



August 21, 2025

TOWN OF WESTFIELD
38 School Street
Westfield, VT 05874
Attention: Zoning Administrator

To Whom It May Concern,

Please find attached a zoning application for the property located at 979 Vt 100 (Parcel ID 06-100-27). Please find attached the following;

- a. Zoning Permit Application
- b. Site plan depicting building location and property boundaries.
- c. Site Parking Plan depicting 17 spaces.
- d. Act 250 confirmation that this request does not need to go through the Act 250 process.

We seek to retain ownership of the property and would like you to consider the following;

- There will be no changes to the property.
- The property will remain multi-family housing for seasonal Jay Peak Resort employee residents.
- Based upon the demographic of these residents, there will be no school aged children residing at the property.
- Every resident will have successfully passed a State and Federal criminal background check.
- Every resident is bound by the Jay Peak Resort Employee Handbook and Housing Conduct Policies.
- Most, if not all residents do not have vehicles. Their transportation to/from work, shopping, and medical appointments, is provided by Jay Peak Resort.
- The flow of traffic will be less than typical residential use, with only Jay Peak Resort shuttles visiting several times a day and the Housing Coordinator visiting 2-3 times a week.
- There will be a sign mounted in the front of the building stating who the building is owned/managed by and their contact information.
- Any exterior lighting that is currently mounted will be used and remain down casting.
- Following state and federal regulations, there will be no smoking inside the building, and a central designated smoking area will be marked and maintained by Jay Peak staff.
- Trash will be stored indoors and only brought outdoors for collection by Jay Peak staff.
- The snow removal plan will not include dumping snow on neighboring properties.

Feel free to reach out with any questions.

Steve Wright
General Manager | Jay Peak Resort

A handwritten signature in blue ink, appearing to be "Steve Wright", is written over the printed name and title.

Contact the Zoning Administrator westfieldzoning@gmail.com or 802-715-3077 before submitting this form



TOWN OF WESTFIELD
38 School Street
Westfield, VT 05874
Phone: 802.744.2484
Fax: 802.744-6224
westfieldzoning@gmail.com
www.westfield.vt.gov

ADMINISTRATIVE USE ONLY	
\$55-#9978 \$150-#9977	2024-14
Fee Rec'd/ Check #	Application Number
8/20/25	918125
Date submitted to Town	Date Complete to ZA
9/17/25	
Date Posted	Date to record

APPLICATION FOR ZONING PERMIT

- ☐ CONSTRUCTION (OR DEMOLITION)
☒ CHANGE OF USE
☐ LAND SUBDIVISION
☐ BOUNDARY LINE ADJUSTMENT
☐ AGRICULTURAL STRUCTURE (recording fee only)

Submit a plot or sketch to show locations of easements, rights-of-way, land alterations, waterways & wetlands, existing & proposed structures, water & sewage systems, driveways & roads.

APPLICANT	OWNER (if different)
Name: Jay Peak Pacific, LLC	Name: Scenic View Rural Edge LLC
Address: 830 Jay Peak Road Jay, Vermont 05859	Address: 48 Elm Street Lyndonville, VT 05851
Email: thowell@jaypeakresort.com	Email:
Phone: 802-988-2723	Phone:

PROJECT INFORMATION	
Project Location: 979 VT Route 100	Zoning District: Village
Current use: Rental Property - 55+	Proposed use: Employee Housing
Warranty Deed Book 53 Page 211 Parcel ID: 06-100-27	
Abutting property owners: See Attached	MARTIN, COULTER, BETHUNE, DUNN, TRICHTER, BORG, DOYON, COULTER,
Describe proposed development: N/A	

PROPOSED ADDITION OR NEW STRUCTURE INFORMATION					
Proposed structure: <input type="checkbox"/> NEW		Dimensions Length: _____			
<input type="checkbox"/> ADDITION		Width: _____			
<input type="checkbox"/> REBUILD/RENOVATION		Height at peak: _____			
Setback from	Edge of right of way	Rear boundary	Left boundary	Right boundary	

I hereby certify the information in this application (including attachments) is true and correct. Any changes or revisions after issue, or misrepresentations will automatically void such permit.

