PROJECT REVIEW COMMITTEE
Thursday February 27, 2020
4:00 – 5:30 pm
Central Vermont Regional Planning Commission Conference Room
29 Main Street, Suite #4, Montpelier, VT 05602

AGENDA
4:00 Adjustments to the Agenda

Public Comments

4:05 Act 250 / Section 248 Applications & Projects of Substantial Regional Impact
   a) Presentation by Sugarbush Resort – the resort is planning a handful of projects at its Warren resort. Representatives will present projects.
   b) Review Project Review Summery Sheet.

5:00 Meeting Minutes
   Approve January 23, 2020 meeting minutes

5:30 Adjournment

Next Meeting: Thursday, March 26, 2020

Persons with disabilities who require assistance or special arrangements to participate in programs or activities are encouraged to contact Nancy Chartrand at 802-229-0389 or chartrand@cvregion.com at least 3 business days prior to the meeting for which services are requested.

1 Times are approximate unless otherwise advertised.
2 Possible action item
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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<tr>
<th>APPLICATION</th>
<th>APPLICANT</th>
<th>MUNICIPALITY</th>
<th>PROJECT SUMMARY</th>
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<tbody>
<tr>
<td>1</td>
<td>Act 250 - Major Application 5W0584-19</td>
<td>Spruce Place LLC</td>
<td>Berlin</td>
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<tr>
<td>2</td>
<td>Act 250 – Minor Application 5W0614-8</td>
<td>Mad River Glen Cooperative</td>
<td>Fayston</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 – TBD 5W0833-3</td>
<td>Jonathan Burr</td>
<td>Northfield</td>
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<td>6</td>
<td>Act 250 – TBD 5W0721-17</td>
<td>Mad River Path Association</td>
<td>Waitsfield</td>
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<td>8</td>
<td>Act 250 – Minor Amendment 5W1045-45</td>
<td>Vermont Adaptive Ski and Sports</td>
<td>Fayston</td>
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<td>9</td>
<td>Act 250 Administrative Amendment 5W0036-9A</td>
<td>James Donaldson</td>
<td>Waitsfield</td>
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<td>10</td>
<td>Act 250 – TBD 5W0392-6</td>
<td>Thomas Kaminski South Village Mobil</td>
<td>Northfield</td>
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Call to Order

L Cattaneo called the meeting to order at 4:04 pm. J Shatney arrived at the beginning of the CVMC presentation and chaired the rest of the meeting.

Adjustments to the Agenda

None.

Public Comments

None.

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

a) Presentation by Central Vermont Medical Center

The CVMC project team provided a presentation of the hospital’s conceptual expansion plans followed by a discussion with the committee members. The hospital has not submitted an Act 250 application nor a local permit application at this time. CVMC spoke about the hospital’s directive to increase inpatient mental health capacity and this will help increase the efficiency of the Emergency Department. Currently mental health patients are occupying emergency department beds in the absence of a dedicated wing for mental health patients.

The expansion plans includes building a new multi-story wing on the northwest side of the existing building (currently a visitor parking area). The emergency department would move from the south side of the building into the ground floor of the new wing and adding a 25 new beds to a new psychiatric ward which would be located on the upper floor. The addition would be designed to accommodate additional floors if the hospital needed to expand again the
future. A new multi-story parking structure would be built on the east side of the building and a
new enclosed entry area would provide direct access from the parking structure to the main
building. Internally, the hospital registration area would remain in the same location.

The expansion would result in increased patient capacity and anticipate about 100 new
employees. CVMC noted there is already a nursing shortage in the Vermont and attracting new
nurses to the State is a challenge. Lack of adequate workforce housing is also recognized as a
challenge to attracting staff.

Increased capacity would also result in increased parking needs and traffic impacts. A traffic
study will be conducted as part of the permit process. Discussion continued about the
transportation and circulation pattern both internally and leading off site. CVMC recognizes the
need to have good pedestrian access from the hospital to the mall site and is interested in
furthering the access and usability of an on-site trail system to the north of the building. It was
suggested public transit coordination with the service providers is helpful in the early stages of
project development.

Incorporation of renewable energy resources was discussed; approximately 4 electric car
charging stations will be planned for plus incorporation of solar panels on the parking garage.
No solar will added to the floor of the new wing incase future floors are built.

Storm water will be treated via green roofs on portions of the new wing and with sand filters.
Overall the project isn't proposing for much new impervious surface. Water (is provided by the
City of Montpelier and there is plenty of capacity) and wastewater service is provided by Berlin.

CVMC anticipates project costs to be about $21 million, and decisions still to be decided how it
is funded. Construction is likely to be 4 years until occupancy, with construction hopefully to
start by next year.

The committee said goodbye to the guests.

L Cattaneo expressed concern about the cumulative impacts on infrastructure including the
transportation system. Discussion followed about the new town center planning along with the
assisted living facility proposed for the mall site and the affordable housing and childcare facility
which is pre-development phases currently which is also proposed for the mall site.

b) Review Project Review Summery Sheet –
Staff Z Maia provided an overview of the recent comments on the Spruce Place Act 250
application process. VTrans provided comments on the lack of adequate pedestrian facility on
the Berlin Mall Road section between the Fisher Road intersection and the mall building. A
previous Act 250 permit required a sidewalk to be constructed but to date that permit condition
appears not be have been meet.

Regarding other permits listed on the Project Review Summery Sheet, the committee raised a
few questions about why certain projects are required to go through the Act 250 process and
how minor projects (such as the construction of a single family house in an Act 250 approved
subdivision) are required to go through the duplicative permit process.
Approve meeting minutes

Motion by L Cattaneo to approve the September 26, 2019 minutes, seconded by P Carbee all in favor. Motion carried.

Adjournment

Motion by L Cattaneo to adjourn the Project Review Committee at 5:30 pm, seconded by B Wernecke, all in favor. Motion carried.