

**ACT 250 NOTICE - APPLICATION #3W1096**  
**§6086b Downtown Development Findings**  
**10 V.S.A. §§ 6001 - 6093**

On May 24, 2016, The Village at White River Junction and Main Street Renaissance, LLC, 541 Ely Rd, Fairlee, VT 05045, filed Application #3W1096 for a project generally described as the construction of a 5-story, 87,000 SF senior/assisted living facility consisting of 80 senior citizen assisted-living dwelling units, of which 30 units will be devoted to memory care units. The project is located at 101 Currier St in the Downtown Development District of White River Jct., designated by the state pursuant to Title 24 Chapter 76A in Hartford, VT.

The District 3 Environmental Commission is reviewing this application under 10 V.S.A § 6086b - Downtown Development; Findings. Copies of the application are available for review at the Hartford Town Office, Two-Rivers Ottauquechee Regional Commission Office, and the office listed below. The application may also be viewed on the Natural Resources Board's web site ([www.nrb.state.vt.us/lup](http://www.nrb.state.vt.us/lup)) by clicking on "Act 250 Database" and entering the project number "3W1096".

Pursuant to § 6086b, the District Commission will review this application under Criteria 1, 2, 3, 4, 5, 8, 8(A), 9(B), 9(C), 9(F), and 9(K). No hearing will be held and Findings will be issued unless, on or before June 21, 2016, a person notifies the Commission of an issue or issues requiring the presentation of evidence at a hearing and the Commission determines that a substantial issue has been raised under one or more of the applicable criteria. Any hearing request must be in writing to the address below, must state the applicable criteria or subcriteria at issue, why a hearing is required and what additional evidence will be presented at the hearing, and must include any reports, data and other written information in support of any substantial issue raised in the hearing request. Any hearing request by an adjoining property owner or other interested person must include a petition for party status. Prior to submitting a request for a hearing, please contact Linda Matteson, the district coordinator, at 802-885-8843 or email her at [Linda.Matteson@vermont.gov](mailto:Linda.Matteson@vermont.gov) for more information. Prior to convening a hearing, the Commission must determine that there is a substantial issue under one or more applicable criteria that requires a hearing. If a hearing is held, it must be held within 20 days of June 21, 2016, and with as few as 10 days' notice.

The District Commission members participating in this decision are: Tim Taylor, Chair; Susan B. Ford; and Roderick J. Maclay. If you feel that any of the District Commission members may have a conflict of interest, or if there is any other reason a member should be disqualified from sitting on this case, please contact the district coordinator as soon as possible, no later than prior to the response date listed above.

Should a hearing be held on this project and you have a disability for which you are going to need accommodation, please notify us by June 21, 2016.

Parties entitled to participate are the Hartford Selectboard, the Hartford Planning Commission, the Two Rivers-Ottawaquechee Regional Commission, affected state agencies, and adjoining property owners and other persons to the extent they have a particularized interest that may be affected by the proposed project under the Criteria 1 (Air and Water Pollution), 1A Headwaters, 1(B) Waste Disposal, 1(C) Water Conservation, 1(D) Floodways, 1(E) Streams, 1(F) Shorelines, 1(G) Wetlands, 2 & 3 Water Supply, 4 Erosion, 5 Traffic Safety and Congestion, 8 Aesthetics, Scenic Beauty, Rare & Irreplaceable Natural Areas, or Historic Sites, 8A Necessary Wildlife Habitat, 9(B) Primary Agricultural Soils, 9(C) Productive Forest Soils, 9(F) Energy Conservation and 9(K) Public Investments. Non-party participants may also be allowed under 10 V.S.A. Section 6085(c)(5).

Pursuant to §6086b(3), the State Historic Preservation Officer, Commissioner of Public Service, Secretary of Transportation, Commissioner of Buildings and General Services, Secretary of Natural Resources, and Secretary of Agriculture, Food and Markets (or designees), shall submit their written recommendations concerning this application, to the District Commission via the District Coordinator identified below, on or before June 21, 2016.

Dated at **Springfield**, Vermont this 31st day of May, 2016.

By:   
Linda Matteson, District Coordinator  
100 Mineral St., Suite 305  
Springfield, VT 05156  
Tel: (802) 885-8843  
[Linda.Matteson@vermont.gov](mailto:Linda.Matteson@vermont.gov)

## **E-Notification CERTIFICATE OF SERVICE #3W1096**

I hereby certify that I, the undersigned, sent a copy of the foregoing Notice of Application for Findings under 10 V.S.A. §6086b Downtown Development, on May 31, 2016, by U.S. Mail, postage prepaid, to the individuals without email addresses, and by electronic mail to the following with email addresses. All email replies should be sent to [NRB.Act250Springfield@vermont.gov](mailto:NRB.Act250Springfield@vermont.gov). **Note: Any recipient may change its preferred method of receiving notices and other documents by contacting the NRB District Office staff at the mailing address or email below. If you have elected to receive notices and other documents by email, it is your responsibility to notify the District Office of any email address changes.**

