

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION
PROJECT REVIEW COMMITTEE
MARCH 23, 2017
MINUTES**

The regular meeting of the Central Vermont Regional Planning Commission's Project Review Committee was held on Thursday, March 23, 2017 in the Conference Room of the Central Vermont Regional Planning Commission.

Committee Members Present:

Byron Atwood, Chair –	Town of Barre Town
Bon Wernecke –	Town of Berlin
Richard Payne –	Town of Cabot
Brian Fitzgerald –	Town of Duxbury, Alternate
Laura Hill-Eubanks –	Town of Northfield
Larry Hebert –	Town of Williamstown
Jamie Stewart –	Central Vermont Economic Development Corporation

Committee Members Absent:

None

Others Present:

Dan Currier -	CVRPC Transportation Program Manager
Eric Vorwald, AICP –	CVRPC Senior Planner

CALL TO ORDER

With a full quorum present, Mr. Atwood called the meeting to order at 4:05pm. Members of the committee and the public that were present introduced themselves.

CHANGES OR AMENDMENTS TO THE AGENDA

Mr. Vorwald noted that an additional major application was received by staff earlier in the week and that he would like to provide the committee with an overview of the project. The application was from Lawson's Finest Liquids, LLC. and involved the redevelopment of an existing use into a brewery and tasting room.

APPROVAL OF MINUTES

A motion was made by Mr. Hebert and seconded by Mr. Fitzgerald to approve the June 29, 2016 minutes of the Project Review Committee. The motion was passed by a vote of 6-0.

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

Mr. Vorwald provided the committee with an overview of the application from the North East Materials Group (NEMG) to continue the use of a rock crushing operation at the location of the Rock of Ages Quarry in Barre Town. Mr. Vorwald provided the committee with a brief history and overview of the project including that there had previously been jurisdictional opinions from the District Commission to allow the use to continue without the need to submit an Act 250 permit application. Recently, however, on appeal to the Vermont Supreme Court, it was determined that the use would need to submit an Act 250 application.

The committee discussed the use and noted the importance of having a use such as this in the community. Mr. Vorwald explained that the 2016 Central Vermont Regional Plan discusses the importance of the granite industry to the local economy and that this use is part of that process. Mr. Vorwald also noted that because this was defined as a major application, the Project Review Committee would need to review it as part of the CVRPC's agreement with the Agency of Commerce and Community Development.

After continued discussion including information on vehicular traffic provided by Mr. Currier, it was determined that this project did not meet the threshold for Significant Regional Impact and staff should provide a letter to the District Commission noting the specific sections of the regional plan that support this use. Ms. Hill-Eubanks made a motion to provide a letter noting this project did not meet the threshold for Substantial Regional Impact and that it was supported in the regional plan. The motion was seconded by Mr. Wernecke. The vote passed unanimously.

Mr. Vorwald provided a brief history on the Cellco telecommunications tower located on the Shutesville Hill area and noted that this was an on-going project. He also noted that the committee had previously reviewed and discussed the project in January of 2016. Since that discussion, there had been many back-and-forth discussions with the parties involved including site visits and negotiations. Mr. Vorwald did not have extensive information on the project to update the committee and noted that the process was still on-going. After discussing the issues, it was determined that the committee did not have adequate information to make any formal decisions. With this in mind, it was determined that this project would be tabled until more information could be provided.

Finally, Mr. Vorwald introduced the application from Lawson's Finest Liquids, LLC. and noted that it was received earlier in the week so the committee did not have any information in their packets regarding this application. Mr. Vorwald also noted that this project was listed as a major application and therefore would need to be reviewed by the committee. After a brief overview of the project and additional information provided by Mr. Stewart, a motion was made by Mr. Wernecke and seconded by Mr. Hebert noting that this project did not meet the threshold for Significant Regional Impact. The motion passed unanimously.

REVIEW OF POLICIES & PROCEDURES AND THRESHOLDS FOR SUBSTANTIAL REGIONAL IMPACT

Mr. Vorwald provided an overview of the policies and procedures that the committee has been working on over the past year. He noted that over the past several months there has been an effort by the Commission to develop more standardized policies and procedures for consistency among the standing

committees. Mr. Vorwald suggested that staff be afforded an opportunity to reorganize the policies and procedures to include additional language that would help establish this consistency and the committee could discuss the new version at a later date. The committee agreed this would be a logical way to proceed.

Mr. Vorwald asked the committee to establish a consistent day and time for the committee to meet in the future to eliminate the need to poll the committee when a meeting needed to occur. It was discussed that a meeting wouldn't be needed every month but a consistent time and day would allow for the meetings to be scheduled more efficiently. The committee determined that the 4th Thursday of each month at 4:00pm would suit everyone.

ADJOURNMENT

With no additional business to discuss, Mr. Atwood called for a motion to adjourn which was offered by Mr. Hebert and seconded by Mr. Fitzgerald. The motion was passed unanimously and the meeting was adjourned at 5:32pm.