



## Project Review Committee Meeting

May 29, 2014 at CVRPC Offices; 4:00-6:00PM

### Attendees:

Bob Wernecke, *Town of Berlin*  
Sue Sinclair, *CVRPC Staff*  
Byron Atwood, *Barre Town*  
Sam Andersen, *CVEDC*  
Laura Hill-Eubanks, *Town of Northfield*  
Larry Hebert, *Williamstown*

Dick Payne, *Town of Cabot*  
Will Colgan, *Town of Plainfield*  
Alice Merrill, *Town of Plainfield*  
Steve Gladczuk, *CVRPC Staff*  
Kim McKee, *CVRPC Staff*

### Summary:

#### Section 248: VTel Wireless Telecommunications Facility, Plainfield

- Staff explained that the deadline for CVRPC to file a motion to intervene had passed, but that CVRPC could still provide testimony if called to the hearing as a witness. On 5/28/2014, the Town of Plainfield requested that CVRPC review the project and make a determination as to whether CVRPC concurred that the evidence presented was insufficient to support VTel's assertion that it is not reasonable to co-locate their facility.
- Will Colgan, Plainfield Planning Commission chair, presented to the Committee the Town's concerns with the VTel proposal, much of which is outlined in the attached Motion to Intervene (dated 5/20/2014) and Amendment to Intervention Motion (dated 5/29/14). The Town of Plainfield's and CloudAlliance's primary assertion is that the VTel application avoids any discussion relating to its additional permitted facilities that will augment the coverage to the identified towns and presents its coverage number comparison for the proposed and co-located facilities in isolation of this network.
- Staff circulated proposed coverage maps from the Amendment to Intervention Motion produced by CloudAlliance that display the overlapping coverage areas between the proposed and co-located facilities as well as other permitted facilities in VTel's network.
- The CVRPC Project Review Committee voted unanimously to, if called to the hearing as a witness, testify that we support co-location of wireless telecommunication facilities where possible as our 2008 Regional Plan states (below), and that based on the evidence in the VTel application, we haven't seen an over-powering argument for VTel to not co-locate their facility on the Bartlett Hill/Cloud Alliance tower.

Utilities, Facilities and Services element, Facilities Siting Policy #3 (p. 5-39): Use of existing towers, communication facilities, and structures where possible, is encouraged and expected rather than development of new transmission and receiving stations.

## **Act 250: Blush Hill Meadows project, Waterbury**

- The issue of affordable housing arose and the potential to provide testimony that encourages inclusion of affordable units. Staff will research the condition in the Sugarbush/Lincoln Peak Base Area Act 250 permit that required Sugarbush Resort to provide in-kind contributions to support affordable housing. Staff will also research affordable housing needs in the Town of Waterbury and reach out to the Town and Central Vermont Community Land Trust prior to a scheduled meeting with the applicant.
- Once a hearing date is determined, staff will schedule a Project Review Committee meeting with the applicant in attendance. Going forward, staff will automatically schedule meetings with the applicant once a hearing date is set for projects of this scale.

## **Project Review Committee Operating Guidelines and Procedures**

- Byron Atwood was appointed Chair, and Larry Hebert was appointed Vice Chair by the Project Review Committee.
- It was recommended that potential revisions to the definition of Substantial Regional Impact coincide with priorities and recommendations that emerge from the Regional Plan update process.

### *Revisions and proposed changes discussed:*

- Add appointment of Chair and Vice-Chair
- Use the term legislative body instead of Selectboard.
- Add language regarding CVRPC's contract with the Agency of Commerce and Community Development requiring our participation in projects that go to hearing.
- Change Procedure #3 to read: *If a request is made by the legislative body on behalf of a member municipality for CVRPC's involvement in the review of a project, staff will provide technical assistance.*
- When do we participate? Consider expanding Guidelines to reflect three scenarios instead of two – reserve our right to weigh in if we see red flags in smaller projects:
  1. Whenever a proposed project has substantial regional impact as defined in the Regional Plan.
  2. When CVRPC must appear to ensure proposed projects are in conformance with the Regional Plan, regardless of whether the proposal has substantial regional impact.
  3. Upon request by the legislative body of a member municipality.
- Staff will prepare proposed revisions based on the above input and also prepare considerations for changes to definition of Substantial Regional Impact to be circulated prior to next meeting.
- The next meeting will be scheduled for **Thursday, July 31 from 4-6pm at CVRPC offices**. Staff will notify if there is need to schedule a meeting in the interim to review a project.