



Central Vermont Regional Planning Commission

CENTRAL VERMONT REGIONAL PLANNING COMMISSION PROJECT REVIEW COMMITTEE

Central Vermont Regional Planning Commission Conference Room
29 Main Street, Suite #4, Montpelier, VT 05602
February 22, 2018
4:00pm

AGENDA

1. **CALL TO ORDER**

The Chair will call the meeting to order and ask for introductions of those individuals who are present.

2. **CHANGES OR AMENDMENTS TO THE AGENDA**

The Committee should determine if any alternations to the agenda should be made.

3. **PUBLIC COMMENTS**

Members of the public are encouraged to speak on items not on the agenda.

4. **PRESENTATION & DISCUSSION ON NORTHERN POWER SYSTEMS BATTERY STORAGE FACILITIES**

On January 8, 2018, the CVRPC received a 45 day Advanced Notice from Northern Power Systems, Inc. to establish a battery storage facility in the Wilson Industrial Park in Barre Town. Since this is the first such project related to storage of power in the Central Vermont Region, Northern Power Systems has been invited to provide an overview of this project as well as these types of projects in general. It is anticipated that similar projects may be developed in the region as the need to identify power storage solutions becomes necessary in regards to renewable energy generation.

5. **APPROVAL OF MINUTES**

Draft minutes from the January 25, 2018 Project Review Committee Meeting are ***included*** for review and consideration of approval.

6. **REVIEW OF APPLICATIONS & PETITIONS THAT MAY QUALIFY FOR SUBSTANTIAL REGIONAL IMPACT & UPDATE ON PREVIOUS APPLICATIONS**

Staff will provide the Committee with an update and overview of applications that have been received and any changes to the status of previously reviewed applications. A summary is ***included*** with the agenda packet.

7. **REVIEW OF SUBSTANTIAL REGIONAL IMPACT**

The Committee should continue its discussion regarding guidelines for Substantial Regional Impact and be prepared to make a recommendation to the Board of Commissioners regarding approval of the update. Draft version 5 of the Substantial Regional Impact Guidelines which incorporates previous comments is ***included*** with the agenda packet.

8. **OTHER BUSINESS**

The Committee should identify and discuss any other business not on the agenda.

9. **ADJOURNMENT**

If no additional business is required the Committee should consider a motion to adjourn.

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION
PROJECT REVIEW COMMITTEE
JANUARY 25, 2018
MINUTES**

The regular meeting of the Central Vermont Regional Planning Commission's Project Review Committee was held on Thursday, January 25, 2018 in the Conference Room of the Central Vermont Regional Planning Commission.

Committee Members Present:

Byron Atwood –	Town of Barre Town
Brian Fitzgerald –	Town of Duxbury, Chair
Janet Shatney –	Barre City
Bob Wernecke –	Town of Berlin

Committee Members Absent:

Gerry D'Amico –	Town of Roxbury, Alternate
Laura Hill-Eubanks –	Town of Northfield

Others Present:

Jamie Stewart –	Central Vermont Economic Development Corporation
Eric Vorwald, AICP –	CVRPC Senior Planner

CALL TO ORDER

With a quorum present, Mr. Fitzgerald called the regular meeting of the CVRPC Project Review Committee to order at 4:05pm.

CHANGES OR AMENDMENTS TO THE AGENDA

No changes to the agenda were offered.

PUBLIC COMMENTS

No members of the public were present.

APPROVAL OF MINUTES

Mr. Wernecke made a motion to approve the October 26, 2017 minutes. The motion was seconded by Ms. Shatney. With no further discussion, the Committee voted 3 – 0 in favor of the motion to approve the October 26, 2017 minutes.

REVIEW OF APPLICATIONS & PETITIONS THAT MAY QUALIFY FOR SUBSTANTIAL REGIONAL IMPACT & UPDATE ON PREVIOUS APPLICATIONS

Mr. Vorwald stated that a list of applications that had been submitted since the last meeting was included in the agenda packet. He provided an overview of the projects and highlighted several specific items. These included the jurisdictional opinion for Grow Compost to be removed from Act 250 jurisdiction, the jurisdictional opinion for the Rock of Ages quarry and NEMG crusher regarding the need for an Act 250 permit, and the 45 day advanced notice under Section 248 for a battery storage facility in Barre Town's Wilson Industrial Park. The Committee suggested that it may be appropriate to invite the applicants of the battery storage facility to a future meeting to understand what is all involved with a project of this nature in the anticipation that more projects like this may be submitted in the future.

