

Your Permit Navigator Results

PNR-0000013494

On the following page, you will find the following results based on the information that you provided. If the information you provided changes, for example if you change the location or size of your project, you should start over as the results below are no longer valid

Disclaimer: The Permit Navigator Results Summary is based on the information provided, and is not intended as an official or binding permitting determination by the ANR or the NRB. The Agency and the NRB reserve the right to require additional permits and/or approvals depending on the specific details of the project.

By checking this box I confirm that I have read and understood the disclaimer.

Permits Likely Needed

Construction / Modification of Source

Hazardous Waste Handler Site ID

Floodplain and River Corridor

Industrial User Pretreatment Program

Wetlands

Permits are likely needed for your project:

Vermont Department of Environmental Conservation

Construction / Modification of Source

PERMIT EXPLANATION

The primary objective of the review and permitting of stationary air contaminant sources is the attainment and maintenance of such levels of air quality as will protect human health and the environment. This goal is achieved by evaluating discharges of air contaminants to the ambient air. Projects must demonstrate compliance with both state and federal pollution control requirements, emissions standards, and air quality standards. New stationary sources of air contaminants, as well as modifications to existing stationary sources are subject to these requirements.

Hazardous Waste Handler Site ID

PERMIT EXPLANATION

Under the Vermont Hazardous Waste Management Regulations (VHWMR), any person who generates or transports hazardous waste or used oil, or who owns or operates a facility that treats, stores, disposes, or recycles hazardous waste, must “notify” the Waste Management & Prevention Division (WMPD) of such activity. Notification is accomplished by submitting a site-specific Hazardous Waste Handler Site ID Form to the WMPD. WMPD will issue a site specific ID number (EPA ID) for each site that submits a Site ID form. This form must be revised/resubmitted whenever the information required by the form changes. Also, if a business handles hazardous waste at multiple properties located in Vermont, each “site” is considered a separate “handler” and is subject to the notification requirement. Notification is accomplished by submitting a site-specific Hazardous Waste Handler Site ID Form to the WMPD. While this form does not need to be re-submitted on a regular basis, it must be revised/resubmitted whenever the information required by the form changes. Also, if a business handles hazardous waste at multiple properties located in Vermont, each “site” is considered a separate “handler” and is subject to the notification requirement.

Floodplain and River Corridor


PERMIT EXPLANATION

Any development within the FEMA designated 100-year floodplain (Special Flood Hazard Area) in a community participating in the National Flood Insurance Program (NFIP) requires a local development permit. In addition, some communities regulate activities in ANR-mapped River Corridors. Applications for hazard area development permits must come to ANR for State review and comment to ensure compliance with NFIP and local minimum standards. Please be aware that Act 250 jurisdictional projects are reviewed under a state procedure that may result in requirements that differ from the local municipal requirements. Under Act 250, the State reviews projects located within the FEMA designated Special Flood Hazard Area and/or within the ANR mapped River Corridor.

Industrial User Pretreatment Program

PERMIT EXPLANATION

The Pretreatment Permit regulates the discharge of high strength and toxic pollutants from industrial and commercial activities to municipal wastewater treatment facilities and collection systems. Examples of regulated activities include: discharges of process wastewater from electroplating, metal finishing, food and beverage manufacturing, dairy and cheese manufacturing, landfill leachate, breweries, distilleries, anaerobic digesters, etc. to municipal wastewater treatment facilities and their collection systems. A permit is required for the discharge of any waste that may adversely affect the proper operation of a municipal wastewater treatment facility. Any entity proposing to introduce process wastewater to a municipal wastewater treatment facility or its collection system is required to obtain a jurisdictional determination by the Pretreatment Section of the Wastewater Management Program.

 Your response indicates that you do not need this permit, but our information based on location or historical activities on the property indicates that you might. Please contact the permit contact for this permit to receive a definitive answer.

Vermont Department of Environmental Conservation

Wetlands

PERMIT EXPLANATION

Permits are required for most activities within a wetland or its buffer zone (50-feet for Class II wetlands, 100+feet for Class I wetlands). Activities in wetlands and buffers likely needing a permit include filling, draining, cutting or removing vegetation, removing soil, or grading. The easiest way to research whether a property has jurisdictional wetlands associated with it is to use the Wetland Screening Tool. The results for a given property are listed for you to see, with explanations of each layer and recommended next steps. The link for the tool may be found in the Guidance Link below.

PROJECT INFORMATION REVIEW

Project Address

168 RIVER RD. RICHMOND, 05477

Category

Business/Municipality/Government
Entity

Industry / Activity

Construction Company/Landscaping/Consultant/Company Agent

New Construction or Renovation?

