PROJECT REVIEW COMMITTEE
Thursday January 23, 2020
4:00 – 5:30 pm
Central Vermont Regional Planning Commission Conference Room
29 Main Street, Suite #4, Montpelier, VT 05602

AGENDA

4:00¹ Adjustments to the Agenda
Public Comments

4:05 Act 250 / Section 248 Applications & Projects of Substantial Regional Impact
   a) Presentation by the Central Vermont Medical Center (CVMC) – CVMC is planning an expansion at Medical Center in Berlin. Representatives will present project prior to the submission of permit applications.
   b) Review Project Review Summary Sheet

5:00 Meeting Minutes²
   Approve October 24, 2019 meeting minutes
   September 26, 2019

5:30 Adjournment

Next Meeting: Thursday, February 27, 2020

Persons with disabilities who require assistance or special arrangements to participate in programs or activities are encouraged to contact Nancy Chartrand

¹ Times are approximate unless otherwise advertised.
² Possible action item
at 802-229-0389 or chartrand@cvregion.com at least 3 business days prior to the meeting for which services are requested.
The following is a list of projects that have been received by staff since the last Project Review Committee meeting. Staff will provide a general overview of the projects if necessary to determine if additional discussion is warranted at a future meeting.

<table>
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<th>APPLICATION</th>
<th>APPLICANT</th>
<th>MUNICIPALITY</th>
<th>PROJECT SUMMARY</th>
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| 1           | Act 250 - Major Application 5W0584-19 | Spruce Place LLC | Berlin  
  AOT and ANR entered appearances for hearing. District 5 Environmental Commission submitted hearing recess order (HRO) on 10/24/19. Berlin Mall, LLC submits memorandum objecting to HRO but requests 18 months to construct sidewalk after Spruce Place opens. O'Leary - Burke Civil Associates, PLC submits supplemental evidence in response to HRO. VTrans submits comments clarifying the sidewalk being required in 5W0584-16 permit, and stands by recommendation with further evidence. |
| 2           | Act 250 – Minor Application 5W0614-8 | Mad River Glen Cooperative | Fayston  
  The project consists of renovation to the existing Mad River Glen (MRG) Basebox building, a recreational facility, and the replacement of the existing Ski Patrol building, a staff support and clinical care facility. The Basebox renovation consists of a net increase of approximately 160sf to the footprint and approximately 440sf over three levels. The Patrol building replacement will utilize the existing footprint and is approximately 1936 sf on two levels, for a total of 3872sf. This project involves the removal of 2 existing underground fuel storage tanks to be replaced with (1) 1,990 gallon propane tank. An external 1,000 gallon grease trap for the Base Box kitchen will also be installed as a replacement to the existing grease trap inside the building. **Permit to be issued on 2/4/2020.** |
| 3           | Act 250 – Minor Application 5W1142-5 | Yestermorrow, Inc. | Waitsfield  
  Construction of a ±1,250 dormitory building, access driveway and firetruck turnaround, and an in-ground wastewater treatment system. The Project falls within Phase 1 of the Yestermorrow Campus Master Plan for which partial Findings of Fact were issued in March 2018. The project is located at 7865 Main Street in |
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<td>Waitsfield, Vermont. ANR requested extension of public comment period until 1/23/20. Will file final comments after reviewing additional materials under Criteria 8A and 1E. Extension request granted on 1/13/20.</td>
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<td>4</td>
<td>Act 250 – Minor Application 5W1186-4</td>
<td>Dale &amp; Julie Bickford</td>
<td>Marshfield</td>
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<td>5</td>
<td>Act 250 – Administrative Amendment 5W0103-7</td>
<td>Mountain Wastewater Treatment, Inc.</td>
<td>Warren</td>
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<td>6</td>
<td>Act 250 – Administrative Amendment 5W1181-3(Corrected)</td>
<td>Kathleen L. Pfannenstiel Revocable Trust</td>
<td>Woodbury</td>
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<td>7</td>
<td>Act 250 – TBA 5W0833-3</td>
<td>Jonathan Burr</td>
<td>Northfield</td>
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<td>8</td>
<td>Act 250 – Administrative Amendment 5W0441-10C</td>
<td>Lague, Inc.</td>
<td>Berlin</td>
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Call to Order
Janet Shatney called the meeting to order at 4:04 pm.

Adjustments to the Agenda
None.

Public Comments
None.

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

a) Presentation by Presentation by the Cross Vermont Trail Association – Greg Western

Proposal to construct a segment of the Cross Vermont Trail along the Winooski River – the project will entail construction or improvement of 4.1 miles of trail and construction for two small trailheads with parking and sign installations.

Greg Western, provide an overview of the Cross Vermont Trail Association and the overall mission to build a trail across Vermont. The Association has been working for years to develop this section of the trail. A goal of this section of the trail to get the trail off of Route 2, and will include new parking area, a river trail, a universally accessible trail to U-32, a bridge over the Winooski River and a canoe portage. Western has worked closely with ANR on the environmental permits and part of the funding has come from VTrans. Trail head signs will be erected at various locations and the trail will travel across both State and private land. Private land owners have formally agreed to legal easements or similar type agreements and formal agreements are in place with State (additional landowner.)

Spur trails will be located in the floodplain (in Montpelier and East Montpelier) and will provide canoe portage and fishing access. These are existing informal trails and will be minimally improved. The trail isn’t in the floodplain elsewhere.
New bridge abutments will be used for the new bridge and will be located behind the old railroad abutment and the bridge will clear span the floodplain. The Association would like to get E911 addresses for the parking areas and trail heads for the purpose of communicating with emergency services.

Projected construction will be as soon as they receive the Act 250 permit, hopefully next spring. Apart from Act 250 and the Right-of-Way Clearance, all other permits have been received. The project is proposed in Phases, and will be bid out in stages and considered separate “projects.”

The next phase of the project will include extending the project into the former railroad bed in East Montpelier and across RT14. More planning for the Country Club Road to Plainfield Village section needs to be undertaken before construction on that portion. Through Marshfield the old railroad bed crosses 50 private properties landowners which poses a logistical challenge for the trail to be marked a public trail because all landowners have not signed onto formal agreements. The trail is for non-motorized vehicles (but allows for electric assist vehicles.)

The State has made a determination that this presents no new impact on the river corridor, the trail project does not need a storm water permit because they are proposing under one-acres of new impervious surface.

Motion made by Wernecke, the project is a project of substantial regional impact as it crosses multiple towns, seconded by P Carbee, all in favor. Motion carried.

Motion made by B Wernecke, the project is in conformance with the regional plan seconded by P Carbee. All in favor. Motion carried.

b) Review Project Review Summery Sheet – staff noted the date of the Spruce Place site visit (10/7) and that CVRPC provided a conformance letter to the developer for the purpose of requesting tax stabilization from the town.

Approve August 22, 2019 meeting minutes
Motion by L Cattaneo approve the August 22, 2019 minutes, seconded by P Carbee all in favor. Motion carried.

Adjournment
Motion by L Cattaneo to adjourn the Project Review Committee at 5:04 pm, seconded by P Carbee, all in favor. Motion carried.