



## Project Review Committee Meeting

March 26, 2015 at CVRPC Offices; 4:00-6:00PM

### ATTENDEES:

- Bob Wernecke, *Town of Berlin*
- Laura Hill-Eubanks, *Town of Northfield*
- Sam Andersen, *CVEDC*
- Larry Hebert, *Town of Williamstown*
- Dick Payne, *Town of Cabot*
- Gail Aloisio, *CVRPC Staff*

### SUMMARY:

#### Draft Project Review Committee Procedures

- The Committee is currently operating under procedures that were adopted by the Commission in 2010
- To operate under the procedures that the Committee has been drafting since 2014, they will need to be finalized and forwarded to the Executive Committee for review and then the Regional Commission for adoption.
- It was agreed that the Legislative Body has the authority to represent the municipality, including the Planning Commission, when requesting involvement of the RPC in review of a project.
- A distinction is made between involvement of the RPC that may include supporting or taking a position on behalf of a municipality, or participating in a hearing on its behalf, versus providing technical assistance that allows a municipality to form its own positions.
- A provision will be added to the Draft Procedures that further defines the nature of technical assistance and provides for the Planning Commission to request technical assistance independent of the Legislative Body
- Criteria 2.c. will be struck from the criteria for substantial regional impact for two reasons. First is that 5 affordable housing units is a low threshold for Substantial Regional Impact that would trigger a volume of review beyond the resources of the Committee. Second, subjecting “affordable” housing developments to additional scrutiny vs. other types of housing developments of similar scope may be considered inequitable.
- There was discussion of whether or not the Project Review Committee should review support letters given by CVRPC on projects that might be subject to later project review. When projects are in the early planning stages, the scope is not as well defined as when projects reach the permitting stages. Letters of support are based up project scope as defined at the time the letter is requested. It is possible that withholding or couching

support letters could jeopardize the ability of projects to secure funding. The Committee requested examples of such support letters for their review.

### **Section 248a: VTel Telecommunications Tower, Cabot**

- Dick Payne, Committee Member from Cabot, provided comment on the proposed telecommunications tower. His perspective is that the project is not being presented accurately.
- Staff presented project information including VTel's explanation of its coverage analysis of the 960 Bothfeld Hill site and the Propagation Maps and Coverage Distribution chart included in the April 17<sup>th</sup> CPG petition.
- The committee agreed that the presentation of the analysis was not well labeled or clearly explained, and that details about un/underserved locations that will be served under each tower/collocation site alternative are necessary to determine conformance with the Regional Plan.
- The Committee will submit comment to VTel and the Public Service Board requesting further information and inviting a VTel representative to present details of the project to the Committee.

### **Discussion of Berlin Mall LLC/Kohl's and Friend of the Commission/Developer Contributions to Traffic Improvements**

- The Committee discussed the recent submittals from VTrans regarding contributions by Berlin Mall LLC to planned upgrades at the Fisher Rd./Rt. 62 intersection. No further comment from the Committee will be submitted.

### **Cabot Hoisery Act 250 Major Application**

- A hearing has been scheduled for this project on May 20<sup>th</sup>.
- Sam Anderson provided background information on the project based on CVEDC's support provided to Cabot Hoisery thus far.
- Staff will conduct a review of the project in relation to substantial regional impact and conformance with the Regional Plan

**Wrap-up:** The next Project Review Committee Meeting has been tentatively scheduled for Thursday, May 14<sup>th</sup>. We will review the Cabot Hoisery project and ...