Signature: Thomas Howell 8/19/25 Patrick M Shattuck for RuralEdge dotloop verified 08/19/25 9:12 PM EDT BHDP-AMQI-FSMU-PU3J

Application/Permit #: _____ Administrative Decision: ☐ Approved ☐ Denied

Permit approval is subject to the conditions specified below and is valid (except if appealed) beginning on: _____ and the project must be substantially commenced by _____

Signed _____ Date of Decision: _____

Must comply with all applicable State and Federal regulations. Please use the permit navigator at <https://vermont.force.com/permitnavigator/s/> to determine what state permits your project will require, including potable and wastewater supply. All new construction projects are required to meet residential or commercial building energy standards under Act 89. Construction of a driveway on a State Highway requires an access permit from the Vermont Dept of Transportation. Construction of a driveway on a town road requires a permit from the Town Road Foreman. An E911 address is assigned after driveway is completed.

****An interested party may appeal any decision by the Administrative Officer, within 15 days of the date of such decision to the Zoning Board of Adjustment.****

Board hearing required: Y ☒ or N _____ Date of hearing: 10/17/2025 Board Decision: ☐ Approved ☐ Denied
 Notes:



- LOCUS -

HANNAH LINDS BAKED IN V.I.D. PLANS
DATED JANUARY 1935 SHEET 70-23

- FLOOD NOTE -

By graphic survey only, this property is not located in a Flood Zone as shown on Flood Hazard Boundary Maps of 1974. Community Flood Hazard Insurance Study No. 100-15-A, dated 1974, shows the 100-year flood plain boundary. No land is shown within the flood plain boundary. This note is for information only and does not constitute a warranty of insurance coverage. No other flood hazard information is shown on the Flood Hazard Boundary Map.

- UTILITY NOTES -

1. The location of utility service lines and lines shown on the map are shown for information only. This survey is not a warranty of utility service. The location of any utility service lines is shown for information only. The location of any utility service lines is shown for information only.

- NOTES -

1. Dimensions on this map are expressed in feet and decimal feet and are based on the survey of the property shown on the map.
2. The survey was prepared by the Surveyor General of the State of Vermont, dated 2013, and is subject to the provisions of the Vermont Statutes, Chapter 10, Section 1001.
3. The survey was prepared by the Surveyor General of the State of Vermont, dated 2013, and is subject to the provisions of the Vermont Statutes, Chapter 10, Section 1001.
4. The survey was prepared by the Surveyor General of the State of Vermont, dated 2013, and is subject to the provisions of the Vermont Statutes, Chapter 10, Section 1001.
5. The survey was prepared by the Surveyor General of the State of Vermont, dated 2013, and is subject to the provisions of the Vermont Statutes, Chapter 10, Section 1001.
6. The survey was prepared by the Surveyor General of the State of Vermont, dated 2013, and is subject to the provisions of the Vermont Statutes, Chapter 10, Section 1001.
7. The survey was prepared by the Surveyor General of the State of Vermont, dated 2013, and is subject to the provisions of the Vermont Statutes, Chapter 10, Section 1001.
8. The survey was prepared by the Surveyor General of the State of Vermont, dated 2013, and is subject to the provisions of the Vermont Statutes, Chapter 10, Section 1001.
9. The survey was prepared by the Surveyor General of the State of Vermont, dated 2013, and is subject to the provisions of the Vermont Statutes, Chapter 10, Section 1001.
10. The survey was prepared by the Surveyor General of the State of Vermont, dated 2013, and is subject to the provisions of the Vermont Statutes, Chapter 10, Section 1001.

- ALIACON CERTIFICATION -

The undersigned, Surveyor General of the State of Vermont, do hereby certify that the survey of the property shown on the map was prepared by the Surveyor General of the State of Vermont, dated 2013, and is subject to the provisions of the Vermont Statutes, Chapter 10, Section 1001.

- VT CERTIFICATION -

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE BASED ON AND ARE CONSISTENT WITH THE DEED RECORDS REFERRED TO HEREON AS WELL AS THE RECORDS OF THE VERMONT DEPARTMENT OF LANDS AND FORESTRY.

