



## 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*
- Byron Atwood, Chair, *Barre Town*
- Brent Blevins, *Cabot Hosiery, Inc.*
- Rick DeWolfe, *DeWolfe Engineering*
- Gail Aloisio, *CVRPC Staff*

### SUMMARY:

#### Draft Project Review Committee Procedures

- The Committee reviewed final proposed revisions to the Procedures and voted to finalize and send them to the Executive Committee for review. The motion was made by Bob Wernecke and seconded by Larry Hebert. All members voted in favor.
- The Executive Committee will review the procedures before they can be adopted by the Full Commission.
- There was further discussion of CVRPC's procedures for issuing letters of support. The Committee is interested in having staff develop language for support letters that indicate that support is given based on the scope of the project as it is presented at the time of request. Staff will follow up further with the Executive Director.

#### Cabot Hosiery Act 250 Major Application

- Brent Blevins, Director of Corporate Strategy and Planning at Cabot Hosiery, and Rick DeWolfe, President of DeWolfe Engineering presented plans for the expansion project and took questions from the Committee
- The expansion has been broken into two phases. The first phase will add a middle section of building, which is expected to take the company through the next 1-3 years of knitting production. Then the southernmost section of the addition will be constructed.
- Traffic, noise and air studies are being finalized and are to be delivered prior to the hearing scheduled for Weds., May 20<sup>th</sup>.
- Stormwater management is designed for approximately 10 impervious acres. Stormwater will be discharged below an existing culvert where Whetstone Brook crosses under Whetstone Drive. A stream alteration permit is not required.

- Cooling and chilling equipment will be installed behind the buildings to cool hot air from the factory. In consideration of an active deer yard behind the building, the noise produced by this equipment will be evaluated during the Act 250 review.
- It is yet to be determined if Northfield Electric will be able to provide for the 7,000 amps necessary for factory operation or if Green Mtn. Power will have to be involved. The existing factory currently requires 1,200 amps.
- Preliminary results of the traffic study indicate that no off site improvements will be necessary and that the level of service at the Doyon Road/Route 12 intersection will be B or C
- The left turn movement out of Doyon Road is likely to be the issue of most concern. There is some concern about traffic congestion at the time that local public schools and Norwich University staff and faculty are leaving for the day. Possible traffic issues at Depot Square intersection were also mentioned as turning there is sometimes delayed.
- Green Mountain Transit Authority is helping Cabot Hosiery to consider utilizing bus services to provide transportation for future employees. Cabot is expecting the majority of the workforce to come from towns to the south, as well as Barre/South Barre, Graniteville and Williamstown. Current mill workers are completing a Bus Service Interest Survey.
- Vanpool services would not transport the high number of employees Cabot is looking to bring up from southern communities. They are considering chartering private bus service for this purpose and also recognize that transportation assistance may be very important for attracting workers at the lower pay scales.
- There are currently some employees that walk in from Northfield Village. It would be nice to connect sidewalk on Whetstone Drive to a pedestrian network accessing the Village. There are steep grades on Whetstone Drive and along it's shoulders.
- Cabot is preparing for the challenge of attracting enough employees to fill 300-400 new positions. They are developing a training program, have developed agreements with temp agencies, and advertised at job fairs. They are also planning on offering amenities for employees like a gym, cafeteria and theater. Current pay scales range from \$10/hr to \$50,000/year
- Offering steady, reliable employment is a core value of the company.
- Larry Hebert made a motion that the Committee is in support of the project, barring any significant concerns raised in the pending traffic, noise or air studies, as determined by staff. Also, constructive recommendations based on Regional Plan goals may also be submitted with CVRPC comments. The motion was seconded by Bob Wernecke and all members voted in favor.

### **Mountainside Condominiums, Warren**

- The Committee and guests discussed this project, involving the denial of an Act 250 permit to rebuild a condo building that had burned down in Warren. The condo was proposed to be rebuilt on the same footprint as the original building, located as close as 4.6 feet from the top of bank of Rice Brook. The permit was denied on the following:
  - the structure would be within the Act 250 Floodway and is at direct risk of fluvial erosion hazards and flash flooding
  - the applicant will not maintain Rice Brook in its natural condition by providing an appropriate buffer
  - unreasonable soil erosion will occur due to the proximity of the structure to Rice Brook

- the project is inconsistent with the Warren Town Plans objective to provide 50 foot buffers along streams and is inconsistent with the Central Vermont Regional Plan which seeks to provide adequate vegetative buffers along streams.
- The Mountainside Condominium Assoc. submitted an appeal of the District 5 Commission decision on April 20<sup>th</sup> to the Environmental Division of Vermont Superior Court
- Mr. DeWolfe shared his concern that the appeal decision could set a precedent for structures in the floodway or that encroach in a stream buffer
- CVRPC submitted a determination on Oct. 29, 2014 that the project is unlikely to have substantial regional impacts and has submitted no further comments.

**Wrap-up:** Staff will prepare written comments and circulate them to the Committee. Staff will also attend the hearing scheduled for May 20<sup>th</sup> in Northfield on behalf of CVRPC.