REVIEW OF SUBSTANTIAL REGIONAL IMPACT

The Committee continued its discussion of Substantial Regional Impact (SRI) guidelines with Mr. Vorwald providing an update to the changes that were made since the last meeting. He provided a revised draft of the SRI guidelines and the Committee began their review. The Committee engaged in significant discussions related to the need for clarification of specific thresholds for new projects or expansions to existing projects. The Committee also discussed general guidelines related to trip generation and traffic impacts. Overall, the Committee felt one additional meeting to review changes would be needed before making a recommendation to the full Commission regarding approval of the SRI guidelines.

OTHER BUSINESS

Mr. Vorwald noted that SRI would need to be incorporated into the regional plan before it can become effective. He noted that an update to the regional plan was pending, but may not include SRI at this time due to the nature of the updates. He also noted that he would review the draft updates and try to establish a pathway to incorporate the updated SRI guidelines into the draft update.

ADJOURNMENT

With no additional business to discuss, Mr. Fitzgerald called for a motion to adjourn which was offered by Mr. Wernecke and seconded by Mr. Atwood. The vote was 3 – 0 in favor of the motion and the meeting was adjourned at 5:25pm.



Central Vermont Regional Planning Commission

PROJECT REVIEW COMMITTEE SUMMARY SHEET FEBRUARY 22, 2018

The following is a list of projects that have been received by staff since the last Project Review Committee meeting. Staff will provide a general overview of the projects if necessary to determine if additional discussion is warranted at a future meeting.

APPLICATION		APPLICANT	MUNICIPALITY	PERMITS NEEDED/ REQUESTED	PROJECT SUMMARY
1	Act 250 – Administrative Amendment	Rhapsody Natural Foods	Cabot	None Required	Lease an existing building and perform interior renovations for the purpose of creating additional space for manufacturing foods. No exterior modifications are proposed.
2	Act 250 – Administrative Amendment	Malone 29 Pitman Road Properties, LLC	Barre Town	None Required	Authorization for three tenants in a existing building including a wind turbine manufacturer (Northern Power Systems), an industrial truck conversion facility (Tenco), and a vacuum drying kiln manufacturer (Vacutherm). No proposed changes to the building footprint or the site features are included.
3	Act 250 – Administrative Amendment	Mad River Park Corporation	Waitsfield	Wastewater system and potable water supply permits reissued on 7/24/2015	Subdivide Lots 1 and 1S, and Lots 6 and 6S
4	Act 250 – Major Notice	Montpelier Bike Path	Montpelier	Multiple permits including stormwater, wastewater, wetlands, and other impact statements provided	Construction of a pedestrian/bike path between Granite Street and the Montpelier Civic Center on Gallison Hill Road. The project involves new construction, as well as resurfacing, widening, and paving to create a 10' wide path with a dedicated bike lane. In addition, a small parking area located at the intersection of Granite Street and Barre Street will be re-constructed to serve the project. Hearing Recess Order issued on 4/21/2015. Response to Recess Order received on 2/5/2018



PROJECT REVIEW COMMITTEE
*SUBSTANTIAL REGIONAL IMPACT CRITERIA **GUIDELINES***

February 22, 2018

DRAFT v.5

PURPOSE: To provide uniform and consistent guidelines for evaluating land development projects to determine if they are regionally significant.

PROCESS: The Project Review Committee will use this criteria to evaluate the regional impacts a land development project may have in order to determine consistency with the Central Vermont Regional Plan. Projects that meet or exceed these thresholds will be evaluated for consistency with the Regional Plan and to determine if a regional impact (either positive or negative) exists. The Project Review Committee will review the proposal against the specific criteria to determine if comments regarding consistency with the Central Vermont Regional Plan will be provided. Comments will be sent to the District 5 Environmental Commission or the Vermont Public Utility Commission, as appropriate.

