

**Notice of Application of Wetland Individual Permit: 2004-056.02**  
**12/8/2016**

A request for a Wetland Individual Permit, required pursuant to the provisions of Section 9 of the Vermont Wetland Rules, has been received from Newton's Forest Development, LLC.

Newton's Forest Development, LLC is requesting approval for construction of a 48 unit planned residential development located at 561 Lower Newton road, in Saint Albans Town, VT. The proposed project will impact 0sf of wetland impacts and 25036sf of buffer zone impacts. This wetland has been designated as a significant (Class II) wetland under the Vermont Wetland Rules.

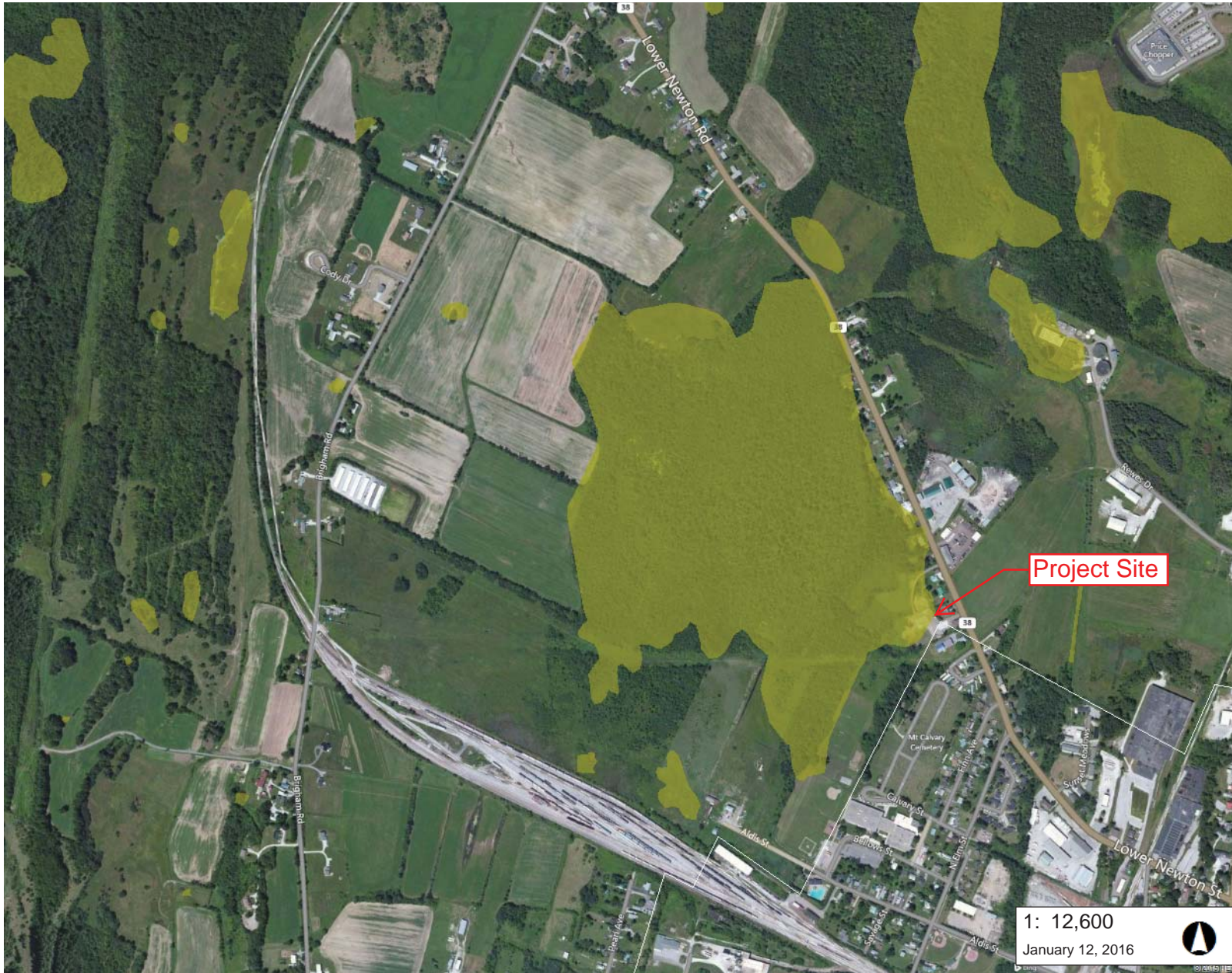
Copies of the application are available for review at the Vermont Wetlands Office in Montpelier, the Town Clerk's Office in Saint Albans Town, the Regional Planning Commission office in Saint Albans Town, and the Agency of Natural Resources website: <http://dec.vermont.gov/watershed/permits/public-notices/wetlands-public-notices> Individual Wetland Permits may only be approved if the Agency is satisfied that the applicant has demonstrated that the proposed use complies with the Vermont Wetland Rules and the proposed use will not have an undue adverse impact on the functions and values of any significant wetlands or their adjacent buffer zones. In making the determination that the applicant has met this burden, the Agency will evaluate the potential effects of the proposed use on the basis of (1) the use's direct and immediate effects on the wetland; and (2) the use's cumulative or on-going effects on the wetland.

Any person may file comments in writing by referencing Project 2004-056 through 12/22/2016 and sending them to:

[anr.wsmdwetlands@vermont.gov](mailto:anr.wsmdwetlands@vermont.gov)

**Watershed Management Division**  
**Attn: Wetlands Program**  
**Department of Environmental Conservation**  
**One National Life Drive**  
**Main Building, 2nd Floor**  
**Montpelier, VT 05620-3522**

Cc: Distribution List



### LEGEND

- Wetlands - VSWI
  - Class 1 Wetland
  - Class 2 Wetland
- Town Boundary

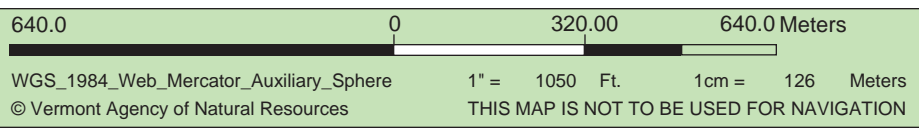
**Project Site**

1: 12,600  
January 12, 2016



### NOTES

Map created using ANR's Natural Resources Atlas



**DISCLAIMER:** This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.