

Project Review Sheet

Date Initiated	<input type="text" value="7/5/2019"/>	ANR PIN#	<input type="text" value="BR85-0001"/>	WW Project#	<input type="text" value="WW-5-1290-3"/>	Pre-application Review	<input type="checkbox"/>
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Project Information

General Information

PROJECT NAME (if applicable) Spruce Place Senior Living Facility	PROJECT TOWN Berlin
PROJECT LOCATION (911 address if available) 430 Berlin Mall Rd. (Outlot B)	SPAN(S) (if available) 060-018-10446

Contact(s)

CONTACT TYPE Applicant	NAME Jason Lazar	ORGANIZATION NAME (if applicable) Berlin Mall LLC c/o Heidenberg Properties		
ADDRESS 234 Closter Dock Rd.		TOWN Closter	STATE NJ	ZIP 07624
PHONE 201-768-1300 x47	CELL PHONE	EMAIL jlazar@heidenbergproperties.com		
CONTACT TYPE Consultant	NAME Paul O'Leary	ORGANIZATION NAME (if applicable) O'Leary Burke Civil Associates, PLC		
ADDRESS 13 Corporate Dr.		TOWN Essex Junction	STATE VT	ZIP 05452
PHONE 802-878-9990	CELL PHONE	EMAIL poleary@olearyburke.com		

Project Description

ENTERED BY Peter Kopsco	INFORMATION SOURCE Wastewater System & Potable Water Supply	DATE ENTERED
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PROJECT DESCRIPTION
Build a 98 unit senior living facility on Outlot B. "Outlot B" is proposed to become its own 1.94 acres lot.

DEC Prior Permits


PERMIT TYPE Act 250	PERMIT NUMBER 5W0584-19
PERMIT TYPE Wastewater System & Potable Water Supply	PERMIT NUMBER WW-5-1290
PERMIT TYPE Stormwater	PERMIT NUMBER 3761-9020

*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 Pete Kopsco	REQUESTOR TYPE Permit Specialist	ACT 250 PERMIT NUMBER (if any)	HAS THE LANDOWNER SUBDIVIDED BEFORE? <input type="checkbox"/> Yes <input type="checkbox"/> No
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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?	COPIES SENT TO STATUTORY PARTIES?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
BASIS FOR DECISION	
The project constitutes a material change pursuant to Act 250 Rule 2(C)(6).	
DISTRICT COORDINATOR SIGNATURE	Susan Baird, District Coordinator  2019.08.12 14:00:27 -04'00' [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 type="checkbox"/> Yes <input checked="" type="checkbox"/> Permit application currently under review <input type="checkbox"/> No <input type="checkbox"/> Permit issued on _____	

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		
<input checked="" type="checkbox"/> Wetlands [Fact Sheet #29] <input checked="" type="checkbox"/> Essex, Lamoille, Orleans, and Washington: Contact: Shannon Morrison Email: shannon.morrison@vermont.gov Phone: 802-490-6178		
<input checked="" type="checkbox"/> Stormwater: Developments [Fact Sheets #6.2 & 6.3] [See Stormwater District Contacts Map] <input checked="" type="checkbox"/> Contact: Terry Purcell Email: terry.purcell@vermont.gov Phone: 802-490-6166		
Department of Public Safety		
<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		
Department of Health		
<input checked="" type="checkbox"/> Food & Lodging Program [Fact Sheets #51, 51.1, 52, 53, 53.1, 54, 55, & 55.1] [See Public Health Inspection Area Map] <input checked="" type="checkbox"/> Contact: Taylor Gillich Email: taylor.gillich@vermont.gov Phone: 802-476-0159		
Agency of Transportation		
<input checked="" type="checkbox"/> Access to State Highways (residential, commercial) [Fact Sheet #66] Contact: Craig Keller Email: craig.keller@vermont.gov Phone: 802-279-1152		
<input checked="" type="checkbox"/> Signs (Travel Information Council) [Fact Sheet #63] Contact: Toni May Email: toni.may@vermont.gov Phone: 802-279-9599		
Vermont Energy Code Assistance Center		
<input checked="" type="checkbox"/> Vermont Building Energy Standards [Fact Sheet #47.2] Contact: Kelly Launder Email: kelly.launder@vermont.gov Phone: 802-828-4039		

Local Permits

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

PERMIT SPECIALIST SIGNATURE

2019.08.12
13:23:55 -04'00'**Peter Kopsco, Permit Specialist**[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