

WATERBURY DEVELOPMENT REVIEW BOARD
General Minutes
Wednesday, August 2, 2017

Members: David Frothingham, Chair; Tom Kinley, Mike Bard, Bud Wilson

Staff present: Dina Bookmyer-Baker, Zoning Administrator; Steve Lotspeich, Acting Secretary

The public meeting was convened by Tom Kinley, Vice Chair, at 6:30 p.m. in the Steele Community Room in the Municipal Center, 28 North Main Street, Waterbury, VT.

Review of the Agenda:

The agenda was approved as presented.

- 1) **#63-17: Wendy Haupt** (owner/applicant)
Subdivide the existing lot at 610 Ripley Road, Waterbury Center, VT into two residential lots. (LDR/RHS zoning and overlay districts)

Testimony:

- All the proposed development is below the Ridgeline-Hillside-Steep Slope Overlay District which is just on the upper part of the Haupt property. The lots have no frontage on Ripley Rd. and are accessed by right-of-way that crosses both the Litchfield and Frank / Buus-Frank property. This right-of-way also accesses the Duffy and Ripley Springs LLC (David Lachtrupp) properties. These adjoining landowners will still have future use of the right-of-way across the Haupt property.
- Annette Litchfield has a spring on the Haupt property. The spring is on the Haupt site plan and is shown as protected on the wastewater and water supply plans. There is a second spring on the Litchfield property that does not show on the Haupt plans. Gunner McCain said that the second spring is far enough away from the proposed septic system on the Haupt property that there shouldn't be any problems or conflicts in the future.
- There is also another right-of-way across the Litchfield property that accesses the Haupt property. There are no current plans to use that right-of-way for access to any development on the Haupt property.
- Frank Piazza raised a concern about an overshadowing area that is on his property. There are restrictions on placing a future well in that overshadowing area. Frank Piazza should have received an overshadowing notice from McCain Consulting. The overshadowing area is also on the Frank / Buus-Frank property. They received the overshadowing notice and raised concerns about the impact of the overshadowing area on their property.
- The criteria under Conditional Use review were discussed including impacts to natural resources and water quality.

See separate decision.

- 2) **#65-17: Jon Boudreau** (owner/applicant)
Construct a single-family dwelling with attached garage at 1638 U.S. Route 2, Waterbury, VT. (MDR/SFHA zoning and overlay districts)

Testimony:

- Flood resistant materials will be used in all areas that are lower than two feet above the 100-year floodplain level.
- Compensatory storage will exceed the amount of fill that will be added. Almost twice the amount of material will be removed from the site than the amount of material that will be added to the site.
- Anchoring of the propane tank will be required and documentation will be also required as part of the Certificate of Completion for the Flood Hazard Area Review.
- The existing on-site septic system was approved by the state in the 1970's and can be connected to the new house. There was a previous house on the property that was impacted by Tropical Storm Irene and removed from the site.

See separate decision.

3) **#56-17: Melinda Pockoski** (owner/applicant)

Setback waiver request to construct a residential shed within the setback at 419 Maggies Way, Waterbury Center, VT. (LDR zoning district) —*Continued from July 19.*

Testimony:

- The new proposed location for the shed was discussed. The Pockoskis walked the site with their neighbors, the Heitners, who objected to the first site. The neighbor is fine with the new location that is in the north-eastern part of the site. The site of the new shed is approximately 600' from the neighbor's house.

See separate decision.

4) **Review of Minutes and Decisions:**

The general meeting minutes and decisions from July 19, 2017, were reviewed.

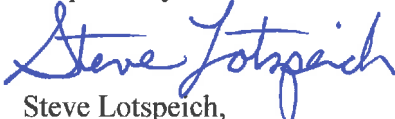
MOTION: Tom Kinley moved and Mike Bard seconded the motion to approve the general meeting minutes and decisions from July 19.

VOTE: The motion was approved 4-0.

Adjournment:

The meeting was adjourned at 8:22 p.m.

