

# Project Review Sheet

Date Initiated	<input type="text" value="10/1/2019"/>	ANR PIN#	<input type="text" value="n/a"/>	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
		Middlesex
PROJECT LOCATION (911 address if available)	SPAN(S) (if available)	
1096 U.S. Route 2	390-121-10338	

### Contact(s)

CONTACT TYPE	NAME	ORGANIZATION NAME (if applicable)		
Applicant	Gary Gosselin			
ADDRESS	TOWN	STATE	ZIP	
2159 Lowery Rd.	Barre	VT	05641	
PHONE	CELL PHONE	EMAIL		
802-249-8209				

### Project Description

ENTERED BY	INFORMATION SOURCE	DATE ENTERED
Peter Kopsco	Individual	

PROJECT DESCRIPTION  
Divide this 28 acre parcel into two lots. One lot will be approximately 7 acres with the two existing self storage buildings. The second lot will be 21 acres that will remain undeveloped.

### DEC Prior Permits

PERMIT TYPE	PERMIT NUMBER
Act 250	5W1388

*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	REQUESTOR TYPE	ACT 250 PERMIT NUMBER (if any)	HAS THE LANDOWNER SUBDIVIDED BEFORE?
Gary Gosselin	Landowner/Agent		<input type="checkbox"/> Yes <input type="checkbox"/> No

TYPE OF PROJECT (check all that apply)

☒ Commercial ☐ Residential ☐ Agricultural ☐ Municipal ☐ State ☐ 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 subdivision site plan will be incorporated via issuance of an Administrative Amendment, pursuant to Act 250 Rule 34(D). Any future development of the 21 acres shall require an amendment application under all ten criteria.

DISTRICT COORDINATOR SIGNATURE	<b>Susan Baird, District Coordinator</b>  2019.10.30 12:47:37 -04'00' [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
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## 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

The self-storage units, as described, are not defined as buildings or structures whose use or useful occupancy requires the construction of a potable water supply or wastewater system.

The proposed subdivision is exempt provided that (1) the landowner inserts "Notice of Permit Requirements" language in the deeds and (2) the deeds are recorded and indexed in the Town records.

Please refer to Section 1-304(4) of the Rules for the appropriate deed language.

REGIONAL OFFICE STAFF SIGNATURE

 2019.10.21  
16:18:44 -04'00'

**Robert Pelosi**, Assistant Regional Engineer

 VERMONT

[phone] 802-522-8406 [email] [robert.pelosi@vermont.gov](mailto: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>

### Local Permits

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

PERMIT SPECIALIST SIGNATURE

 2019.10.21  
16:17:26 -04'00'

**Peter Kopsco**, Permit Specialist

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[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