

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

August 2, 2022 9:00 am

Remote Participation via Zoom

Minutes

Project Review Committee Members

x	Lee Cattaneo, Orange Commissioner	1
x	John Brabant, Calais Commissioner	2
	Bill Arrand Commissioner (Alternate Seat)	3
	Vacant	4
	Janet Shatney, Barre City Commissioner	5
x	Robert Wernecke, Berlin Commissioner	6

7

8 Staff: Blaine Hoskins, Clare Rock

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10 L. Cattaneo called the meeting to order at 9:17pm.

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

13 R Wernecke's principle concerns are town issues, as Vine Street is not a very good road and has drainage
14 issues which would pose the largest problems especially during the construction phase. The Berlin
15 Planning Commissions met with the developer and has spoken about having public access on the site for
16 recreation/trails.

17

18 Discussion followed about the visual impacts. Committee agreed that it is screened and would not be
19 visible from Route 302 and that the neighbors wouldn't have a concern as they are the ones selling the
20 property for the development. A question was raised about whether the project would be visible from
21 the hospital or the airport.

22

23 J Brabant noted how proximate the project is to demand, and the benefit of its location next to a
24 commercial area. From a regional perspective this is a good site compared to rural locations which are
25 located further from demand.

26

27 *J Brabant moves that the project is of regional significance but not of regional concern, and that the*
28 *location is a good location to offset the negative impacts associated with the project, seconded by R*
29 *Wernecke, all in favor. Motion passes.*

30

31 *J Brabant moves that the project as proposed conforms with the regional plan, seconded by R Wernecke,*
32 *all in favor. Motion passes.*

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34 In the letter to the applicant the Committee would like to include the comment made by J Brabant and
35 also communicate the road concerns from the Berlin representative R Wernecke.

36

37 **Project Summary Sheet**

38 C Rock bought up the proposed projects on the Route 100 corridor (Copley Health Systems Inc. &
39 Waterbury Ambulance Service Inc. and Ivy Ventures, Inc.) and indicated that staff would be looking at

1 these projects and possible cumulative impacts on Route 100. L Cattaneo also expressed concern about
2 the incremental development impacts and suggested the Waterbury Town Planner, who is also the
3 Waterbury Representative be invited to a Project Review Committee meeting where these projects may
4 be discussed.

5
6 R Wernecke inquired about the RHTL Partners, LLC project (Removal of existing residential houses at 12
7 Marvin and 40 Goodnow Rds and construction of new 22,500 sf facility to serve as Volkswagen/Mazda
8 car dealership with remote vehicle inventory parking lots at this location to support the new dealership.)
9 The project was approved by the Berlin DRB (after 5 hearings) and think the bigger concern is a state
10 issue due to a likely impact in pedestrians crossing Route 2 to go between the 2 sites because there is no
11 parking at the existing dealership. The parking will be close to the floodplain and close to the wetlands
12 but with no significant impacts to these resources, discussion followed about floodplain management
13 concerns and the pedestrian concerns.

14
15 Staff will review these projects further ahead of the scheduled August meeting. Staff also noted that
16 Election of Officers would also be on the next agenda.

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18 **Approve meeting minutes**

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20 *J Brabant moved to approve the February 10, 2022 minutes, seconded by R Wernecke. All in favor.*
21 *Motion carried.*

22
23 **Adjournment**

24
25 *J Brabant moved to adjourn the meeting at 9:45 am seconded by R Wernecke. All in favor. Motion*
26 *carried.*