

ACT 250 NOTICE
2ND MINOR APPLICATION 5L1503-1
10 V.S.A. §§ 6000 - 6111

Application 5L1503-1 from Pinnacle Drive LLC Attn: Thomas Wyckoff PO Box 9 , Jeffersonville, VT 05464 was received on February 12, 2026 and deemed complete on May 21, 2026. The project is generally described as the subdivision of an 11.5-acre parcel of land into 12 lots, including completion of necessary site work, construction of a second access on Upper Pleasant Valley Road, and construction of common infrastructure for lots 1-12. Additionally, Lot 11 is approved for the construction of a quadplex building apartment and all associated infrastructure. Construction of homes and accessory structures within the authorized building envelopes on Lots 1-10 and 12 is not authorized until a land use permit amendment is issued authorizing that construction. The project is located at Upper Pleasant Valley Road in Cambridge, Vermont. The application may be viewed on the Land Use Review Board's website (<https://act250.vermont.gov/>) by clicking "Act 250 Database" and entering the project number "5L1503-1." The District 5 Commission determined that re-noticing Application 5L1503-1 is necessary to provide suitable notice to adjoiners and statutory parties who did not receive the original notice.

No hearing will be held and a permit may be issued unless, on or before August 7, 2026, a party notifies the District 5 Commission in writing of an issue requiring a hearing, or the Commission sets the matter for a hearing on its own motion. Any person as defined in 10 V.S.A. § 6085(c)(1) may request a hearing. Any hearing request must be in writing, must state the criteria or sub-criteria at issue, why a hearing is required, and what additional evidence will be presented at the hearing. Any hearing request by an adjoining property owner or other person eligible for party status under 10 V.S.A. § 6085(c)(1)(E) must include a petition for party status under the Act 250 Rules. To request party status and a hearing, fill out the Party Status Petition Form on the Board's website: <https://act250.vermont.gov/documents/party-status-petition-form>, and email it to the District 5 Office at: Act250.Montpelier@vermont.gov. Findings of Fact and Conclusions of Law may not be prepared unless the Commission holds a public hearing.

For more information contact Nathaniel Bareham at the address or telephone number below.

Dated this July 24, 2026.

By: /s/ Nathaniel Bareham

Nathaniel Bareham

District Coordinator

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