



## LAND USE PERMIT ADMINISTRATIVE AMENDMENT

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**Natural Resources Board**  
 District 3 Environmental Commission  
 100 Mineral Street, Suite 305  
 Springfield, VT 05156-3168  
<https://nrb.vermont.gov/>

**CASE NO:** 3W0917-A  
 38 Acres, LLC  
 c/o John C. Lewis, Manager  
 346 Palm Street  
 Hollywood, FL 33019

**LAWS/REGULATIONS INVOLVED**

10 V.S.A. §§ 6001 - 6111 (Act 250)  
 Act 250 Rule 34(D)

The District 3 Environmental Commission hereby issues Land Use Permit (“LUP”) Administrative Amendment #3W0917-A pursuant to the authority vested in it by 10 V.S.A., §§ 6001-6111. This permit amendment applies to the lands identified in Book 180, Page 132 of the land records of the Town of Norwich, Vermont, as the subject of a deed to 38 Acres, LLC, the Permittee. LUP #3W0917(Altered) authorized the construction and operation of a 107-foot telecommunications tower. This permit authorizes the Permittee to divide the property into two lots consisting of Lot 1 with 4.62+/- acres with the permitted tower, access road and infrastructure and Lot 2 with 33.4+/- acres with no development (see Exhibit 002). The project is located at 201 Upper Loveland Road in Norwich, VT.

1. Except as amended herein, all terms and conditions of Land Use Permit #3W0917 and subsequent amendments remain in full force and effect.
2. No further subdivision, alteration, and/or development on the tracts of land approved herein shall be permitted without a permit amendment issued by the Commission or a jurisdictional opinion from the District Coordinator that a permit is not required.

Dated this 21<sup>st</sup> day of October 2021.

*Linda Matteson*

Linda Matteson, District Coordinator  
 District 3 Environmental Commission  
[linda.matteson@vermont.gov](mailto:linda.matteson@vermont.gov)  
 802-289-0598

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This permit is issued pursuant to Act 250 Rule 34(D), Administrative Amendments, which authorizes a district coordinator, on behalf of the District Commission, to "amend a permit without notice or hearing when an amendment is necessary for record-keeping purposes or to provide authorization for minor revisions to permitted projects raising no likelihood of impacts under the criteria of the Act." The rule also provides that all parties of record and current adjoining landowners shall receive a copy of any administrative amendment.

Prior to any appeal of this Administrative Amendment to the Superior Court, Environmental Division, the applicant or a party must file a motion to alter with the District Commission within 15 days from the date of this Administrative Amendment, pursuant to Act 250 Rule 34(D)(2).

The documents associated with this application can be viewed on the Natural Resources Board's website at <https://nrb.vermont.gov/>, select Act 250 Database, enter 3W0917-A as the Project Number and follow the prompts.

cc: See Certificate of Service

## **E-Notification CERTIFICATE OF SERVICE # 3W0917-A**

I hereby certify that I, the undersigned, sent a copy of the foregoing Administrative Amendment Permit on October 21, 2021 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.**

38 Acres, LLC  
346 Palm Street  
Hollywood, FL 33019  
[Jlewis6577@aol.com](mailto:Jlewis6577@aol.com)

Norwich Selectboard  
Claudette Brochu, Chair  
PO Box 376  
Norwich, VT 05055  
[selectboard@norwich.vt.us](mailto:selectboard@norwich.vt.us)

Norwich Town Planning  
Jaci Allen, Chair  
c/o Rod Francis  
Planning & Zoning Administrator  
c/o Miranda Bergmeier,  
Assistant to Town Manager  
PO Box 376  
Norwich, VT 05055  
[planner@norwich.vt.us](mailto:planner@norwich.vt.us)  
[manager-assistant@norwich.vt.us](mailto:manager-assistant@norwich.vt.us)

Two Rivers-Ottauquechee  
Regional Commission  
c/o Lori Kay  
128 King Farm Road  
Woodstock, VT 05091  
[lkay@trorc.org](mailto:lkay@trorc.org)

ANR Office of Planning & Legal Affairs  
1 National Life Dr., Davis 2  
Montpelier, VT 05620-3901  
[anr.act250@vermont.gov](mailto:anr.act250@vermont.gov)  
[elizabeth.lord@vermont.gov](mailto:elizabeth.lord@vermont.gov)

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Norwich Town Manager  
Herb Durfee  
Miranda Bergmeier, Assistant  
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[manager@norwich.vt.us](mailto:manager@norwich.vt.us)  
[manager-assistant@norwich.vt.us](mailto:manager-assistant@norwich.vt.us)

### **ADJOINING LANDOWNERS**

Aaron & Noelle Lamperti  
557 New Boston Road  
Norwich, VT 05055

Hugh & Cheryl Rostad  
74 Four Wheel Drive Road  
Norwich, VT 05055

James & Kathleen Taggart  
71 Upper Loveland road  
Norwich, VT 05055

James & Sarah Cook  
81 Upper Loveland, Road  
Norwich, VT 05055

Terry Melendy, Jr.  
95 Upper Loveland Road  
Norwich, VT 05055

Lee & Janice Winslow  
80 Willey Hill Road  
Norwich, VT 05055

Kaur Gursharan  
PO Box 154

Bradford, VT 05033

Joy Kenseth  
133 Upper Loveland Road  
Norwich, VT 05055

Samin Kim & Jayoung Joo  
PO Box 1294  
Norwich, VT 05055

Daniel Goulet & Jennifer Powers  
185 Upper Loveland Road  
Norwich, VT 05055

John & Claudia Lamperti  
244 Upper Loveland Road  
Norwich, VT 05055

Green Mountain Power Corp  
163 Acorn Lane  
Colchester, VT 05446

American Tower  
Attn: Blake Paynter  
10 Presidential Way  
Woburn, MA 01801

T- Mobile  
Attn: Lease Compliance  
12920 SE 38<sup>th</sup> Street  
Bellevue, WA 98006

Vermont RSA Limited Partnership  
d/b/a Verizon Wireless  
c/o Brian Sullivan  
279 College Street  
Burlington, VT 05401

Vermont RSA Limited Partnership  
d/b/a Verizon Wireless  
Attn: Network Real Estate  
180 Washington Valley Road  
Bedminster, NJ 07921

By: 

Natural Resources Board Technician