



Project Review Committee Meeting Summary

August 19, 2015
CVRPC Offices

SUBJECT TO APPROVAL

Project Review Committee Members in Attendance:

- Bob Wernecke, *Town of Berlin*
- Larry Hebert, *Town of Williamstown*
- Laura Hill Eubanks, *Town of Northfield*
- Brian Fitzgerald, *Town of Duxbury*
- Richard Payne, *Town of Cabot*

Additional Attendees:

- Gail Aloisio, *CVRPC Staff*
- Sam Andersen, *Central Vermont Economic Development Corporation*
- Wayne Lamberton, *Maplewood Limited*
- Randy Lague, *Maplewood Limited*
- John Grenier, *Grenier Engineering*
- Tom Bachman, *Gossens Bachman Architects*
- Phil Zalinger, *Zalinger, Cameron & Lambek, P.C.*

SUMMARY:

The meeting commenced at 4:04 pm.

The applicant gave a brief overview of the proposed Convenience Store. The original convenience store next to the site was first permitted in 1987. It is not intended to be a rest stop for large trucks and has requested designation as a "Traveler's Service Center" from VTrans. Four diesel pumps (1 low speed) and 12 gas pumps will be installed.

Generation of additional traffic was discussed as it would affect VT-62, Paine Turnpike and the driveway intersections. The increase in traffic is significant enough to constitute a substantial regional impact.

Circulation of vehicles within the site will be only from north to south for safety reasons. Some extra green space was retained for stormwater management. Although passenger traffic will have to pass through the pump stations, there is a designated lane for this. The Shaw's driveway will also be widened as a condition of the project's permit from the Town of Berlin.

The committee discussed bike and pedestrian access to and from the site. There is very little bike/ped infrastructure in the surrounding neighborhood, however, Berlin envisions the area for future growth. Mr. Wernecke noted that Berlin as a municipality will have to make a decision eventually about taking on the cost of maintaining sidewalks, or adopting policies to have property owners do so.

The Maplewood will be the first development in the neighborhood to incorporate a striped shoulder for pedestrians along Paine Turnpike. Mrs. Andersen complimented the applicants on their investment in architecture and landscaping for the site. The applicants noted that the berming was cut short to the north to allow future access to the Town of Berlin Municipal Offices behind the site.

Bob Wernecke made the motion that the project is of substantial regional impact based on the substantial impact of increased traffic at the VT62/. Larry Hebert seconded the motion and it carried unanimously.

The committee agreed with the recommendation by staff that the development be considered in fill within an existing settlement according to the 2008 Regional Plan policies. The property is adjacent to historically developed Berlin Corners, is surrounded by existing development and will utilize existing wastewater and water supply infrastructure (under construction).

Bob Wernecke made the motion that the project be determined in conformance with the Regional Plan, if the recommendations made by the Agency of Transportation regarding the VT62/Paine Turnpike intersection are executed. Larry Hebert seconded the motion and it was voted in unanimously.

Not regarding this specific project, Mr. Hebert requested that draft letters of the RPC position be circulated with sufficient time for Committee members to review them. The committee would like time to respond to the draft staff has composed, although correspondence must stay in conformance with open meeting law.

Mr. Wernecke also suggested that the Committee consider entering deliberative session for the purposes of making determinations regarding substantial regional impact and conformance with the Regional Plan. The Committee recommended that staff check whether this would be allowed by open meeting law.

The meeting was adjourned at 6 pm.

Next Steps: Staff will draft and circulate a comment letter as well as attend the hearing scheduled for August 25. Staff will also confirm how open meeting law applies to e-mail communication and deliberative session.