Respectfully submitted,



Steve Lotspeich,
Acting Secretary

**Town & Village of Waterbury
Development Review Board
Decision #63-17 – August 2, 2017**

In Attendance: Board members present: Dave Frothingham (Chair); Mike Bard, Tom Kinley, and Bud Wilson. Staff present: Dina Bookmyer-Baker (ZA) and Steve Lotspeich (Community Planner and Acting Secretary)

Owner/Applicant:	Wendy Haupt
Address/Location:	610 Ripley Road, Waterbury Center, VT
Zones:	Low-Density Residential (LDR) & Ridgeline/Hillside/Steep Slope (RHS) overlay
Application #	63-17 Tax Map # 14-082.100

Applicant Request

The applicant seeks to subdivide the existing lot at 610 Ripley Road into two residential lots in the RHS overlay district.

Present and sworn in:

Wendy Haupt, owner/applicant
Gunner McCain, consultant
Annette Litchfield, adjoining property owner
Elizabeth Bordeaux, adjoining property owner
Frank Piazza, adjoining property owner
Madge Buus-Frank, adjoining property owner
Kenneth Frank, adjoining property owner
Joe Duffy, adjoining property owner
David Lachtrupp, adjoining property owner

Exhibits:

- A: Application #63-17 (9 pp: Zoning, Conditional Use, Subdivision, RHS Overlay District), 7/5/17.
- B: Project submittal letter from McCain Consulting, Inc., dated July 5, 2017.
- C: Site Plan prepared by McCain Consulting for Wendy Haupt, Single Lot Wastewater Design, sheet 1 of 2, dated 6/28/2017.
- D: Survey and Subdivision prepared by McCain Consulting for Wendy Parsley Haupt, sheet 1 of 1, dated 6/28/2017.
- E: Orthophotos of parcel with tax map boundary and zoning districts (staff).
- F: Letter to adjoining landowners, mailed certified: July 13, 2017.
- G: Wildlife Resources Map from the Waterbury Municipal Plan.

Findings of Fact:

1. Existing conditions: Wendy Parsley Haupt owns a 14.33± acre parcel located at 610 Ripley Road. The parcel is developed with a one and one-half story single-family dwelling and a 1 1/2 story detached garage. The property includes no frontage, but has access, via an existing 40' right-of-way across the lands of Roche and via an existing 50' right-of-way across the lands of Frank, to Ripley Road. The

existing dwelling is served by private well and septic. The parcel is located in the Low-Density Residential (LDR) zoning district with portions within the Ridgelines/Hillsides/Steep Slopes (RHS) overlay district (Exhibit D).

2. Proposal: To subdivide the existing 14.33 acre lot into two lots as follows:

- Lot B-1 will be 6.23 acres, and includes the existing single-family dwelling, right-of-way access (existing, across the lands of Roche), and private well and septic.
- Lot B-2 will be 8.10 acres, will be accessed via an existing 50' right-of-way (across the lands of Frank) to Ripley Road, will be served by private well and septic, and is proposed for a single-family dwelling.

Although portions of the proposed lot lie within the Ridgelines/Hillsides/Steep Slopes (RHS) overlay district, all of the proposed development is located outside of the RHS district (Exhibit C). This application is for review of the 2-lot subdivision, not the proposed dwelling, at this time.

3. Section 504 General Dimension Requirements: Any subdivision of land must conform to the relevant criteria in Section 504. In the LDR zoning district, the minimum lot size is 5 acres, the minimum frontage is 300', and the minimum setbacks are: 70' front, 75' sides/rear. Each lot as proposed meets the minimum lot size requirements and each will be accessed via an existing permanent right-of-way. The existing dwelling on Lot B-1 meets the setback requirements. The building envelope and the proposed dwelling on Lot B-2 meet the setback requirements (Exhibit C).

4. Subdivision Review Criteria As set forth in Section 1201, all applications for land division shall be reviewed by the Development Review Board under Section 1202, unless exempted under Section 1203. This application is not exempted from Board review, as the project involves lands within the RHS overlay district. Prior to granting approval, the Board must find that the proposed subdivision conforms to the standards in Section 1202 (a)–(d).

