

Project Review Sheet

Date Initiated	4/26/2021	ANR PIN#	BR07-0201	WW Project#	n/a	Pre-application Review <input checked="" type="checkbox"/>
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Project Information

General Information

PROJECT NAME (if applicable) Tractor Supply	PROJECT TOWN Bradford
PROJECT LOCATION (911 address if available) Lower Plain Rd.	SPAN(S) (if available) 072-022-10077

Contact(s)

CONTACT TYPE Consultant	NAME Michael Barnes	ORGANIZATION NAME (if applicable) Grenier Engineering, PC	
ADDRESS		TOWN	STATE VT
PHONE 802-244-6413	CELL PHONE	EMAIL michael@grenierengineering.com	
CONTACT TYPE Landowner	NAME Rene Bernard	ORGANIZATION NAME (if applicable) VKR Associates LLC	
ADDRESS		TOWN	STATE VT
PHONE	CELL PHONE	EMAIL renebernard@comcast.net	
CONTACT TYPE Applicant	NAME Matthew Darling	ORGANIZATION NAME (if applicable) NERP Holding and Acquisitions Company LLC	
ADDRESS		TOWN	STATE VT
PHONE	CELL PHONE	EMAIL mdarling@newenglandretail.com	

Project Description

ENTERED BY Peter Kopsco	INFORMATION SOURCE Individual	DATE ENTERED
PROJECT DESCRIPTION The Tractor Supply is a new development of an existing meadow into an approximately 19,000 square foot Tractor Supply building with associated concrete display areas and asphalt pavement parking lot on 5.73 acres.		

DEC Prior Permits

PERMIT TYPE Wastewater System & Potable Water Supply (see also DE-3-1466 & EC-3-1383)	PERMIT NUMBER WW-3-9938 & WW-3-9939
PERMIT TYPE Water Supply Construction Permit	PERMIT NUMBER C-1998-07.1
PERMIT TYPE Stormwater	PERMIT NUMBER 5378-9020.1 & 5378-9050

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 Michael Barnes	REQUESTOR TYPE Other	ACT 250 PERMIT NUMBER (if any)	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 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No		COPIES SENT TO STATUTORY PARTIES? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
BASIS FOR DECISION Construction of improvements for commercial purpose on 10 acres or less in Bradford does not trigger Act 250. 10 V.S.A. section 6001(3)(A). Also, Land Use Permit #3R0990 was abandoned 9/1/2020, see https://anrweb.vt.gov/ANR/vtANR/Act250SearchResults.aspx?Num=3R0990 .			
DISTRICT COORDINATOR SIGNATURE 2021.04.26 11:47:02 -04'00'		Linda Matteson, Coordinator [phone] 802-289-0598 [email] linda.matteson@vermont.gov Natural Resources Board District 3 Environmental Commission 100 Mineral Street, Suite 305, Springfield, VT 05156	

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 Permit required for water and sewer service lines	
REGIONAL OFFICE STAFF SIGNATURE 2021.04.26 14:50:25 -04'00'	Carl Fuller, P.E., Regional Engineer [phone] 802-505-3938 [email] carl.fuller@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>

Agency of Natural Resources - Department of Environmental Conservation
WASTE MANAGEMENT & PREVENTION DIVISION
 Hazardous Waste Handler Site ID [Fact Sheet #36]

 Contact: [Wendy Edwards](mailto:Wendy.Edwards@vermont.gov)

 Email: wendy.edwards@vermont.gov

Phone: 802-522-0261

WATERSHED MANAGEMENT DIVISION

- Stormwater: Developments [Fact Sheets #6.2 & 6.3] [See [Stormwater District Contacts Map](#)]
- Contact: [Ashley Preston](#) Email: ashley.preston@vermont.gov Phone: 802-490-6170

Department of Public Safety

- Construction Permit Fire Prevention, Electrical, Plumbing, Accessibility (ADA) [Fact Sheets #49, 50, 50.1, & 50.2]
- Barre: 802-479-4434
- Tier II Hazardous Chemical Reporting
- Contact: [Todd Cosgrove](#) Email: todd.cosgrove@vermont.gov Phone: 802-479-7586

Agency of Transportation

- Access to State Highways (residential, commercial) [Fact Sheet #66]
- Contact: [Craig Keller](#) Email: craig.keller@vermont.gov Phone: 802-279-1152
- Signs (Travel Information Council) [Fact Sheet #63]
- Contact: [Toni May](#) Email: toni.may@vermont.gov Phone: 802-279-9599

Agency of Agriculture

- Use/Sale of Pesticides [Fact Sheets #72, 73, 74, 75, 76, 77, & 78]
- Contact: [Cary Giguere](#) Email: cary.giguere@vermont.gov Phone: 802-828-6531

Vermont Energy Code Assistance Center

- 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



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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