DEFINITION: In the context of the Central Vermont Regional Plan, Substantial Regional Impact means any development proposal that may have a sustained or lasting impact to the municipalities in the Central Vermont Region due to the location, scale, size, density, or uses that are proposed. To **determine if** ~~qualify as~~ a project ~~having~~ **has** Substantial Regional Impact, the following guidelines will be used for evaluation.

GENERAL GUIDELINES: The following general criteria will apply to all applications that are submitted to the Central Vermont Regional Planning Commission for review. If a project meets any of these criteria it will be reviewed for consistency with the Central Vermont Regional Plan to determine if a regional impact exists.

1. The project is located in more than one municipality or is located on property that is directly adjacent to a municipal boundary.
2. The project will impact a natural, historic, cultural, or significant resource that is explicitly described or identified in the Central Vermont Regional Plan. Examples include but are not limited to: wetlands, floodplains, river corridors, or named waterbodies; critical

resource areas as identified in the Central Vermont Regional Plan¹, or similar regionally significant resources.

3. The project may require on-going participation by the Regional Planning Commission for a period of at least one calendar year.
4. The project proposes development that is inconsistent with the regional future land use map regarding the location or character of development type, density, or intensity.
5. The project includes the extension, expansion, or widening of a federal or state designated roadway.
6. The project proposes a use that will increase the peak hour vehicle trips by 50 or more as estimated by the current edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

USE SPECIFIC GUIDELINES: The following guidelines will apply to all applications that are submitted to the Central Vermont Regional Planning Commission for review. The population of the municipality where the project is located will determine which guidelines will be used to evaluate each project.

GUIDELINES FOR DETERMINING SUBSTANTIAL REGIONAL IMPACT FOR NEW PROJECTS OR EXPANSIONS OF EXISTING USES

TYPE OF DEVELOPMENT	MUNICIPALITIES WITH A POPULATION GREATER THAN 2,500 ²	MUNICIPALITIES WITH A POPULATION LESS THAN 2,500 ²
Office	Greater than 30,000 gross square feet	Greater than 20,000 gross square feet
Commercial/Retail	Greater than 25,000 gross square feet	Greater than 15,000 gross square feet
Wholesale & Distribution	Greater than 50,000 gross square feet	Greater than 30,000 gross square feet
Hospitals & Health Care Facilities	Greater than 50 25 new beds or 25% increase of gross floor area for existing facilities 20,000 gross square feet	Greater than 10 new beds or 25% increase of gross floor area for existing facilities 10,000 gross square feet
Housing	Greater than 40 new lots or units	Greater than 20 new lots or units

¹ Critical resource areas as noted in the 2016 Central Vermont Regional Plan include National Natural Landmarks; State designated natural areas; Sites listed on the Vermont Rare, Threatened and Endangered Species, and Significant Natural Communities as designated by the Vermont Natural Heritage Inventory; and elevations over 2,500 feet.

² Based on the 2010 U.S. Census, the municipalities with a population greater than 2,500 persons includes Barre City, Barre Town, Berlin, East Montpelier, Montpelier, Northfield, Waterbury, and Williamstown. All other municipalities have fewer than 2,500 persons.