(a) The Board must find that the proposal will not have an undue adverse impact on the following:

- (1) The capacity of community facilities: The dwelling will not be connected to municipal water or sewer systems. The proposal to create one new residential lot with one dwelling will not exceed the school system capacity, or cause an undue adverse impact to traffic volumes, or create an unmanageable burden on fire protection services (Exhibit A3+). The application packet was circulated to the appropriate municipal officials regarding the relevant facilities and there were no concerns regarding the project.
- (2) The character of the area: The use of the new lot will be residential. See compliance with the character of the area in paragraph 5(b), below.
- (3) Water quality: The creation of one residential lot will not result in undue adverse impact to water quality or downstream properties. Applicant accepts that erosion protection and sediment control measures will be employed during the development of Lot B-2 (Exhibit A3+).
- (4) Aesthetics and scenic or natural beauty: Applicant is not aware of any identified scenic resources, or historic sites on the parcel.

(5) Significant natural resources: Significant Natural Resources are defined in the Regulations as: “Areas that include streams; Class I & II wetlands; prime agricultural soils; wildlife resources, including the Natural Heritage sites, as shown on the Waterbury Wildlife Resources Map in the Municipal Plan; and rare, threatened or endangered species.” (Exhibit G) The building zone is no larger than absolutely necessary, leaving the majority of the parcel undisturbed. Access is via an existing woods road to diminish the impact of the development. The Board concludes that the project will not have an undue adverse impact on significant natural resources.

(b) The project is *not* in the RT100 zoning district. This provision does not apply.

(c) The project is in the RHS overlay district. See compliance with the RHS standards in Section 1004, in paragraph 6, below.

(d) The Board may attach reasonable conditions and safeguards with respect to the subdivision attributes identified in Section 1202(d)(1–4). The proposal does not include excessive curb-cuts or irregularly shaped lots. The small building envelope preserves the existing vegetation, is 75' from the rear property line and greater than 75' from the front, rear, and remaining side property line. The project is outside of the RHS district and is sited to avoid existing water and wetland features. The Board concludes that conditions and safeguards regarding the above attributes are not needed.

5. Section 303 Conditional Use criteria: Development of lands within the RHS overlay district shall comply with the following conditional use review standards:

(a) Section 303(e)(1) Community facilities: See compliance with the capacity of community facilities in paragraph 4(a)(1), above. The Board concludes that the proposed development will not have an undue adverse impact on the capacity of existing or planned community facilities.

(b) Section 303(e)(2)(A–E) Character of the area: The existing uses in the immediate area are residential. Light and noise impacts will be typical of standard residential use, which will not cause danger of fire, explosion, or electrical hazard, or in any other way jeopardize the health and safety of the area. Applicant is not aware of any historic sites, or rare or irreplaceable natural areas on the parcel. The State of Vermont does not identify any rare, threatened, or endangered species, or deer wintering areas on the parcel. The Board concludes that the project will not have an undue adverse impact on the character of the area.

(c) Section 303(e)(3) Municipal bylaws in effect: Residential lots are a permitted use within the LDR zoning district and are a conditional use when they are located within the RHS overlay district. The proposed development is located outside the RHS district. The Board concludes that the project will not violate any municipal bylaws and ordinances.

(d) Section 303(f)(2) Methods to control fumes, gas, dust, smoke, odor, noise, or vibration: The proposed residential use will not typically create the above-named nuisances. The Board concludes that no devices or special methods are required to prevent or control these impacts.

(e) Section 303(h) Removal of earth or mineral products conditions: The project does not include earth removal activities. This provision does not apply.

6. Section 1004 RHS Standards of Review: All of the proposed development is located below 1,499 FIE. As per Section 1001, the project is classified as “minor” development. Minor development projects on lands within the RHS overlay district shall be subject to conditional use review. See paragraph 5, above and Exhibit A4+.

Conclusion:


Based upon these findings, and subject to the conditions set forth below, the Board concludes that the proposal by Wendy Haupt to create a two-lot subdivision at 610 Ripley Road in the RHS overlay district, as presented in application #63-17 and supporting materials, meets the Conditional Use, Ridgelines/Hillsides/Steep Slopes, and Subdivision criteria as set forth in Sections 303, 1004, and 1202.

Decision Motion:

On behalf of the Waterbury Development Review Board, Mike Bard moved and Tom Kinley seconded the motion to approve application #63-17 with the following conditions:

- (1) The applicant shall complete the project in accordance with the Board’s findings and conclusions and the approved plans and exhibits;
- (2) The applicant shall submit the final plat, prepared in accordance with 27 V.S.A. § 1403, to the Zoning Administrator within 150 days of the approval date of this decision for Development Review Board approval.
- (3) The approved final plat, signed by the DRB Chair (or Acting Chair), shall be duly filed or recorded in the office of the clerk of the Town of Waterbury within 180 days from this approval, in accordance with 24 V.S.A. § 4463.