RURAL EDGE
979 VERMONT ROUTE #100
ORLEANS COUNTY, WESTFIELD, VT

Trillium Land Surveyors, Inc.
Surveyors
1000 Main Street, Suite 100
Westfield, VT 05759
Phone: 802-338-1111
Fax: 802-338-1112

Scale: 1" = 30'
Date: 06/10/2016

- ZONING INFORMATION -

MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM LOT AREA	MINIMUM LOT PERCENTAGE
10 ACRES	100 FT	100 FT	10,000 SQ FT	100%
MINIMUM LOT WIDTH	100 FT	100 FT	10,000 SQ FT	100%
MINIMUM LOT DEPTH	100 FT	100 FT	10,000 SQ FT	100%
MINIMUM LOT AREA	10,000 SQ FT	10,000 SQ FT	10,000 SQ FT	100%
MINIMUM LOT PERCENTAGE	100%	100%	100%	100%

MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM LOT AREA	MINIMUM LOT PERCENTAGE
10 ACRES	100 FT	100 FT	10,000 SQ FT	100%
MINIMUM LOT WIDTH	100 FT	100 FT	10,000 SQ FT	100%
MINIMUM LOT DEPTH	100 FT	100 FT	10,000 SQ FT	100%
MINIMUM LOT AREA	10,000 SQ FT	10,000 SQ FT	10,000 SQ FT	100%
MINIMUM LOT PERCENTAGE	100%	100%	100%	100%

AREA = 2.20 ACRES

AREA = 2.20 ACRES
119,501 SQ FT

J & P COUTURE
TAX MAP 64-00-00-04
REFER TO BN 22, PG 108

F. & D. COULTER, ET AL
TAX MAP 64-00-00-05
REFER TO BN 22, PG 108

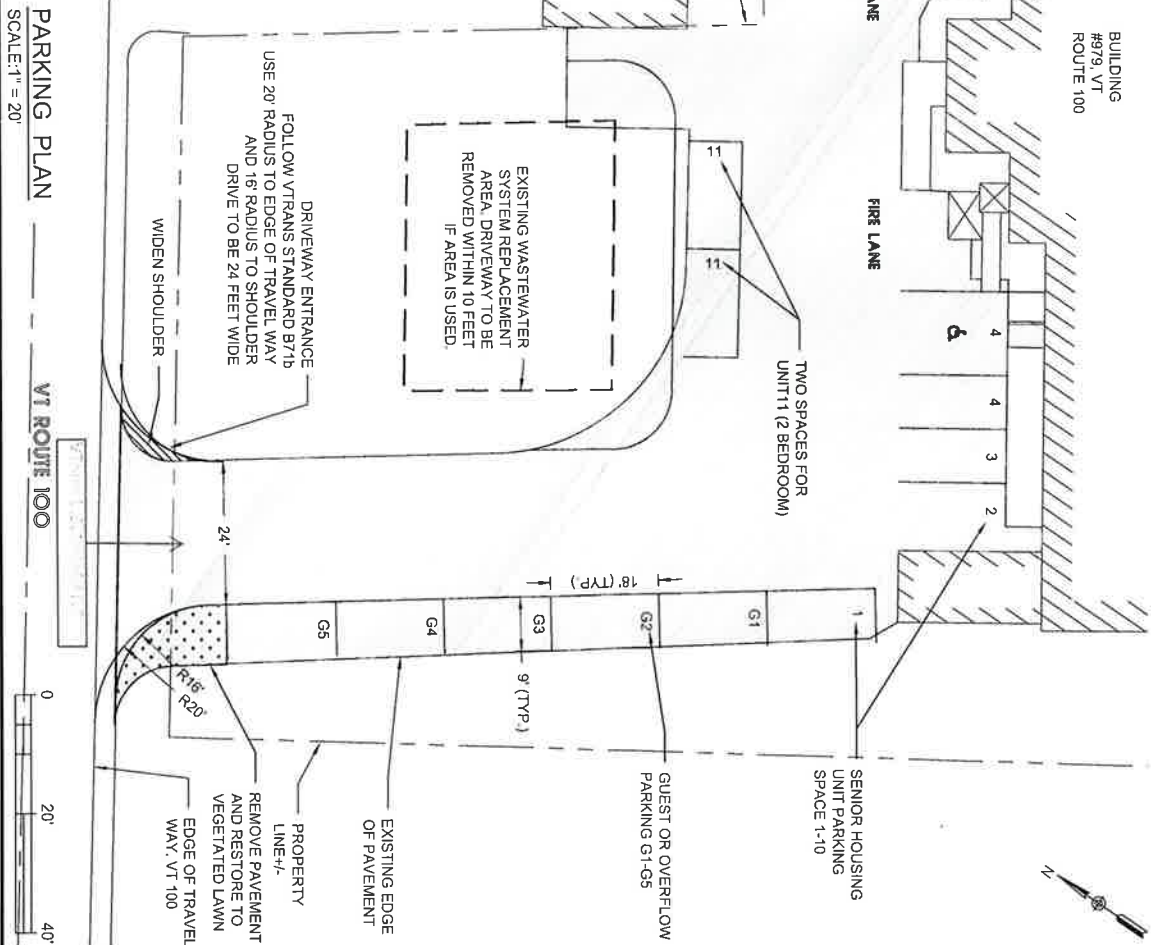
D. BERTHIAUME
& C. TETRAULT
TAX MAP 64-00-00-06
REFER TO BN 22, PG 108