No

YOUR LOCATION SELECTION DATA

Latitude

44.4263

Longitude

-73.0134

SPAN

519-163-10692

Property Owner

168 RIVER ROAD LLC
168 RIVER RD. RICHMOND, 05477

Location

[View map of your selection](#)

This link may contain valuable information about this parcel. We suggest clicking on this link and viewing it in the ANR Atlas to see the environmental considerations (such as wells, existing permits, and required setbacks) present.

PERMIT RESULTS

BASED ON YOUR RESPONSES, WE HAVE DETERMINED THE FOLLOWING PERMITS ARE LIKELY NEEDED FOR YOUR PROJECT:

Vermont Department of Environmental Conservation

Construction / Modification of Source

PERMIT EXPLANATION

The primary objective of the review and permitting of stationary air contaminant sources is the attainment and maintenance of such levels of air quality as will protect human health and the environment. This goal is achieved by evaluating discharges of air contaminants to the ambient air. Projects must demonstrate compliance with both state and federal pollution control requirements, emissions standards, and air quality standards. New stationary sources of air contaminants, as well as modifications to existing stationary sources are subject to these requirements.

APPLICATION FEE AMOUNT

Major project: \$15,000 (Amendment: \$150) Minor project: \$2,000 base fee (Supplemental fees of \$2,000 for engineering review and \$2,000 for modeling may also apply) Transfer of Ownership: \$150

[View fee table](#)

PROGRAM CONTACT

Jay Hollingsworth

 802-272-3006

 jay.hollingsworth@vermont.gov

PROGRAM WEBSITE

 <https://dec.vermont.gov/air-quality>

PROGRAM RESOURCES

[Doug Elliott \(doug.elliott@vermont.gov 802-377-5939\)](mailto:doug.elliott@vermont.gov)

Provides technical and engineering assistance to the AQCD on a broad range of air pollution issues, including estimation and evaluation of criteria, toxic and greenhouse gas emission from stationary sources, evaluation of emission controls and reduction measures for stationary sources, state and federal regulatory interpretation, facility and public outreach, and regulation development.

Hazardous Waste Handler Site ID

PERMIT EXPLANATION

Under the Vermont Hazardous Waste Management Regulations (VHWMR), any person who generates or transports hazardous waste or used oil, or who owns or operates a facility that treats, stores, disposes, or recycles hazardous waste, must “notify” the Waste Management & Prevention Division (WMPD) of such activity. Notification is accomplished by submitting a site-specific Hazardous Waste Handler Site ID Form to the WMPD. WMPD will issue a site specific ID number (EPA ID) for each site that submits a Site ID form. This form must be revised/resubmitted whenever the information required by the form changes. Also, if a business handles hazardous waste at multiple properties located in Vermont, each “site” is considered a separate “handler” and is subject to the notification requirement. Notification is accomplished by submitting a site-specific Hazardous Waste Handler Site ID Form to the WMPD. While this form does not need to be re-submitted on a regular basis, it must be revised/resubmitted whenever the information required by the form changes. Also, if a business handles hazardous waste at multiple properties located in Vermont, each “site” is considered a separate “handler” and is subject to the notification requirement.

TIME TO ISSUE PERMIT

The program will review the Site ID form and issue a unique EPA ID within one to two days of receiving the form. (Timeframe may be dependent on the completeness and accuracy of the form.)

APPLICATION FEE AMOUNT

There is no application fee to file a Hazardous Waste Handler Site ID form. Generators are assessed an annual fee and are billed in April of each year for activities in the previous year. Conditionally exempt generators: \$75/year, Small quantity generators: \$125/year, Large quantity generators - \$600/year. No annual fees are assessed on generators that only handle used oil.

[View fee table](#)

PROGRAM CONTACT

Wendy Edwards

 802-828-1138

 wendy.edwards@vermont.gov

PROGRAM WEBSITE

 dec.vermont.gov/waste-management/hazardous

PROGRAM RESOURCES

[Wendy Edwards \(wendy.edwards@vermont.gov 802-522-0261\)](mailto:wendy.edwards@vermont.gov)

Hazardous wastes have properties or contain chemicals which make them dangerous or capable of having harmful effects on public health or on the environment. The hazardous properties are ignitability, corrosivity, reactivity, or toxicity. A hazardous waste is considered to have been “generated” when it is put into a container for disposal or a determination has been made that the material is no longer useable.

Hazardous wastes managed in the course of running a business – this includes wastes from municipalities and from businesses operated out of a home – are regulated by the Vermont Hazardous Waste Management Regulations (VHWMR).