Vote: The motion was approved 4–0.



(Chair) (Vice-Chair) (Acting Chair)

Approved on: 8/16/17
(date)

State permits may be required for this project. The landowner/applicant is advised to contact Peter Kopsco, DEC Permit Specialist, at 802-505-5367 or pete.kopsco@vermont.gov, and the appropriate state agencies to determine what permits must be obtained.

***NOTICE:** This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. An appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.*

Town & Village of Waterbury
Development Review Board
Decision #65-17 — August 2, 2017

In Attendance: Board members present: Dave Frothingham (Chair), Mike Bard, Tom Kinley, and Bud Wilson. Staff present: Dina Bookmyer-Baker (ZA) and Steve Lotspeich (Acting Secretary)

Owner/Applicant:	Jon Boudreau
Address/Location:	1638 US Route 2, Waterbury, VT
Zones:	Medium-Density Residential (MDR) & Special Flood Hazard Area (SFHA)
Application #	65-17
	Tax Map # 12-025.000

Present and sworn in:

Jon & Lindy Boudreau, property owners
Gunner McCain, consultant

Applicant Request

The applicant seeks approval to construct a single-family dwelling with an attached garage at 1638 U.S. Route 2, in the Special Flood Hazard Area (SFHA).

Testimony:

- Flood resistant materials will be used in all areas that are lower than two feet above the 100-year floodplain level.
- Compensatory storage will exceed the amount of fill that will be added. Almost twice the amount of material will be removed from the site than the amount of material that will be added to the site.
- Anchoring of the propane tank will be required and documentation will be also required as part of the Certificate of Completion for the Flood Hazard Area Review.
- The existing on-site septic system was approved by the state in the 1970's and can be connected to the new house. There was a previous house on the property that was impacted by Tropical Storm Irene and removed from the site.

Exhibits

- A: Application #65-17 (6 pp: Zoning, site plan, Overlay District), 7/5/17.
- B: Project cover letter and Base Flood Elevation Certification letter, McCain Consulting, Inc., 7/5/17
- C: Smart Vent Specifications (6 pages).
- D: Site Plan prepared by McCain Consulting for Jon Boudreau, Single Family Residence in FHO District, sheet 1 of 1, dated 12/21/2016, last revised 6/28/2017.
- E: Orthophoto of the parcel with the Special Flood Hazard Area overlay (staff).
- F: Letter to Rebecca Pfeiffer, requesting comments on the proposal, dated 7/11/17.
- G: Letter to adjoining landowners, mailed certified: July 13, 2017.
- H: E-mail from Rebecca Pfeiffer regarding comments on flood hazard area review dated 8/2/17

Findings of Fact:

1. Existing conditions: Jon Boudreau owns a 2.2± acre parcel located at 1638 US Route 2. The parcel is currently undeveloped, but previously included a mobile home and garage that were destroyed by Tropical Storm Irene in 2011. The property is served by a drilled well and existing septic system, includes approximately 381' of frontage on US Route 2, and also has frontage on Interstate 89. The parcel has an existing driveway that is served by a curb cut on U.S. Route 2 that is bisected by the eastern property line and is shared with the adjacent parcel to the east (Exhibit D). The parcel is located in the Medium-Density Residential (MDR) zoning district and lies mostly in the Special Flood Hazard Area (SFHA) overlay district (Exhibit E).
2. Proposal: To construct a single-family dwelling with an attached garage underneath. Some cut-and-fill will be required to elevate the lowest floor of the dwelling above the base flood elevation (BFE). The garage will be outfitted with Smart Vents for flood management (Exhibit C). The existing concrete slabs for the previous structures will be removed.
3. Section 504 General Dimension Requirements: In the MDR zoning district, the minimum lot size is 2 acres; the minimum frontage is 200'; the maximum height is 35'; and the minimum setbacks are: 60' front, 50' sides/rear. The lot meets the minimum lot size and frontage requirement. The proposed dwelling will meet the maximum height and minimum setback requirements.
4. Section 604 Special Flood Hazard Area Development Standards: Most of the parcel lies within the Special Flood Hazard Area (SFHA) (Exhibit E) including the site for the proposed house. The BFE at the house site is 412.4', the finished floor elevation (FFE) of the garage will 410.0' (Exhibit D). The house will be built above the garage, elevating its lowest floor at least two feet above the base flood level, which meets the requirements of the Flood Hazard Area Regulations, Section 604(a)(6).
5. Sections 604(a)(10 & 11) Fill and compensatory storage: The fill for the proposed house and driveway will be 98± cubic yards. The proposed compensatory cut areas along the northeast border of the parcel will total 179± cubic yards (Exhibit D). The Base Flood Elevation Certification letter from McCain Consulting, Inc. (Exhibit B2) references the "Specifications for Compensatory Cut and Fill to Address Floodplain Requirements" that address the requirements in the Waterbury Flood Hazard Area Regulations. The letter certifies that if the contractor follows the procedure as outlined, the BFE elevation will not increase. Comments from the state Floodplain Manager, Rebecca Pfeiffer, are included at Exhibit H. In response to Rebecca Pfeiffer's concern regarding digging a ditch at the rear of the property, the applicant stated that he is removing a knob of existing land and is not digging a ditch.

