

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

November 19, 2020 4:30 – 5:30 pm

Remote Participation via GoToMeeting

Approved Minutes

Project Review Committee Members

x	Lee Cattaneo, Orange Commissioner	1
	John Brabant, Calais Commissioner	2
x	Jerry D'Amico, Roxbury Commissioner (Alternate Seat)	3
x	Peter Carbee, Washington Commissioner	4
	Janet Shatney, Barre City Commissioner	5
	Bob Wernecke, Berlin Commissioner	6

7

8 Staff: Clare Rock, Zach Maia

9 Guests: Steve Lotspeich, Waterbury Community Planner and Waterbury's CVRPC Representative;
10 George Clain, Barre Town's CVRPC Alternate Representative; Gunner McCain, President of McCain
11 Consulting.

12

13 L. Cattaneo called the meeting to order at 4:33pm.

14

15 **Adjustments to the Agenda**

16 None.

17

18 **Public Comments**

19 G. Clain poses question on procedures, as he noticed Significant Regional Impact definition on website
20 was in draft form. He posed the question to the chair: what guidelines are being utilized presently by the
21 committee? C. Rock clarifies packet materials include draft Rules of Procedure, but Significant Regional
22 Impact is in effect and not being changed tonight. No further discussion ensued.

23

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

25

26 **a) Review Act 250 5W1206-5 Application in Waterbury, VT for significant regional impact and 27 conformance with regional plan (continued)**

28 G. McCain provides info on Act 250 application process. Fish & Wildlife submitted comments specifically
29 on Lot 3, which is at intersection of Sweet and Ripley Roads, and provides a habitat connection.
30 Applicants fully expect an approval from revised layout that they are developing with these comments in
31 mind. The main issue was the Shutesville Hill Wildlife Corridor.

32

33 L. Cattaneo asks about deadlines for comments on this application. C. Rock clarifies that the deadline
34 has been extended to November 30 and adds that the committee is tasked with making a determination
35 regarding significant regional impact by the comment deadline.

36

37 G. McCain explains a possible third extension of the deadline due to time off and a short timeframe to

1 develop a revised site plan. The applicant will need more time to prepare plans necessary for receiving
2 the permit. The revised layout will need to be brought before the Waterbury Development Review
3 Board as well.

4
5 P. Carbee asks if CVRPC does not participate by November 30, will the organization lose standing? C.
6 Rock states that we may lose ability to provide input. L. Cattaneo recognizes that this puts CVRPC in an
7 awkward position, since they have not received formal information regarding a third extension.

8
9 S. Lotspeich provides information on the Waterbury Development Review Board's previous review and
10 approval of the project. He asks G. McCain about the proposed changes and how this would address Fish
11 and Wildlife's concerns. L. Cattaneo responds that changes should not negate that fact that we are
12 discussing the potential for Significant Regional Impact on the currently proposed Act 250 application.

13
14 G. McCain suggests the committee send a letter to the District Commission stating that they "met with
15 the applicant and are aware of the changes being made. The organization would like an extension, and
16 lacking that, would request a hearing." G. McCain reiterates that without making changes to the
17 proposed site plan, Fish & Wildlife would stop this project.

18
19 P. Carbee recognizes that this is a tough position, as the committee was leaning towards Significant
20 Regional Impact at the last meeting, and nothing has been changed. C. Rock explains the process of
21 making this determination. J. D'Amico agrees with other committee members that the committee has
22 the existing condition, and that CVRPC should send a letter to the District Commission stating that
23 CVRPC has an objection based on Significant Regional Impact based on current comments from Fish &
24 Wildlife. He adds that CVRPC should hold off on sending the letter until November 30.

25
26 L. Cattaneo clarifies that if we do hear something, it must be a sign-off of support from Fish & Wildlife
27 on the revised plan. If another extension is granted, the memo should be held. C. Rock says this is an
28 option, and adds that if the District Commission is considering providing the 3rd extension, hearing from
29 CVRPC may help show support for the extension.

30
31 L. Cattaneo presents a motion that as currently submitted, and considering comments from Fish &
32 Wildlife, this project presents a Significant Regional Impact and as presented would not be in
33 conformance with the Regional Plan. However, it is our understanding that changes will be made by the
34 applicant, and a third extension may be requested and granted. CVRPC supports that extension and
35 would like to review the revised plan for conformance with the regional plan. Second by J. D'Amico.

36
37 **Discussion:** P. Carbee acknowledges Z. Maia and asks if he would like to add anything from a staff review
38 perspective, to which Z. Maia declines. P. Carbee then asks S. Lotspeich if changes would have to go
39 through the Waterbury Development Review Board, to which S. Lotspeich affirms. No further discussion.

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41 All in favor, motion carries.

42
43 **b) Review Project Review Summary Sheet**

44 Z. Maia provides an overview of Act 250 and Sec. 248 project updates received between October and
45 November 2020. No discussion ensues.

46
47 J. D'Amico mentions issue on East Montpelier's application having information from Duxbury Fire
48 Department and requests staff update the error.