Floodplain and River Corridor

PERMIT EXPLANATION

Any development within the FEMA designated 100-year floodplain (Special Flood Hazard Area) in a community participating in the National Flood Insurance Program (NFIP) requires a local development permit. In addition, some communities regulate activities in ANR-mapped River Corridors. Applications for hazard area development permits must come to ANR for State review and comment to ensure compliance with NFIP and local minimum standards. Please be aware that Act 250 jurisdictional projects are reviewed under a state procedure that may result in requirements that differ from the local municipal requirements. Under Act 250, the State reviews projects located within the FEMA designated Special Flood Hazard Area and/or within the ANR mapped River Corridor.

TIME TO ISSUE PERMIT

ANR provides written comments on permit applications typically within 30 days of receiving a complete application from the municipality. Local permit issuance timeframes vary by municipality.

APPLICATION FEE AMOUNT

There is no state fee for review of applications for development in Special Flood Hazard Areas; local zoning permit fees apply.

PROGRAM CONTACT

Rose Watts

 Unknown

 rose.watts@vermont.gov

PROGRAM WEBSITE

 <https://dec.vermont.gov/watershed/rivers>

PROGRAM RESOURCES

Vermont Rivers Program (802-828-1115)

River resource protection is achieved through a combination of permitting, regulatory/non-regulatory technical assistance, assessment, planning, education, and outreach.

Contact your Municipal Administrative Officer for a local permit application.

Industrial User Pretreatment Program

PERMIT EXPLANATION

The Pretreatment Permit regulates the discharge of high strength and toxic pollutants from industrial and commercial activities to municipal wastewater treatment facilities and collection systems. Examples of regulated activities include: discharges of process wastewater from electroplating, metal finishing, food and beverage manufacturing, dairy and cheese manufacturing, landfill leachate, breweries, distilleries, anaerobic digesters, etc. to municipal wastewater treatment facilities and their collection systems. A permit is required for the discharge of any waste that may adversely affect the proper operation of a municipal wastewater treatment facility. Any entity proposing to introduce process wastewater to a municipal wastewater treatment facility or its collection system is required to obtain a jurisdictional determination by the Pretreatment Section of the Wastewater Management Program.

TIME TO ISSUE PERMIT

The performance expectation for a discharge permit is 180 days or less. This does not include the 45-day public notice period.

APPLICATION FEE AMOUNT

Administrative processing fee: \$240 Application Review: \$.20 per gallon or \$100 per outfall.

[View fee table](#)

PROGRAM CONTACT

Garrett Walsh

 802-490-6224

 garrett.walsh@vermont.gov

PROGRAM WEBSITE

 <https://dec.vermont.gov/watershed/wastewater>

PROGRAM RESOURCES

[Heather Collins \(Heather.Collins@vermont.gov, 802-261-5678\)](mailto:Heather.Collins@vermont.gov)

Provides regulatory oversight for discharges of wastewater to municipal wastewater treatment facilities (WWTFs) and to waters of the State with two program sections: the Pretreatment Section and the Direct Discharge Section.

The Pretreatment Section provides regulatory oversight of discharges of process wastewater to a municipal wastewater treatment facility or its collection system. The purpose of the Section is to prevent the discharge of pollutants to municipal WWTFs which will interfere with the operations of the WWTF or its use and disposal of municipal biosolids. In addition, the Pretreatment Section prevents the introduction of pollutants to WWTFs that may pass through into rivers, lakes, and streams causing toxicity or other impacts.

The Direct Discharge Section provides regulatory oversight of discharges of wastewater from municipal, industrial, or commercial activities to waters of the State by administering the National Pollution Discharge Elimination System (NPDES). NPDES permits are issued to protect and maintain the quality of the State's surface waters.

The State of Vermont is federally delegated by EPA to administer both the NPDES Program and Pretreatment Program throughout the State.



Your response indicates that you do not need this permit, but our information based on location or historical activities on the property indicates that you might. Please contact the permit contact for this permit to receive a definitive answer.

Vermont Department of Environmental Conservation

Wetlands

PERMIT EXPLANATION

Permits are required for most activities within a wetland or its buffer zone (50-feet for Class II wetlands, 100+feet for Class I wetlands). Activities in wetlands and buffers likely needing a permit include filling, draining, cutting or removing vegetation, removing soil, or grading. The easiest way to research whether a property has jurisdictional wetlands associated with it is to use the Wetland Screening Tool. The results for a given property are listed for you to see, with explanations of each layer and recommended next steps. The link for the tool may be found in the Guidance Link below.

TIME TO ISSUE PERMIT

On average approximately 6 weeks for a General Permit; 5 months for an Individual Permit. (Timeframe is dependent on the completeness and accuracy of the application.)