REFER TO PLAN BY D. A. TARTAN
FOR LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813,

VTians Providing Services
Permit # A4379
Received June 10, 2021

NOTES:
1. SITE

1. SITE PLAN HAS BEEN DEVELOPED FROM ATTAGS LAND TITLE SURVEY PREPARED FOR RURAL EDE, DATED 06/20/76, PREPARED BY TRILL LAND SURVEYORS, INC., ST. JOHNSBURY, VT.
2. THIS LAYOUT IS PREPARED FOR A PROJECT UNDERSTOOD TO BE CONVERSION OF CARBIDE FACILITY TO STUDIO TYPE DWELLING UNITS FOR SENIOR CITIZEN HOUSING. THE UNITS ARE A CONVERSION OF AN ORIGINAL MOTEL BUILDING IN 1986.
3. AN WORK WITHIN THE HIGHWAY LIMITS. REDUCE PERMIT APPROVAL FROM THE STATE OF VERMONT.
4. WESTFIELD ZONING IDENTIFIES 15 SPACES PER DWELLING UNIT FOR MULTIFAMILY.



Sheet of <div>C2</div>	Drawing Title Date: 6/14/21 Checked: 6/14/21	REVISIONS		Project # 100	RURAL EDGE, INC. 979 ROUTE 100, WESTFIELD, VT		<div>RUGGLES ENGINEERING SERVICES, INC. 4580 MEMORIAL DRIVE, ST. JOHNSBURY, VT 05691 Civil Engineering-Site Permitting Water, Sewer and Stormwater System Design 802-748-5876 JOB No.</div>
		No	Description	Date	As Plans		
		1					
		2					
		3					
		4					
		5					
		6					
		7					
		8					
				PARKING PLAN SCENIC VIEW SENIOR APARTMENTS			



State of Vermont
Policy, Planning & Intermodal Development Division
Policy, Planning and Research Bureau
Development Review & Permitting Services Section
 219 North Main Street
 Barre, VT 05641
vtrans.vermont.gov

[phone] 802-636-0037
 [ttd] 800-253-0191

Agency of Transportation

September 9, 2025

Jay Peak Pacific, LLC
 830 Jay Peak Road
 Jay, VT 05859
[Via E-Mail: thowell@jaypeakresort.com]

Subject: Jay -979 VT 100 in Westfield
VTrans Guidance Document
VTrans Permit #44579

Dear Mr. Howell:

This letter serves as a written response to your request of August 15, 2025, regarding Site Plan Review and the requirements of 24 V.S.A. Section 4416 and the applicability of 19 V.S.A. Section 1111 jurisdiction over the proposal to change the use of a previously permitted 55+ residential rental unit facility to a facility serving as employee housing for Jay Peak – with no age restriction.

