

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

Central Vermont Regional Planning Commission

Draft Minutes

December 5, 2018

Committee Members:

<input type="checkbox"/>	Byron Atwood, Barre Town Commissioner
<input type="checkbox"/>	John Brabant, Calais Commissioner
<input checked="" type="checkbox"/>	Jerry D'Amico, Roxbury Commissioner (Alternate Seat)
<input checked="" type="checkbox"/>	Laura Hill-Eubanks, Northfield Commissioner
<input type="checkbox"/>	Janet Shatney, Barre City Commissioner
<input checked="" type="checkbox"/>	Bob Wernecke, Berlin Commissioner

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Staff: Clare Rock (4- 4:30pm) Bonnie Waninger (arrived at 4:30pm)
A conference call number was provided – no attendance via phone.

Call to Order

The meeting was called to order by B. Wernecke, acting Chair in the absence of Chair and Vice Chair, called meeting to order at 4:20pm

Adjustments to the Agenda

None.

Public Comments

None.

Meeting Minutes

J. D'Amico made a motion to approve the October 25, 2018 minutes, seconded by L. Hill-Eubanks all in favor. Motion carried.

Discuss Electric Utilities Presentation

This is tentatively scheduled for 1/24/19 at 4pm. The following are confirmed: Northfield Electric - Steve Fitzhugh (and maybe Jeff Schultz) and GMP – Rob Dostis.

CVRPC still need to confirm: Hardwick Electric – Mike Sullivan / Washington Electric – Patty Richards or Bill Powell.

- a) Outline key questions/presentation focus – Rock provided a summary of the need the others (excluding GMP), outline the issues and within the view of the preferred sites requests. Ask John Brabant to sketch out some questions.
- b) Determine format – panel discussion or formal presentations – provide some of the questions or issues ahead of time and each provide a 5-10 minute presentation with follow up question and answer.
- c) Invite Regional Plan Committee but limit it to these two committees – could be up to 12-15 people. Evaluate the space, could have that meeting here or at the Chamber.

1 **Updates on Act 250 and Section 248 Applications - Projects of Substantial Regional Impact**

- 2 a) Fecteau Residential, Inc – update on site visit. Rock provided a summary of the site visit and the
3 hearing including the people who attended and the comments which were made. A brief
4 discussion followed about the traffic impacts. Rock mentioned the response letter from VTrans
5 and Historic Preservation.
6

7 C. Rock left the meeting to ensure there is no appearance of a conflict of interest as she is a Montpelier
8 resident and serves as an alternate on the Montpelier DRB which recently reviewed the hotel and
9 garage applications.
10

11 B. Waninger joined the meeting and staffed the rest of the meeting.
12

- 13 b) Jurisdictional Opinion Request on Montpelier Projects within the TIF District – B. Waninger
14 discussed the Jurisdictional Opinion request and the statewide policy implications. She asked
15 whether the Committee wanted to respond to the District Coordinator’s request for comment.
16 The Committee elected to wait until the Jurisdictional Opinion was issued, at which time the
17 Committee could determine its regional significance.
18 c) Montpelier Hotel & Parking Garage Act 250 Application 5W1591 – Waninger provided an
19 overview of the project and explained that 10 V.S.A. § 6086(b) limits the Act 250 criteria used to
20 review downtown development projects. Criterion 10, conformance with local and regional
21 plans, is not used for project review. She noted CVRPC could still consider conformance with
22 the plan as related to other criteria.
23

24 The Committee discussed potential impacts related to CVRPC’s Substantial Regional Impact (SRI)
25 definition.
26

- 27 • *Will likely impact on a resource widely used or appreciated by people outside of the*
28 *locality* – The Committee noted that the transportation system, floodplain, and river
29 corridor are resources that meet this definition.
- 30 • *May affect settlement patterns to the extent that the character or identity of the Region*
31 *is significantly affected* – The Committee noted this definition was not applicable.
- 32 • *Are likely to alter the cost of living, availability of choices, access to traditional way of life*
33 *or resources widely used or appreciated by Regional residents* – The public parking lot
34 and the Winooski River were discussed as resources used by Regional residents.
- 35 • *Any project which proposes to: increase the total number of year round housing units in*
36 *its host municipality by more than 2%; or create more than 30 housing units of any type;*
37 *or create more than 5 “affordable” housing units, as defined by VSA Chapter 117 Section*
38 *4303* – The Committee briefly discussed Act 250’s treatment of hotel rooms as “dwelling
39 units” for purposes of project review. The Committee did not elect to apply this
40 treatment to CVRPC’s SRI definition.
41

42 As a whole, Committee members expressed that a hotel is a positive net change to the region
43

44 *J. D’Amico moved that SRI applies to the Montpelier Hotel & Parking Garage Act 250 Application*
45 *5W1591 based on the floodplain/river corridor and potential transportation impacts (parking); L. Hill-*
46 *Eubanks seconded. Motion carried 3-0.*
47

48 The Committee requested staff request the traffic study and obtain VTrans’ perspective, discuss

1 floodplain and river corridor impacts with ANR, and request the developer and City of Montpelier
2 present the project to the Committee prior to the January hearing. The Committee is interested in
3 understanding the net change in public parking as a result of the project and whether floodwaters would
4 be displaced as a result of the project.
5

6 **Next Meeting**

- 7 - Hotel and Parking Garage Presentation - before 1/16/2019
- 8 - Electric Utility Presentations - 1/24/19
- 9 - Rules of Procedure and Rules of Process review – members present expressed that they do not
10 want to revisit them if it isn't necessary as the last discussion took many months of work.
11

12 Staff will poll the Committee regarding a next meeting date.
13

14 **Adjournment**

15 *L. Hill-Eubanks moved to adjourn at 5:49 pm, seconded by J. D'Amico. Motion carried.*
16

DRAFT