APPLICATION FEE AMOUNT

Wetland fees are variable and we recommend you contact the district wetland ecologist. Here are some guidelines to the fees. Administrative Processing fee: \$240 + \$0.75/sf wetland impact & \$.25/sf buffer impact

[View fee table](#)

PROGRAM CONTACT

Tina Heath

 802-490-6202

 tina.heath@vermont.gov

PROGRAM WEBSITE

 <https://dec.vermont.gov/watershed/wetlands>

PROGRAM RESOURCES

[Wetlands Ecologists](#)

[Wetlands Contact and Inquiry Portal](#)

ENVIRONMENTAL CONSIDERATIONS BASED ON MAPPED RESULTS

ID MAP RESULT

CONTACT INFORMATION

First Name

Derick

Last Name

Read

Phone

(802) 878-0375

Email

derick.read@krebsandlansing.com

Address 1

164 Main Street

Address 2

City

Colchester

State

Vermont

Mailing Zip/Postal Code

05446

Open Burning

Do you plan to burn anything outdoors?

Answer:

NO

Construction / Modification of Source

Does your facility currently operate under an existing Air Pollution Control Permit?

Answer:

NO

If your facility currently operates under an existing Air Pollution Control Permit, does the existing permit accommodate your proposed project and will the facility and project modifications continue to follow all conditions of that permit?

Answer:

N/A

Will your project include installation of: (Select all that apply)

Answer:

- None of the above

Does your proposed project involve any of the following?
(Select all that apply)

Answer:

- Metal working or fabrication (that may generate fumes like those from chrome, nickel, or other types of plating / anodizing)
- Cutting, grinding, polishing or welding of stainless steel, or melting of metals

Fish, Wildlife, and Plants - Threatened and Endangered Species

Does your project involve cutting down trees larger than 8 inches in diameter in any of the following towns?

Answer:

NO

- (Addison, Arlington, Benson, Brandon, Bridport, Bristol, Charlotte, Cornwall, Danby, Dorset, Fair Haven, Ferrisburgh, Hinesburg, Manchester, Middlebury, Monkton, New Haven, Orwell, Panton, Pawlet, Pittsford, Rupert, Salisbury, Sandgate, Shoreham, Starksboro, St. George, Sudbury, Sunderland, Vergennes, Waltham, West Haven, Weybridge, Whiting)

Hazardous Waste Handler Site ID

Will your project involve the generation of any hazardous waste (including used oil)?

Answer:

YES

A [Hazardous Waste Handler Site ID Form](#) needs to be completed and submitted. If needed, please refer to the [Instructions for Preparing the VT Hazardous Waste Handler Site ID Form](#).

Lake Encroachment Permit

Is your project located at or beyond the shoreline as established by the mean water level of: 1) a public lake or pond, 2) a boatable tributary of Lake Champlain or Lake Memphremagog upstream to the first barrier to navigation, or 3) Connecticut River impoundments and boatable tributaries of such impoundments upstream to the first barrier to navigation?

Answer:

NO

Shoreland Protection

Does your project involve the creation of new cleared area or impervious surface (e.g. dirt road, paved road, roof, driveway, etc.) near a lake or pond?

Answer:

NO

Source Permit - Public Drinking Water Systems

Is your project served by or will your project be served by a public water system, such as municipal water or a fire district?

Answer:

I don't know

Do you intend to provide public drinking water (including water for public consumption, bulk water for distribution, or water to be bottled)?

Answer:

NO

Operating Permit - Public Drinking Water Systems

Does your project involve drinking water for any kind of: school, daycare, factory, office building, motel, campground, restaurant, deli, tasting room, public restroom, and/or residential/rental service? (If your project is served by municipal or a public water supply, select "not applicable.")

Answer:

NO

Stream Alteration and Stream Crossing Structures

Does your project involve any of the following:

Answer:

- movement, excavation or fill of 10 or more cubic yards of material within a perennial stream?

NO

- construction or maintenance of a berm or additional material for landscaping adjacent to a river, stream, or floodplain?

- any crossing of a stream with utility lines?

Floodplain and River Corridor

Is your project proposing activities in or near a floodplain, river, and/or stream.

Answer:

YES

Contact your [District Floodplain Manager](#).

Salvage Yards

Does your project involve storing four or more junk vehicles or scrap metal outside?

Answer:

NO

Demolition Waste

Does your project have demolition waste that needs disposal?

Answer:

NO

Disposal of Inert Waste, Untreated Wood & Stumps

Does your project have inert waste that needs disposal?

Answer:

✗ NO

Used Septic System Components/Stone

Does your project involve used septic system components or stone from a septic system that needs disposal?