Conclusion:

Based upon these findings, and subject to the conditions set forth below, the Board concludes that the proposal by Jon Boudreau to construct a single-family dwelling with an attached garage at 1638 US Route 2 in the SFHA overlay district, as presented in application #65-17 and supporting materials, meets the Special Flood Hazard Areas development standards as set forth in Section 604.

Decision Motion:


On behalf of the Waterbury Development Review Board, Mike Bard moved and Tom Kinley seconded to approve application #65-17 with the following conditions:

- (1) The applicant shall complete the project in accordance with the Board's findings and conclusions and the approved plans and exhibits;
- (2) The applicant shall submit an application for a Certificate of Completion, including a copy of the Elevation Certificate and all other submittal requirements, upon completion of the house and related site work, and obtain approval of same, prior to commencing the use or occupancy of the structures.
- (3) All exterior lighting shall be downcast and shielded.

Vote: The motion was approved 4-0.



(Chair) (Vice-Chair) (Acting Chair)



(date)

This decision was approved on: August 16, 2017

State permits may be required for this project. The landowner/applicant is advised to contact Peter Kopsco, DEC Permit Specialist, at 802-505-5367 or pete.kopsco@vermont.gov, and the appropriate state agencies to determine what permits must be obtained.

NOTICE: *This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. An appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.*

**Town & Village of Waterbury
Development Review Board
Decision #56-17 — August 2, 2017**

In Attendance: Board members present: Dave Frothingham, Chair; Mike Bard, Tom Kinley, Bud Wilson,

Staff present: Dina Bookmyer-Baker, Zoning Administrator; Steve Lotspeich, Acting Secretary

Owner/ Applicant:	Michael & Melinda Pockoski	
Address/Location:	419 Maggies Way, Waterbury Center, VT	
Zoning Districts:	Low-Density Residential (LDR)	
Application #	56-17	Tax Map # 09-071.000

The chair opened the review at 6:33 pm

Applicant Request

The applicant seeks approval to construct a residential shed within the setback at 419 Maggies Way.

Present and sworn in:

Melinda Pockoski, property owner

Michael Heitner, neighbor (7/19/17)

Exhibits:

- A: Application #56-17 (3 pages: zoning permit, conditional use), 6/8/17.
- B: Site Plan of the property with proposed project sketched in, revised 8/2/17.
- C: Orthophoto of parcel with a 75' (LDR) building envelope superimposed. (staff)
- D: Letter to adjoining landowners, mailed certified on: June 27, 2017.
- E: E-mail correspondence from neighbor, dated July 13, 2017

Findings of Fact

1. Existing conditions: Michael & Melinda Pockoski own a 2.5± acre parcel located at 419 Maggies Way in the Low-Density Residential (LDR) zoning district. The parcel is currently developed with a 1 1/2 story single-family dwelling and a one-story garage. The house was built in 1974 (Zoning Regulations were adopted in 1980). The parcel includes 280± feet of frontage on and has access to Maggies Way and is served by private well and septic. The existing dwelling appears to be 67' ± to the nearest side property line, and the existing garage appears to be 60' ± from the centerline of the road.
2. Project: The proposal is to construct a 12' by 16' (192 SF) by 14' high residential accessory structure (shed/hobby workshop). The proposed shed will be located 15' from the side property line to the north, and 36' from the rear property line.
3. LDR Dimensional Requirements, Table 5.2: *Minimum lot area: is 5 acres; minimum setbacks: 70' front; 75' sides/rear.* At 2.5 acres, the lot is undersized by 2.5 acres. The existing house and garage do not meet the setback requirements and the proposed shed will be located in the side and rear setback (Exhibit B).