The Village at White River Junction  
Attn: Brooke Ciardelli  
541 Ely Road  
Fairlee, VT 05045  
[brooke@brookeciardelli.com](mailto:brooke@brookeciardelli.com)

Jo-Ann Ells  
Hartford Zoning Administrator  
171 Bridge Street  
White River Jct., VT 05001  
[jells@hartford-vt.org](mailto:jells@hartford-vt.org)

Main Street Renaissance, LLC  
Attn: Byron Hathorn  
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Fairlee, VT 05045  
[Byron.hathorn@gmail.com](mailto:Byron.hathorn@gmail.com)

ANR Office of Planning & Legal Affairs  
1 National Life Dr., Davis 2  
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[elizabeth.lord@vermont.gov](mailto:elizabeth.lord@vermont.gov)  
[jennifer.mojo@vermont.gov](mailto:jennifer.mojo@vermont.gov)

Hartford Selectboard  
Chuck Wooster, Chair  
171 Bridge Street  
White River Jct., VT 05001  
[cwooster@hartford-vt.org](mailto:cwooster@hartford-vt.org)

Barry Murphy, Public Service Department  
112 State Office Building  
Montpelier, VT 05620-2601  
[barry.murphy@vermont.gov](mailto:barry.murphy@vermont.gov)

Hartford Town Planning  
Bruce Riddle, Chair  
171 Bridge Street  
White River Jct., VT 05001  
[Bruce.l.riddle@dartmouth.edu](mailto:Bruce.l.riddle@dartmouth.edu)

Craig Keller, Utilities and Permits  
Vermont Agency of Transportation  
1 National Life Drive  
Montpelier, VT 05633  
[craig.keller@vermont.gov](mailto:craig.keller@vermont.gov)  
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[brian.mcavoy@vermont.gov](mailto:brian.mcavoy@vermont.gov)

Two Rivers-Ottauquechee  
Regional Commission  
128 King Farm Road  
Woodstock, VT 05091  
[dqish@trorc.org](mailto:dqish@trorc.org)  
[csargent@trorc.org](mailto:csargent@trorc.org)

Agency of Agriculture, Food & Markets  
116 State St., Drawer 20  
Montpelier, VT 05620-2901  
[AGR.Act250@vermont.gov](mailto:AGR.Act250@vermont.gov)  
[lauren.masseria@vermont.gov](mailto:lauren.masseria@vermont.gov)

Hartford Town Clerk  
Mary E. Hill  
171 Bridge Street  
White River Jct., VT 05001  
[mhill@hartford-vt.org](mailto:mhill@hartford-vt.org)  
[swest@hartford-vt.org](mailto:swest@hartford-vt.org)

Division for Historic Preservation  
National Life Building, 6<sup>th</sup> Floor  
Drawer 20, Montpelier, VT 05620-0501  
[scott.dillon@vermont.gov](mailto:scott.dillon@vermont.gov)  
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[James.duggan@vermont.gov](mailto:James.duggan@vermont.gov)

Hartford Town Manager  
[pmcqueen@hartford-vt.org](mailto:pmcqueen@hartford-vt.org)  
171 Bridge Street  
White River Jct., VT 05001

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VT Dept of Buildings & General Services  
Attn: Commission Mike Obuchowski  
2 Governor Aiken Ave.  
Montpelier, VT 05633-5801  
[Mike.obuchoswki@vermont.gov](mailto:Mike.obuchoswki@vermont.gov)

### **FOR YOUR INFORMATION**

District 3 Environmental Commission  
100 Mineral Street, Suite 305  
Springfield, VT 05156  
[NRB.Act250Springfield@vermont.gov](mailto:NRB.Act250Springfield@vermont.gov)

Chris Tomberg, Watershed Management  
VT Dept. of Environmental Conservation  
1 National Life Drive, Main 2  
Montpelier, VT 05620  
[Chris.gianfagna@vermont.gov](mailto:Chris.gianfagna@vermont.gov)

Valley News  
Classified Ads  
[classified@vnews.com](mailto:classified@vnews.com)

Hartford Conservation Commission  
171 Bridge Street  
White River Jct., VT 05001

### **ADJOINING LANDOWNERS**

Northern Stage  
Attn: Eric Bungee  
76 Gates Street  
White River Junction, VT 05001

United Methodist Church  
Attn: Connie Anderson  
106 Gates Street  
White River Junction, VT 05001

Marsicovetere Law Group P.C.  
Attn: Brian Marsicovetere  
128 Gates Street  
White River Junction, VT 05001

Nelson Fogg  
146 Gates Street  
White River Junction, VT 05001

Fairpoint Communications  
119 & 111 Gates Street  
White River Junction, VT 05001

By: 

Kim Lutchko  
NRB Act 250 Specialist  
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