GUIDELINES FOR DETERMINING SUBSTANTIAL REGIONAL IMPACT FOR NEW PROJECTS OR EXPANSIONS OF EXISTING USES

TYPE OF DEVELOPMENT	MUNICIPALITIES WITH A POPULATION GREATER THAN 2,500 ²	MUNICIPALITIES WITH A POPULATION LESS THAN 2,500 ²
Industrial	Greater than 50,000 gross square feet; or employing more than 100 workers; or covering more than 50 acres	Greater than 30,000 gross square feet; or employing more than 50 workers; or covering more than 20 acres
Hotels	Greater than 200 rooms	Greater than 75 rooms
Mixed Use	Gross square feet greater than 45,000 (with residential calculated at 1,500 square feet per unit); or covering more than 10 acres; or if any of the individual uses meets or exceeds a threshold defined herein	Gross square feet greater than 30,000 (with residential calculated at 1,500 square feet per unit); or covering more than 10 acres; or if any of the individual uses meets or exceeds a threshold defined herein
Airports	All new airports, runways, and runway extensions	
Attractions & Recreation Facilities	Greater than 200 parking spaces or a seating capacity of more than 1,000	Greater than 75 parking spaces or a seating capacity of more than 500
Schools & Institutions (including post-secondary facilities)	New school with a capacity of more than 750 300 students; or expansion by at least 25% of capacity 30,000 gross square feet	New school with a capacity of more than 200 150 students; or expansion by at least 25% of capacity 15,000 gross square feet
Waste Handling Facilities	New facility or expansion of capacity for an existing facility by 50% or more	
Quarries, Asphalt, & Cement Plants	New facility or expansion of capacity for an existing facility by 50% or more	
Wastewater Treatment Facilities	New conventional treatment facility or expansion of the permitted capacity for an existing facility by 50% or more; or community septic treatment facilities exceeding 25,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein	New conventional treatment facility or expansion of the permitted capacity for an existing facility by 50% or more; or community septic treatment facilities exceeding 10,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Communication, Utility, and Transmission Facilities	New projects or expansion of an existing project that requires approval by the Public Utility Commission	
Public Drinking Water Supplies	New facility or expansion of permitted capacity for an existing facility by 50% or more	
Intermodal Freight Terminals	New facility or expansion of an existing facility by 50% or more	
Intermodal Passenger Terminals	New facility or expansion of an existing facility by 50% or more	

ADDITIONAL CONSIDERATIONS: In addition to the criteria listed above, the following situations will be considered when evaluating a project against the thresholds for substantial regional impact.

1. Speculative Developments – If the final development type is difficult to determine or unknown because a project tenant has not been identified, the thresholds for the highest intensity development type allowed under current land use regulations will be used. If local regulations do not exist, staff will consult with the municipality and the applicant to determine the possible development type.
2. Multi-Phased Developments – If a project is proposed in multiple phases, the cumulative total of the project will be reviewed against the thresholds for substantial regional impact. If the total project meets or exceeds any of the identified thresholds, the entire project will be reviewed for substantial regional impact regardless of the timing of phases. If, over the course of the project, the phasing or type of development changes, projects that have previously been reviewed for substantial regional impact will be reviewed again to determine if additional thresholds have been met.
3. Multiple Land Parcels – If parts of the project are located on separate land parcels, the decision whether the project is a single (perhaps multi-phased) development, or actually separate projects should be based on such considerations as whether the separate parcels are owned by the same entity, whether a master plan has been prepared for the overall project, or whether any approvals have been sought for the overall project as a unit.

DEFINITIONS: The following definitions will be used to further identify or describe the types of development that qualify for the thresholds listed in the table above.

1. Attractions & Recreational Facilities means an establishment or set of establishments that provide leisure time recreational or entertainment activities occurring in either an indoor or outdoor setting.
2. Communication, Utility, and Transmission Facilities means any project that involves the transmission, storage, production, or distribution of fuels or electricity; or any expansion or creation of telecommunication facilities.
3. Intermodal Freight Terminals means an area and building where the mode of transportation for cargo or freight changes and where the cargo and freight may be broken down or aggregated in smaller or larger loads for transfer to other land based vehicles. Such terminals do not include airports or facilities primarily intended for the transfer of people from passenger rail to other modes.

4. Intermodal Passenger Terminals means an area and building where people change transportation vehicles in order to complete a trip. This could include but is not limited to, rail, bus, passenger car, or taxi service.
5. Waste Handling Facility means structures or systems designed for the collection, processing or disposal of solid waste, including hazardous wastes, universal waste, household waste, and includes transfer stations, processing plants, recycling plants, composting facilities, and disposal systems.
6. Wholesale and Distribution means activities within land areas that are predominantly associated with the receipt, storage, and distribution of goods, products, cargo and materials.

Adopted by the Board of Commissioners: _____ / _____ / 2018

Juliana Potter, Chair
CVRPC Board of Commissioners

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