This analysis is based on the attached information you have provided and records on file at our office.

For the reasons set forth below, it is determined that a Section 1111 permit is not required for the proposed change of use:

- No work is proposed in the State highway right-of-way.
- The proposed project does not affect the conditions of an existing Section 1111 permit.
- There is no history of crashes over the last five years at this access.
- The proposed project does not require modifications to the state highway right of way to mitigate traffic congestion or accommodate pedestrians and/or bicyclists.
- This project access was approved under VTrans Permit #44579, issued June 19, 2021

A Section 1111 permit will be required if the Town of Westfield requires work within the State highway right of way.

Sincerely,

DocuSigned by:

 9CE869E33627456...

Nathan Covey
 Permit Coordinator

DocuSigned by:

 10220048B424408...

Reviewed by: _____
 Theresa Gilman, Permitting Services Supervisor

cc: [via E-Mail]
 Town of Westfield
 District Transportation Office #6

DS



ACT 250 JURISDICTIONAL OPINION

JO 7-446

State of Vermont
Land Use Review Board
District 7 Environmental Commission
374 Emerson Falls Road, Suite 4
St. Johnsbury, VT 05819
<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.

Jay Peak Resort, Attn: Tom Howell
830 Jay Peak Road
Jay, VT 05859
thowell@jaypeakresort.com

- ☐ Landowner
☐ Agent
☒ Other

Project Description: Conversion of senior housing facility containing 11 units to employee housing for Jay Peak Resort. No construction and no housing unit creation are proposed; housing unit count would remain the same with conversion. The project is further described in the request and exhibits on file with this opinion (see Project Number JO 7-446 on the [Act 250 Database](#) online).

Project Location: 979 VT Route 100, Westfield, VT. SPAN 717-228-10336.

Existing Act 250 permit number(s) or series: None identified.

Project Type: ☐ Commercial ☐ Subdivision ☐ Municipal/State ☐ Mixed
☐ Farming/Forestry ☒ Housing ☐ Other _____

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

If Yes: Location: _____ no. of lots: _____ Date: _____

AN ACT 250 PERMIT IS REQUIRED: ☐ YES ☒ NO



BASIS FOR DECISION: Neither “development” (see 10 V.S.A. § 6001(3)(A)) nor “subdivision” (see 10 V.S.A. § 6001(19)) that requires a permit pursuant to 10 V.S.A. § 6081(a). Not a material change to a permitted development or subdivision that would require a permit amendment pursuant to Act 250 Rule 34(A).

/s/ Kevin Anderson DATE: August 21, 2025
Kevin Anderson
District Coordinator, District 7 Environmental Commission
374 Emerson Falls Road, Suite 4, St. Johnsbury, VT 05819
Telephone: 802-522-6074
Email: Kevin.Anderson@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 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, Gina St. Sauveur, Land Use Review Board Technician, District 7 Environmental Commission, sent a copy of the foregoing **Jurisdictional Opinion JO 7-446** by U.S. Mail, postage prepaid, on this August 21, 2025 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.

Jay Peak Resort, Attn: Tom Howell
830 Jay Peak Road
Jay, VT 05859
thowell@jaypeakresort.com

Scenic View Rural Edge
48 Elm St.
Lyndonville, VT 05851
PatrickS@ruraledge.org

Westfield Selectboard
c/o Town Clerk
38 School Street
Westfield, VT 05874
townofwestfield@comcast.net

Westfield Planning Commission
Pat Sagui
38 School Street
Westfield, VT 05874
saguipat@gmail.com

Northeastern Vermont Development
Association
PO Box 630
St. Johnsbury, VT 05819
dsnedeker@nvda.net

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

FOR INFORMATION ONLY

Land Use Review Board Chair
10 Baldwin Street
Montpelier, VT 05633-3201
act250.legal@vermont.gov
act250.agenda@vermont.gov



Gina St. Sauveur
Land Use Review Board Technician
802-751-0120
Act250.StJohnsbury@vermont.gov