

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

Thursday July 25, 2019

4:00 – 6:00 pm

Central Vermont Regional Planning Commission Conference Room
29 Main Street, Suite #4, Montpelier, VT 05602

Draft Minutes

Project Review Committee Members:

<input checked="" type="checkbox"/>	Lee Cattaneo, Orange Commissioner
<input checked="" type="checkbox"/>	John Brabant, Calais Commissioner
<input checked="" type="checkbox"/>	Jerry D'Amico, Roxbury Commissioner (Alternate Seat)
<input checked="" type="checkbox"/>	Peter Carbee, Washington Commissioner
<input type="checkbox"/>	Janet Shatney, Barre City Commissioner
<input checked="" type="checkbox"/>	Bob Wernecke, Berlin Commissioner

Staff: Clare Rock, Zach Maia

Guest: Paul O'Leary, Brad Dousevich

B Wernecke volunteered to Chair the meeting in the absence of the current chair. Introductions were made.

Call to Order

B Wernecke called the meeting to order at 4:02 pm.

Adjustments to the Agenda

None.

Public Comments

None.

Act 250 / Section 248 Applications & Projects of Substantial Regional Impact

a) Presentation by Spruce Place LLC representatives

Developer is proposing 98-unit senior living facility at 430 Berlin Mall Road, Berlin, VT

B Wernecke stated he has heard about the project before as he is the Chair of the Berlin DRB, which has already approved the project. Wernecke stated he doesn't think this would constitute a conflict of interest or be a reason why he couldn't participate impartially as the Project Review Committee is reviewing the plan under another set of criteria.

Paul O'Leary provided an overview of the project which includes:

One building located on "out lot B," and is proposing a 98-units senior facility (which will include memory care and assisted living. There will no subsidized units. But still need to define the price point based upon final construction costs.)

It will be a 4-Story building with 76 underground parking spaces and 22 above ground spaces.

The project is proposing its own storm water system (not tied into the Mall storm water system),

1 wastewater permit is pending approval. Developer has applied for Act 250 permit and the permit hasn't
2 yet been considered complete. Regarding traffic impacts, LOS wouldn't change the existing area
3 intersections. The wetland has been delineated to the rear of the parcel and a site visit coming up will
4 confirm this. Act 250 has asked for a view shed analysis – you wouldn't see the building from RT 62
5 except from the Berlin Mall Road and RT 62 intersection.

6
7 B Dousevicz, has developed and is operating these types of facilities in northwestern Vermont.
8 Expecting 20-30 employees at any one time and some are part-time. Wants to put these facilities in and
9 near existing developed areas. Market study shows strong demand and would draw people from 20-50
10 mile radius.

11
12 Discussion about the amount of pedestrians who exit Walmart and the conflict with the traffic patterns
13 and possible alternative. The developer incorporated all the suggestions which were made the Berlin
14 DRB.

15
16 C Rock provided a summary of staff review based upon the staff memo and asked about exterior lighting
17 as this is one of the regional plan policies which might apply. There is limited exterior lighting proposed,
18 there will be no new street lights added along the Mall road.

19
20 *Motion made by J D'Amico that the project is a project of substantial regional impact, seconded by P*
21 *Carbee, all in favor. Motion carried.*

22
23 *Motion made by J D'Amico that the project conforms with the regional plan goals and policies, seconded*
24 *by P Carbee, all in favor. Motion carried.*

- 25
26
27 b) Review Project Review Summary Sheet – discussion about how renewable energy generation is
28 viewed under our current SRI criteria, draft criteria addressed review criteria for different scales
29 of generation.

30 The committee would like a presentation on the recently received 45-day notice application by
31 ENCORE in Northfield, especially how it relates to the local plan and especially due to the
32 knowledge of local sentiment.

33 34 **Annual Election of Officers**

35
36 *Motion by B Werneke to take up the election of officers item at the next meeting when more people will*
37 *be present, seconded by , L Cattaneo, all in favor. Motion carried.*

38 39 **Approve June 26, 2019 meeting minutes**

40
41 *Motion by P Carbee approve the June 26, 2019 minutes, seconded by L Cattaneo all in favor. Motion*
42 *carried.*

43 44 **Adjournment**

45
46 *Motion by L Cattaneo to adjourn the Project Review Committee at 5:00pm, seconded by P Carbee, all in*
47 *favor. Motion carried.*