

Project Review Sheet

Date Initiated	11/5/2020	ANR PIN#	EJ99-0029	WW Project#		Pre-application Review <input checked="" type="checkbox"/>
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Project Information
General Information

PROJECT NAME (if applicable) Shore Acres Resort Expansion	PROJECT TOWN North Hero
PROJECT LOCATION (911 address if available) 237 Shore Acres Drive	SPAN(S) (if available) 444-140-10984

Contact(s)

CONTACT TYPE Landowner	NAME Mike and Susan Tranby	ORGANIZATION NAME (if applicable) Shore Acres, Inc	
ADDRESS 237 Shore Acres Drive		TOWN North Hero	STATE VT
PHONE (802) 372-8722	CELL PHONE	EMAIL info@shoreacres.com	
CONTACT TYPE Applicant	NAME Neil and Kelly Gillespie	ORGANIZATION NAME (if applicable)	
ADDRESS 618 Oakley Place		TOWN Alexandria	STATE VA
PHONE (703) 862-3847	CELL PHONE	EMAIL ross_kellym@yahoo.com; neilgsox@yahoo.com	
CONTACT TYPE Consultant	NAME Miles E. Waite	ORGANIZATION NAME (if applicable) Waite-Heindel Environmental Management	
ADDRESS 7 Kilburn Street, Suite 301		TOWN Burlington	STATE VT
PHONE	CELL PHONE (802) 310-2979	EMAIL mwaite@waiteenv.com	

Project Description

ENTERED BY Jeffrey McMahon	INFORMATION SOURCE Individual	DATE ENTERED 11/30/2020 9:01 AM
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PROJECT DESCRIPTION

A project to expand an existing resort currently w/ 23 motel rooms, a 3-bedroom residence, a laundry system, and an 85-seat restaurant, w/ 40 employees on a lot of 45.0 acres. The proposal includes the construction of an 85 seat outdoor serving area w/ restrooms and new parking for 40 vehicles as well as the addition of docks in the lake for 10 boat slips. The project also includes a seasonal tent for for events, 15 per year, such as weddings or reunions etc., the tent will be 60' by 170' to accommodate 350 guests and will require an additional parking area for 200 vehicles.

This project also anticipates future phase development to amend the previous Wastewater Permit to include 3 single family residences on the southern portion of the lot in addition to the 6 units previously approved.



All being served by municipal water supply and onsite wastewater disposal.

DEC Prior Permits

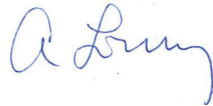

PERMIT TYPE Wastewater System & Potable Water Supply	PERMIT NUMBER WW-6-0440+
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Act 250 Jurisdictional Opinion

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 Jeffrey McMahon	REQUESTOR TYPE Permit Specialist	ACT 250 PERMIT NUMBER (if any) No Permit Found	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 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 project as proposed constitutes a "substantial change to a pre-existing development" pursuant to 10 V.S.A. § 6081(b) and Act 250 Rule 34(B), therefore an Act 250 Permit is required.			
DISTRICT COORDINATOR SIGNATURE 		Josh Donabedian , Districts 5, 6, & 9 Coordinator  [phone] 802-476-0186 [email] joshua.donabedian@vermont.gov Natural Resources Board Districts 5, 6, and 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 & 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 1-301	
REGIONAL OFFICE STAFF SIGNATURE 	Allison Lowry , Assistant Regional Engineer  [phone] 802-557-7532 [email] allison.lowry@vermont.gov Department of Environmental Conservation Drinking Water & Groundwater Protection Division - Essex Regional Office 111 West Street, Essex junction, VT 05452
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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

Universal Recycling and Food Waste

Contact: **Materials Management Program**

Phone: 802-828-1138

DRINKING WATER & GROUNDWATER PROTECTION DIVISION	
<input checked="" type="checkbox"/> Construction Permit - Public Drinking Water Systems [Fact Sheet #22] Contact: Tim Raymond Email: tim.raymond@vermont.gov Phone: 802-371-7614	
WATERSHED MANAGEMENT DIVISION	
<input checked="" type="checkbox"/> Shoreland & Lakeshore Encroachment [Fact Sheets #28 & 28.1] [See Lake Encroachment & Shoreland Permitting Contacts Map] <input checked="" type="checkbox"/> Region 2: Chittenden, Franklin, and Grand Isle Counties Contact: Laura Woods Email: laura.woods@vermont.gov Phone: 802-490-6100	
<input checked="" type="checkbox"/> Wetlands [Fact Sheet #29] and Ponds [Fact Sheet #32.1] <input checked="" type="checkbox"/> Franklin and Grand Isle Counties and the towns of Colchester, Milton, and Westford: Contact: Brock Freyer Email: brock.freyer@vermont.gov Phone: 802-490-6758	
<input checked="" type="checkbox"/> Stormwater: Developments [Fact Sheets #6.2 & 6.3] [See Stormwater District Contacts Map] <input checked="" type="checkbox"/> Contact: Taylor Flanagan Email: taylor.flanagan@vermont.gov Phone: 802-490-6167	
Agency of Natural Resources - Department of Fish & Wildlife	
<input checked="" type="checkbox"/> Nongame & Natural Heritage Program (Threatened & Endangered Species) [Fact Sheet #47.4] [See Wildlife District Contacts Map] <input checked="" type="checkbox"/> Districts 4, 6 (Grand Isle County) and 9 Contact: John Gobeille Email: john.gobeille@vermont.gov Phone: 802-879-5696	
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"/> Williston: 802-879-2300 <input checked="" type="checkbox"/> Plumbing in Residences Served by Public Water/Sewer with 10 or More Customers [Fact Sheet #50.2] Phone: 802-786-5867	
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: Rachael Gregory Email: rachael.gregory@vermont.gov Phone: 802-951-0137 <input checked="" type="checkbox"/> Program for Asbestos Control & Lead Certification [Fact Sheets #54, 55, & 55.1] Phone: 802-863-7220	
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	
Department of Liquor Control	
<input checked="" type="checkbox"/> Liquor Licenses [Fact Sheet #90] Contact: Jamie Green Email: jamie.green@vermont.gov Phone: 802-828-4945	
Department of Taxes	
<input checked="" type="checkbox"/> Income and Business Taxes (sales, meals/rooms, etc.) [Fact Sheets #91, 92, 93, 94, 95, & 96] Phone: 802-828-2551	
Local Permits	
<input checked="" type="checkbox"/> See your Town Clerk, Zoning Administrator, Planning Commission or Public Works	
U.S. Army Corps of Engineers	
<input checked="" type="checkbox"/> Contact the U.S. Army Corps of Engineers Contact: Michael Adams Email: michael.s.adams@usace.army.mil Phone: 802-872-2893	
PERMIT SPECIALIST SIGNATURE 	Jeff McMahon, Permit Specialist [phone] 802-477-2241 [email] jeff.mcmahon@vermont.gov Department of Environmental Conservation Environmental Assistance Office - Essex Regional Office 111 West Street, Essex Junction, VT 05452
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