Answer:

✗ NO

Industrial (Multi-Sector) Stormwater Discharge Permit

Does your project involve an industrial activity associated with the Multi-Sector General Permit? (To view multi-sector general permit industrial activities, click this [link.](#))

Answer:

✗ NO

Operational Stormwater Discharge Permit

Will your project undertake any of the following with respect to impervious surfaces:

Answer:

- None of the above

Underground Storage Tanks

Does your project have an existing underground storage tank on the property?

Answer:

✗ NO

Does your project involve you installing an underground storage tank?

Answer:

✗ NO

Industrial User Pretreatment Program

Is your project commercial or industrial in nature?

Answer:

YES

Is your project and/or its building connected to municipal sewer?

Answer:

NO

Does your project involve any of the following activities?

Answer:

YES

- Food and beverage manufacturing. For example: brewing, distilling, manufacturing of other beverages such as soft-drinks, kombucha, cider, etc., canning or bottling of beverages, manufacturing and/or production of food products such as maple sugar products or other food and provisions.
- Processing and/or manufacturing of dairy products. For example: cheese making, yogurt and/or ice-cream production, milk processing, production of whey products, etc.
- Metals part and products manufacturing or maintenance. For example: metal working, metal finishing, metal plating, metal coating, metal stamping, machine shops, metal fabrication, metal painting, etc.
- Meat and/or poultry processing, slaughterhouse, meat packaging, etc.
- Textile, fabric, yarn, cloth, and/or clothing manufacturing or dyeing. Marijuana, hemp, or cannabidiol (CBD) manufacturing and/or processing.
- Manufacturing of paint, solvents, and/or other chemicals,
- Soap making and/or manufacturing of cosmetic products,
- Processing or development of photos, prints, film, etc.
- Pharmaceutical manufacturing,
- Generation or handling of leachate or septage,
- Centralized waste treatment, such as anaerobic digestion facilities, biogas energy plants, or other industrial waste treatment facilities,
- Discharge of water from contaminated site and/or remediation projects,
- Other activities that generate high-strength, concentrated, oil and grease, and/or toxic wastewater or byproducts,
- Other activities that result in the generation of process wastewater discharged to the municipal sewer collection system.

Does your project involve the hauling of wastes to a wastewater treatment facility?

Answer:

NO

Wastewater System & Potable Water Supply

Are you subdividing land?

Answer:

NO

Are you constructing a new building or structure that will have plumbing?

Answer:

NO

Are you adding a bedroom or bedrooms?

Answer:

NO

Will your project increase any of the following (this is a list of common examples, if your project is not on the list, but you think it is similar to an example please select "I don't know"):

Answer:

- none of the above

Are you replacing an existing wastewater system?

Answer:

NO

Are you constructing a new wastewater system?

Answer:

NO

Will you convert an existing public water system to a potable water supply?

Answer:

NO

Are you converting an indirect discharge system to a wastewater system?


Answer:

NO

Will you extend a municipal sewer line or municipal water service? Will it be a state-funded municipal water system or sewer extension or upgrade? If so, Contact: Lynnette Claudon: lynnette.claudon@vermont.gov, 802-490-6226.

Answer:

NO

 Your response indicates that you do not need this permit, but our information based on location or historical activities on the property indicates that you might. Please contact the permit contact for this permit to receive a definitive answer.

Wetlands

Does your project involve land that is in or near an area that has any of the following characteristics:

Answer:

YES

o Water is present – ponds, streams, springs, seeps, water filled depressions, soggy ground under foot, trees with shallow roots or water marks?

o Wetland plants, such as cattails, ferns, sphagnum moss, willows, red maple, trees with roots growing along the ground surface, swollen trunk bases, or flat root bases when tipped over?

o Wetland Soils – soil is dark over gray, gray/blue/green? Is there presence of rusty/red/dark streaks? Soil smells like rotten eggs, feels greasy, mushy or wet? Water fills holes within a few minutes of digging?

Contact your [District Wetland Ecologist](#) for information.

Other State and Local Permit Information

In addition to environmental permitting, there are other requirements that may apply. Below are some helpful resources:

- Office of the State Fire Marshal: <https://firesafety.vermont.gov/>
- Vermont Building Energy Standards: <https://publicservice.vermont.gov/content/building-energy-standards>
- Secretary of State business registration: <https://sos.vermont.gov/corporations/registration/>
- Secretary of State professional Boards: <https://sos.vermont.gov/opr/>
- Department of Taxes: <https://tax.vermont.gov/>
- For local permits - please see your Town Clerk, Zoning Administrator, Planning Commission or Public Works

