

# Project Review Sheet

Date Initiated	<input type="text" value="4/16/2021"/>	ANR PIN#	<input type="text"/>	WW Project#	<input type="text"/>	Pre-application Review <input checked="" type="checkbox"/>
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## Project Information

### General Information

PROJECT NAME (if applicable) <b>Lake Street Apartments (Holy Angels) Renovation</b>	PROJECT TOWN <b>St. Albans City</b>
PROJECT LOCATION (911 address if available) <b>251 Lake Street</b>	SPAN(S) (if available) <b>549-173-10222</b>

### Contact(s)

CONTACT TYPE <b>Landowner</b>	NAME	ORGANIZATION NAME (if applicable) <b>Holy Angels LLC</b>		
ADDRESS <b>7 Tozer Road</b>		TOWN <b>Beverly</b>	STATE <b>MA</b>	ZIP <b>01915</b>
PHONE <b>(978) 232-1126</b>	CELL PHONE	EMAIL <b>jonathan@epmanagement.com</b>		
CONTACT TYPE <b>Applicant</b>	NAME <b>Justin Unger</b>	ORGANIZATION NAME (if applicable) <b>Steele Champlain LLC</b>		
ADDRESS <b>6875 E. Evans Ave.</b>		TOWN <b>Denver</b>	STATE <b>CO</b>	ZIP <b>80224</b>
PHONE <b>303 226-9137</b>	CELL PHONE	EMAIL <b>junger@steelellc.com</b>		

### Project Description

ENTERED BY <b>Jeffrey McMahon</b>	INFORMATION SOURCE <b>Individual</b>	DATE ENTERED <b>6/22/2021 9:14 AM</b>
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**PROJECT DESCRIPTION**

A project to renovate an elderly housing facility on a lot of 0.73 acres being served by municipal water supply and wastewater disposal. There will be no changes to the existing footprint of the building w/ limited site work and no new structures will be built for this project. There will be exterior work including, in part; repairs to the roof, facia repairs, replacing windows, pavement replace and recoating in ADA parking area, installation of bollards and an ADA ramp w/ railings and an awning, as well as an emergency generator and pad.

Renovation to the interior includes; installation of a communications system, electronic access capabilities, construction of an ADA bathroom/ laundry room, replacement of flooring and construction of a kitchenette on the first floor. The renovation will also replace closet doors, medicine cabinets, door hardware, and will include installation of new appliances for the kitchens, electrical and fire alarm upgrades, as well as plumbing upgrades for the units.

### DEC Prior Permits

PERMIT TYPE <b>Act 250</b>	PERMIT NUMBER <b>6F0211</b>
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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>Jeffrey McMahon</b>	REQUESTOR TYPE <b>Permit Specialist</b>	ACT 250 PERMIT NUMBER (if any) <b>#6F0211 Permit Series</b>	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 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?	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 as proposed constitutes a "material change to a permitted development or subdivision" pursuant to Act 250 Rule 34(A), therefore an Act 250 permit amendment is required. Administrative Amendment permit #6F0211-1B was issued for the project on May 27, 2021.	
DISTRICT COORDINATOR SIGNATURE	Josh Donabedian, Districts 5, 6, & 9 Coordinator
	[phone] 802-476-0186    [email] <a href="mailto:joshua.donabedian@vermont.gov">joshua.donabedian@vermont.gov</a> <b>Natural Resources Board</b> Districts 5, 6, and 9 Environmental Commissions 10 Baldwin Street, Montpelier, VT 05633-3201
2021.06.21	
19:55:56 -04'00'	

Wastewater System & Potable Water Supply Permit Jurisdictional Opinion	
IS A WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED?	PERMIT NOT REQUIRED?
<input type="checkbox"/> Yes <input type="checkbox"/> Permit application currently under review <input checked="" type="checkbox"/> No <input type="checkbox"/> Permit issued on _____	<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	
No increase in flow and no changes to existing water and wastewater lines.	
REGIONAL OFFICE STAFF SIGNATURE	Allison Lowry, Assistant Regional Engineer
	[phone] 802-557-7532    [email] <a href="mailto:allison.lowry@vermont.gov">allison.lowry@vermont.gov</a> <b>Department of Environmental Conservation</b> Drinking Water & Groundwater Protection Division - Essex Regional Office 111 West Street, Essex Junction, VT 05452
2021.04.19	
08:46:00 -04'00'	

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: Jim Surwillo    Email: <a href="mailto:james.surwilo@vermont.gov">james.surwilo@vermont.gov</a> Phone: 802-522-5056
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
Department of Health
<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: <a href="mailto:kelly.launder@vermont.gov">kelly.launder@vermont.gov</a> 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

## Local Permits

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

PERMIT SPECIALIST SIGNATURE



2021.04.16

12:49:55 -04'00'

**Jeff McMahon**, *Permit Specialist*[phone] 802-477-2241 [email] [jeff.mcmahon@vermont.gov](mailto:jeff.mcmahon@vermont.gov)**Department of Environmental Conservation**  
Environmental Assistance Office - Essex Regional Office  
111 West Street, Essex Junction, VT 05452