



Project Review Committee Meeting

May 14, 2015 at CVRPC Offices; 4:00-6:00PM

Agenda:

1. Approval of Draft Project Review Committee Procedures for submission to Executive Committee
2. Cabot Hoisery Mills Expansion, Northfield

Cabot Hoisery Mills Expansion, Northfield

Application Information: Cabot Hoisery Mills, Inc. has applied for an amendment to their Act 250 permit for an expansion of the facility at 364 Whetstone Drive in Northfield. The proposed project will add a 99,500 square foot addition to the south side of the existing manufacturing building. Approximately 37,500 square feet of parking area will be added on the west side of the addition.

- The mill plans to add 295 employees by 2019 over the course of the expansion bringing employment to 450. Currently 155 people are employed.
- Workforce is expected to be drawn from the existing central Vermont workforce.
- A traffic study is still pending. At full build out employees will be spread across three back to back shifts with 219 working the day shift, 121 evening and 110 night. The existing Act 250 permit allows for 195 peak PM trips at an employment level of 405 (four hundred and five).
- Truck traffic projections and information are not yet provided. The configuration of the Doyon Road and Route 12 intersection suggests that most truck traffic arrives and departs from the south on Route 12, coming through Northfield Village.
- The project has received Ability to Serve letters indicating sufficient capacity on the part of the municipal water supply and wastewater systems, as well as the police and ambulance service.
- The Northfield Electric Dept. has not yet provided an Ability to Serve letter. The estimated peak demand is 3,080 kW. The Dept. and municipality are in the process of determining if line upgrades will be necessary, due to the significant power demand. Fire Protection and Road Maintenance have also not yet provided Ability to Serve letters.
- The project is outside of the Special Flood Hazard Area and River Corridor/Fluvial Erosion Hazard Area along the Dog River. The project area is also elevated above the river corridor enough to afford it adequate protection from future river migration.
- A Class II Wetland of about 1/3 acre is located near the site. Site plans do not indicate disturbance of the 50' buffer, however application materials indicate that a wetland permit is needed and is in process. Staff has requested further information from the ANR Wetlands Biologist.
- The proposed building abuts deer wintering area. In consultation with Vermont Fish and Wildlife, the back of the building has been oriented toward the deer wintering area to minimize disturbance. Activities such as employee parking and loading docks are located at the front of the building.

Substantial Regional Impact: The project will meet adopted SRI criteria as employment growth of over 200 jobs will be filled from the regional workforce in multiple municipalities. Other aspects of substantial regional impact and conformance with the Regional Plan may be determined as more information on the project becomes available.