



# ACT 250 JURISDICTIONAL OPINION

## JO 4-517

State of Vermont  
Land Use Review Board  
District 4 Environmental Commission  
111 West Street  
Essex Junction, VT 05452  
<https://act250.vermont.gov/>

This is a Jurisdictional Opinion based upon available information and a written request from the landowner/agent or other person. Any notified person or entity will be bound by this opinion unless that person or entity files a request for reconsideration with the District Coordinator or an appeal with the Superior Court, Environmental Division within 30 days of the issuance of this opinion (see below). This Opinion identifies Act 250 Jurisdiction only. Other permits may be required (e.g., <https://dec.vermont.gov/permits>). For more information, please contact the Agency of Natural Resources Environmental Assistance Office: (<https://dec.vermont.gov/assistance/permits>).

- I hereby request a jurisdictional opinion from the District Coordinator regarding the jurisdiction of 10 V.S.A. Chapter 151 (Act 250) over the project described below.

Karl Marchessault  
O'Leary-Bourke 13 Corporate Drive  
Essex Junction, VT 05452  
[karlm@olearyburke.com](mailto:karlm@olearyburke.com)

- Landowner  
 Agent  
 Other

### Project Description:

The renovation of a 24-unit residential project located at 300 Main Street in Winooski, Vermont. The project will involve the renovation of four existing residential structures, known as the Woodridge Apartments. The project and any infrastructure incidental to use of the housing project is located entirely within the City of Winooski's designated neighborhood development area. Public sewer and water services are available to serve the project.

The Requestor of this Jurisdictional Opinion has stated that construction shall commence before January 1, 2027. The parcel is under the jurisdiction of Act 250 permit series 4C0402. The lot is currently developed with four existing residential buildings built in the 1980's, and there are no buildings on the National Register of Historic Places located in the project area. At all relevant times, the City of Winooski has maintained duly adopted zoning and subdivision bylaws.

The Project is further described in the JO request and exhibits (Project Number JO 4-517 on the [Act 250 Database](#) online).

**Project Location:** 300 Main St. Winooski, VT

**Existing Act 250 permit number(s) or series:** 4C0402 and amendments

**Project Type:**  Commercial       Subdivision       Municipal/State       Mixed  
 Farming/Forestry       Housing       Other \_\_\_\_\_

**Has the landowner or affiliated person subdivided before?**       Yes       No       N/A

**AN ACT 250 PERMIT IS REQUIRED:**       Yes       No

**BASIS FOR DECISION:**

The project involves the construction of 75 or fewer housing units. The project and any infrastructure incidental to use of the housing project is located entirely within the City/Town of Winooski's designated neighborhood development area. Public sewer and water services are available to serve the project. The housing project and infrastructure incidental to its use is not within the mapped river corridor or floodplain. Construction shall commence before January 1, 2027. Therefore, in accordance with 10 V.S.A. § 6081(dd), an Act 250 land use permit amendment is not required.

/s/ Kaitlin Hayes      DATE: March 12, 2026

Kaitlin Hayes

District 4 Coordinator

111 West Street, Essex Junction, VT 05452

Telephone: (802) 622-4084

Email: kaitlin.hayes@vermont.gov

Any party may file within 30 days from the date of a decision of the District Coordinator a request for reconsideration with respect to the jurisdictional opinion, pursuant to Act 250 Rule 3(B). Any reply to a request for reconsideration shall be filed within 15 days of the service of the request, unless otherwise provided by the District Coordinator.

Any person aggrieved by an act or decision of a District Commission or District Coordinator, or any party by right, may appeal to the Environmental Division of Vermont Superior Court within 30 days of the act or decision pursuant to 10 V.S.A. § 8504. Such appeals are governed by Rule 5 of the Vermont Rules for Environmental Court Proceedings. The appellant must file a notice of appeal with the clerk of the court and pay any fee required under 32 V.S.A. § 1431.

The appellant must also serve a copy of the Notice of Appeal on the Land Use Review Board and on other parties in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings. The Land Use Review Board's copy may be sent to [act250.legal@vermont.gov](mailto:act250.legal@vermont.gov) and/or 10 Baldwin Street, Montpelier, VT 05633-3201.

Please note that there are certain limitations on the right to appeal, including interlocutory appeals. See, e.g., 10 V.S.A. § 8504(k), 3 V.S.A. § 815, and Vermont Rule of Appellate Procedure 5. For additional information on filing appeals, see the Court's website at: <http://www.vermontjudiciary.org/GTC/environmental/default.aspx> or call (802) 951-1740. The Court's mailing address is Vermont Superior Court, Environmental Division, 32 Cherry Street, 2nd Floor, Suite 303, Burlington, VT 05401.

The foregoing statements regarding requests for reconsideration and appeals are intended for informational purposes only. They neither supplant any rights or obligations provided for by law nor do they constitute a complete statement of the rights or obligations of any person or party.

## CERTIFICATE OF SERVICE

I hereby certify that I, Lori Grenier, Land Use Review Board Technician, District 4 Environmental Commission, sent a copy of the foregoing **Jurisdictional Opinion JO 4-517** by U.S. Mail, postage prepaid, on this March 12, 2026 to the following individuals without email addresses, and by electronic mail, to the following individuals with email addresses:

**Note: Any recipient may change its preferred method of receiving notices and other documents by contacting the 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 our office of any email address changes.**

Karl Marchessault  
O'Leary-Bourke 13 Corporate Drive  
Essex Junction, VT 05452  
karlm@olearyburke.com

Winooski Housing Venture, LLC  
Attn: Rich Bove  
218 Overlake Drive  
Colchester, VT 05446  
rickbove@comcast.net

Winooski City Council  
Ravi Venkataraman, Director of City  
Planning  
27 West Allen Street  
Winooski, VT 05404  
rvenkataraman@winooski.vt.gov

Winooski Planning Commission  
Mike O'Brien, Chair  
27 West Allen Street  
Winooski, VT 05404  
mike@vtappraisers.com

Chittenden County Regional Planning  
Commission  
110 West Canal Street, Suite 202  
Winooski, VT 05404  
permitting@ccrprcv.org

Agency of Natural Resources  
1 National Life Drive, Davis 2  
Montpelier, VT 05620-3901  
anr.act250@vermont.gov

### **FOR INFORMATION ONLY**

Winooski City Clerk  
Jenny Willingham  
27 West Allen Street  
Winooski, VT 05404  
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State of Vermont  
Dept. of Public Service  
barry.murphy@vermont.gov  
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Vermont Agency of Agriculture, Food and  
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Vermont Division for Historic Preservation  
ACCD.ProjectReview@vermont.gov

Land Use Review Board Chair  
10 Baldwin Street  
Montpelier, VT 05633-3201  
[act250.legal@vermont.gov](mailto:act250.legal@vermont.gov)  
[act250.agenda@vermont.gov](mailto:act250.agenda@vermont.gov)

Dated this March 12, 2026.

/s/ Lori Grenier  
Lori Grenier  
Land Use Review Board Technician  
Act250.Essex@vermont.gov