

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION  
PROJECT REVIEW COMMITTEE  
JANUARY 21, 2016  
MINUTES**

The regular meeting of the Central Vermont Regional Planning Commission's Project Review Committee was held on Thursday, January 21, 2016 in the Conference Room of the Central Vermont Regional Planning Commission.

Committee Members Present:

Bryan Fitzgerald – Town of Duxbury, Alternate  
Bob Wernecke – Town of Berlin  
Laura Hill Eubanks – Town of Northfield  
Sam Anderson – Central Vermont Economic Development Corp.

Others Present:

Andy Thomas – Bullrock Deutsche, Eco.  
Lincoln Lande - GroSolar  
Samantha Mashler – Aegis Renewable Energy  
Eric Vorwald, AICP – CVRPC Senior Planner  
Gail Aloisio – CVRPC Assistant Planner  
Bonnie Waninger – CVRPC Executive Director

**CALL TO ORDER**

With the chair and vice-chair both absent, the meeting was called to order at 3:17pm by Mr. Vorwald.

**REVIEW OF APPLICATIONS & PETITIONS THAT MAY QUALIFY FOR SUBSTANTIAL REGIONAL IMPACT**

Mr. Vorwald provided the Committee with an overview of the full petitions or applications that were submitted to the CVRPC for determination of Substantial Regional Impact or for informational purposes. These projects included:

Mountainside Condos – The reconstruction of a 36 unit building that was destroyed by fire. This was provided for informational purposes.

Grow Compost, LLC – A request for the operation to no longer be subject to the requirements of Act 250 and jurisdiction be handled by the Agency of Agriculture since they intend to only accept a limited amount of waste from outside sources and compost materials generated on-site. This was provided for informational purposes but may be reviewed at a later date.

Calais VTel Cell Tower – The applicant requested their application be withdrawn without prejudice since they have identified a viable option for colocation. This was provided for informational purposes.

Moretown Landfill – An updated application for closure of Cell 3 and part of Cell 2 was submitted but it was found to be incomplete. This was provided for informational purposes but may be reviewed at a later date.

Cellco Veriozn Wireless Tower – This project is located in Waterbury directly adjacent to the municipal boundary with the Town of Stowe. The Agency of Natural Resources has concerns due to the impact of important wildlife corridors due to the project location. After discussion by the Project Review Committee it was determined that this project does meet the definition of Substantial Regional Impact under Criterion 2 due to the impacts to the wildlife corridor. The Committee directed staff to provide correspondence to the Public Service Board indicating such to be included as an interested party on future correspondences.

BDE East Montpelier Lazar Solar – This 500kW solar project was reviewed for potential Substantial Regional Impact under Criterion 3 due to its proximity to the East Montpelier Village Center. Mr. Andrew Thomas was present to provide an overview and answer questions related to the project. Discussion revolved around the slopes of the site and the suitability of development of residential structures. Mr. Thomas provided information related to screening against the adjacent properties. Following discussions, the Committee determined the project did not meet the criteria for Substantial Regional Impact and directed staff to submit a letter stating such while still reserving the right to comment in the future if details were to change.

Aegis Osborne Road Solar – This 500kW solar project located in Barre Town was reviewed for potential Substantial Regional Impact under Criterion 4 due to the zoning of the property. Ms. Samantha Mashler was present to provide an overview and answer questions related to the project. Following discussions, the Committee determined the project did not meet the criteria for Substantial Regional Impact and directed staff to submit a letter stating such while still reserving the right to comment in the future if details were to change.

At 4:20pm Mr. Wernecke left the meeting thus leaving the committee without a quorum.

GMP Solar Williamstown – This 5 Megawatt electric generation facility was discussed due to its size, however there were no criteria related to Substantial Regional Impact that would impact this project. Mr. Lincoln Lande provided the Committee with an overview of the project discussing particular issues related to screening and the overall Green Mountain Power energy portfolio with this project being one component of that. Following the discussion it was determined that no action was required or could be taken since the committee did not have a quorum.

Yestermorrow Design Build School – Mr. Vorwald provided information on the application and noted that it might meet Criterion 2 for Substantial Regional Impact, however additional information was required. He also noted that the Environmental Commission also requested additional information which may satisfy staff's concerns related to wastewater disposal. Staff informed the Committee that they would provide an update once the additional information was received.

## **POTENTIAL FUTURE APPLICATIONS OR PETITIONS**

Mr. Vorwald provided the Committee with an update on potential future applications or petitions noting that there were six projects that provided pre-application notice for solar projects and at least four other

projects that had been reviewed by staff and determined to not meet the criteria for Substantial Regional Impact. Mr. Vorwald noted that he would bring future applications forward as necessary.

### **REVIEW OF POLICIES & PROCEDURES AND THRESHOLDS FOR SUBSTANTIAL REGIONAL IMPACT**

Mr. Vorwald noted that the Committee would continue its discussion of policies and procedures at a future meeting and focus specifically on the operating procedures for the Committee. Specific discussions of Substantial Regional Impact criteria would be done as a more holistic discussion related to the Regional Plan update.

### **ESTABLISHMENT OF FUTURE MEETING SCHEDULE**

Mr. Vorwald noted that he would pole the Committee to identify a time and day that would be best for everyone to conduct a standing monthly meeting of the Committee. This pole would be sent via email.

### **ADJOURNMENT**

There being no additional items to discuss, the meeting concluded at 5:06 pm