF SIGNATURE  <b>2019.07.09</b> <b>12:11:31 -04'00'</b>		<b>Carl Fuller, P.E., Regional Engineer</b>  [phone] 802-505-3938 [email] <a href="mailto:carl.fuller@vermont.gov">carl.fuller@vermont.gov</a> <b>Department of Environmental Conservation</b> 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		
WASTE MANAGEMENT & PREVENTION DIVISION <input checked="" type="checkbox"/> Demolition Waste Contact: <b>Jim Surwillo</b> Email: <a href="mailto:james.surwillo@vermont.gov">james.surwillo@vermont.gov</a> Phone: <b>802-522-5056</b>		
WATERSHED MANAGEMENT DIVISION		

☒ Flood Plains☒ Central Region

Contact: Ned Swanberg, CFM

Email: [ned.swanberg@vermont.gov](mailto:ned.swanberg@vermont.gov)

Phone: 802-490-6160

**Department of Public Safety**☒ Construction Permit Fire Prevention, Electrical, Plumbing, Accessibility (ADA) [ Fact Sheets #[49](#), [50](#), [50.1](#), & [50.2](#) ]☒ Barre: 802-479-4434**Department of Health**☒ Food & Lodging Program [ Fact Sheets #[51](#), [51.1](#), [52](#), [53](#), [53.1](#), [54](#), [55](#), & [55.1](#) ] [ See [Public Health Inspection Area Map](#) ]☒ Contact: Taylor GillichEmail: [taylor.gillich@vermont.gov](mailto:taylor.gillich@vermont.gov)

Phone: 802-476-0159

☒ Program for Asbestos Control & Lead Certification [ Fact Sheets #[54](#), [55](#), & [55.1](#) ]

Phone: 802-863-7220

**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

**Division for Historic Preservation**☒ Historic Buildings & Archeological Sites [ Fact Sheets #[47.1](#) & [101](#) ]

Buildings:

Contact: James Duggan

Email: [james.duggan@vermont.gov](mailto:james.duggan@vermont.gov)

Phone: 802-477-2288

Archeology:

Contact: Scott Dillon

Email: [scott.dillon@vermont.gov](mailto:scott.dillon@vermont.gov)

Phone: 802-828-3048

**Department of Taxes**☒ Income and Business Taxes (sales, meals/rooms, etc.) [ Fact Sheets #[91](#), [92](#), [93](#), [94](#), [95](#), & [96](#) ]

Phone: 802-828-2551

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

PERMIT SPECIALIST SIGNATURE



2019.07.09

11:32:40 -04'00'

**Peter Kopsco**, Permit Specialist VERMONT[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