Section 401 Dimensional Requirements: (b) Notwithstanding provisions for front yards elsewhere in these bylaws, on streets with less than 50-foot right-of-way, the front yard setback shall be measured from the centerline of the existing roadway and 25 feet shall be added to the front yard setback requirement.

4. Waiver Request: The table below includes the LDR setback requirements and the existing and proposed structures:

Zoning District: LDR			
	Front setback: 95' to road centerline	Side/Rear setback: 75'	Waiver Request:
Existing dwelling	meets	67'	
Existing garage	60'	meets	
Proposed shed	meets	60'/36'	15' (side); 39' (rear)

The setback waiver request is to encroach into the side yard setback by 15' (75' minus 60') and into the rear yard setback by 39' (75' minus 36').

5. Conditional Use/Waiver criteria: As set forth in Section 309, the DRB may grant a waiver of building setbacks as a conditional use reviewed in accordance with Section 303; provided that the encroachment does not have an undue adverse impact on the use and enjoyment of adjoining properties from which the setback waiver is sought. The Board considered the following:
- a. Section 303(e)(1) Community facilities: No change in the residential use of the property and no increase in occupancy is proposed. The proposed workshop is for hobby woodturning. The property is served by private well and septic. The use will not unduly increase the traffic, does not require addition municipal water or sewer allocation, will not burden the school capacity, and will not increase the demand for fire protection. The Board concludes that the proposed expansion to the existing use will not have an undue adverse impact on the capacity of existing or planned community facilities.
 - b. Section 303(e)(2)(A-E) Character of the area: The use of the property will remain residential. No exterior lighting is proposed. The shed will be constructed to match the Tudor style of the house and will complement the property (Exhibit A3-supplemental). The proposed shed is appropriate in scale and design in relation to existing uses and structures in the district. The Board concludes that the proposed use will not have an undue adverse impact on the character of the area affected.
 - c. Section 303(e)(3) Municipal bylaws in effect: The shed is for residential hobby activities. The project application presents compliance with the conditional use criteria. The Board concludes that the proposal will not violate any municipal bylaws and ordinances.
 - d. Section 303(f)(2) Methods to control fumes, gas, dust, smoke, odor, noise, or vibration: It is anticipated that the activity of woodturning will create some noise and dust. The dust will be contained within the structure. The noise shall not be of an offensive level at the property line. The

use of the structure will not create fumes, gas, smoke, odor, or vibration. The Board concludes that no devices or methods are necessary to prevent or control these impacts.

- e. Section 303(h) Removal of earth or mineral products conditions: The project does not involve earth-removal activities. This provision does not apply.

Conclusion:

Based upon these findings, and subject to the conditions set forth below, the Board concludes that the proposal by Michael & Melinda Pockoski to construct a residential shed 15' within the side yard setback and 39' within the rear yard setback at 419 Maggies Way, as presented in application #56-17 and supporting materials, meets the Waivers and Conditional Use criteria set forth in Sections 309 and 303.

Decision Motion:


On behalf of the Waterbury Development Review Board, Mike Bard moved and Tom Kinley seconded the motion to approve application #56-17 with the following condition:

- (1) The Applicant shall complete the project in accordance with the Board's findings and conclusions and the approved plans and exhibits.

Vote: The motion was approved 4-0.



(Chair) (Vice-Chair) (Acting Chair)



(date)

This decision was approved on: August 16, 2017

State permits may be required for this project. The landowner/applicant is advised to contact Peter Kopsco, DEC Permit Specialist, at 802-505-5367 or pete.kopsco@vermont.gov, and the appropriate state agencies to determine what permits must be obtained.

NOTICE: *This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. An appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.*