

# CENTRAL VERMONT REGIONAL PLANNING COMMISSION

## Project Review Committee

July 27, 2023 ~~45~~:00pm

Remote Participation via Zoom

### Draft Minutes

#### Project Review Committee Members

x	Lee Cattaneo, Orange Commissioner	1
	John Brabant, Calais Commissioner	2
	Bill Arran, Worcester Commissioner	3
x	Peter Carbee, Washington Commissioner	4
x	Robert Wernecke, Berlin Commissioner	5

6 Staff: Clare Rock (present in person)

7

8 L. Cattaneo called the meeting to order at 4:02pm

9

#### 10 Public comment

11 No public comments

12

#### 13 Adjustments to the Agenda

14 Staff added Rules of Process to the 'Recommend updates to the Rules of Procedure.'

15

#### 16 Public Comment

17 No members of the public

18

#### 19 Election of Officers

20 B Wernecke nominated L Cattaneo as Chair, seconded by P Carbee. All in favor. So moved.

21

22 B Wernecke nominated P Carbee as Vice Chair, seconded by L Cattaneo. No other nominations.

23 All in favor. So moved.

24

#### 25 Recommend updates to the Rule of Procedure and Rule of Process

26

27 Rules of Procedure - Staff confirmed that the changes were made to conform with the updated Bylaws. L  
28 Cattaneo asked why the first bullet was changed, staff felt the new first bullet replaced and reworded  
29 the same activity.

30

31 R Wernecke made a motion to recommend the changes as presented to be approved by the Board.

32 Seconded by P Carbee. All in favor.

33

34 Rules of Process – Staff confirmed these changes were presented by staff (and are not based upon  
35 changes to the Bylaws.) Discussion followed that this would make staff process easier.

36

37 P Carbee made a motion to recommend the changes as presented to be approved by the Board.

38 Seconded by P Carbee. All in favor.

39

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

- 2 a) Consider significant regional impact and conformance with regional plan for the following  
3 projects:

- 4 - JDJ Development Company, Inc - planned residential development to include five (5)  
5 existing, four (4) unit, townhouses and eight (8) proposed, four (4) unit, townhouses, for a  
6 total of fifty-two (52) units located off Rudd Farm and Olivia Drive, Barre Town.

7  
8 Staff shared the presentation which included a staff recommendation. Discussion followed which  
9 included the following comments: Richardson Road with RT 302 could be a problem intersection and  
10 staff bought up a copy of the Traffic Impact Study it covers that intersection. There is no significant  
11 impacts at the intersection. The Town of Barre has approved the project, a copy of the DRB Decision was  
12 included in the Act 250 submission.

13  
14 The project has already has been considered a project of SRI due to the SRI definition. It was noted that  
15 housing in this area tends to be more affordable and the project is located close to schools and existing  
16 infrastructure. And is infill between 2 existing neighborhoods. One member raised the concern that this  
17 was in the Region's Rural Land Use District and this should be recognized as well as there are a few  
18 natural resource constraints on the property (prime ag soils and some steep slopes but these are outside  
19 of the development footprint.) On member added that it is generally in conformance, and is not  
20 inconsistent.

21  
22 P Carbee made a motion to find the project to be substantially in conformance with the regional plan and  
23 without comment to the applicant and submit a letter to Act 250 stating so. Seconded by R Werneke. All  
24 in favor. So moved.

- 25  
26 b) Updates on the following projects:

- 27  
28 - Lowery Road Solar LLC –4.999 MW solar project occupying 29 acres (10,295+/- solar panels)  
29 in Barre Town and Orange.

30  
31 Staff gave an update and including the proposed site plan was very similar to the final one and that  
32 there was no significant changes. A Committee member indicated that based upon the construction  
33 style the development will have a lesser impact on the agricultural soils.

- 34  
35 - I Love Cows LLC –2.5 MW solar project occupying 12 acres (5,000 solar panels) of Allen  
36 Street in Barre City.

37  
38 Staff gave an update based upon the information in the meeting materials. Discussion about the  
39 wetlands, and the aesthetics. Discussion followed about whether it is SRI. Committee feels it doesn't rise  
40 to that level and the aesthetics are local impacts and the wetlands must get a State permit.

41  
42 P Carbee made motion that the project doesn't have SRI and therefore there is no comment. Seconded by  
43 R Werneke. All in favor. So moved.

- 44  
45 c) Review Project Review Summary Sheet

46  
47 Staff forgot to post, this will be distributed after the meeting.  
48

1 **Approve meeting minutes**

2

3 *R. Wernecke made a motion to approved the minutes. Seconded by L. Cattaneo. All in favor. So moved.*

4

5 **Adjournment**

6

7 *R. Wernecke made a motion to adjourn. Seconded by P Carbee. All in favor. So moved.*

DRAFT