

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION
PROJECT REVIEW COMMITTEE
March 22, 2018
MINUTES**

The regular meeting of the Central Vermont Regional Planning Commission's Project Review Committee was held on Thursday, March 22, 2018 in the Conference Room of the Central Vermont Regional Planning Commission.

Committee Members Present:

Brian Fitzgerald –	Town of Duxbury, Chair
Laura Hill-Eubanks –	Town of Northfield
Janet Shatney –	Barre City

Committee Members Absent:

Byron Atwood –	Town of Barre Town
Bob Wernecke –	Town of Berlin
Gerry D'Amico –	Town of Roxbury, Alternate

Others Present:

Joe Greene –	Joseph Architects
Henry Parro –	PGSR, LLC
Steve Lotspeich –	Waterbury Community Planner
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 4:00pm. The meeting began with introductions from the Committee members and the public.

CHANGES OR AMENDMENTS TO THE AGENDA

No changes to the agenda were identified.

PUBLIC COMMENTS

No members of the public were present.

PRESENTATION & DISCUSSION ON ACT 250 MAJOR APPLICATION FOR PGSR, LLC

Mr. Vorwald introduced the item on the agenda and noted that a hearing for the project was scheduled for March 27, 2018. He also indicated that the Committee was reviewing this application because it was classified as a Major Application even though it did not meet any of the existing criteria for Substantial Regional Impact. Mr. Greene, representing the applicant, provided an overview of the project including the existing site, the proposed site improvements, and the proposed use. He noted that Mr. Parro was

going to move his existing business to the new location. Mr. Greene also discussed existing uses that surrounded the site noting that the area is primarily commercial or retail in nature with one duplex near the site. The Committee engaged in discussion with Mr. Greene and Mr. Parro including questions related to site lighting, stormwater, potential issues with noise, proximity to the existing railroad tracks, and other specific questions. Mr. Lotspeich indicated that the Town of Waterbury's Development Review Board reviewed the project and had approved the project as presented.

Mr. Fitzgerald noted that a draft letter was included for consideration. Mr. Vorwald indicated that the letter was consistent with those that have been sent on other projects that did not meet the criteria for Substantial Regional Impact. Ms. Shatney made a motion to direct staff to send the letter as presented. Ms. Hill-Eubanks seconded the motion. With no additional discussion, the vote was 2 – 0 in favor of the motion. The Committee thanked Messrs. Greene, Parro, and Lotspeich for attending.

APPROVAL OF MINUTES

Ms. Shatney made a motion to approve the February 22, 2018 minutes as presented. The motion was seconded by Ms. Hill-Eubanks. With no further discussion, the Committee voted 2 – 0 in favor of the motion to approve the February 22, 2018 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.

OTHER BUSINESS

Mr. Vorwald noted that the next meeting was scheduled for April 26, 2018. He indicated that if no issues required the Committee to meet they would consider cancelling the meeting. Mr. Vorwald also noted that the May meeting conflicted with a workshop on Act 250 so the Committee discussed changing the date to May 31, 2018 if a meeting was needed. All were in agreement with this modification.

ADJOURNMENT

With no additional business, Mr. Fitzgerald called for a motion to adjourn which was offered by Ms. Shatney and seconded by Ms. Hill-Eubanks. The vote was 2 – 0 in favor of the motion and the meeting was adjourned at 4:50pm.