

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

January 4, 2024 4:00pm

Remote Participation via Zoom

Draft Minutes

Project Review Committee Members

x	Lee Cattaneo, Orange Commissioner	1
x	John Brabant, Calais Commissioner	2
	Bill Arrand, Worcester Commissioner, Alternate	3
x	Peter Carbee, Washington Commissioner	4
x	Robert Wernecke, Berlin Commissioner	5
x	Ron Krauth, Middlesex Commissioner	6

7

8 Staff (in person): Christian Meyer, Will Pitkin

9

10 Guests (Zoom): Sam Carlson (Green Lantern Solar), Weston Martin (Green Lantern Solar)

11

12 Public comment

13 No public comments

14

15 Adjustments to the Agenda

16 None

17

18 Approval of Minutes from August 17, 2023

19 R. Wernecke moved to accept August 17 meeting minutes, R. Krauth seconded. Passed unanimously.

20

21 Preferred Site Request by Green Lantern Solar (GLS-VT LLC), for 500 KW Solar Installation located at 22 Comstock Road in Berlin

23 C. Meyer clarified GLS's preferred site request and summarized staff analysis to date of preferred site
24 request. S. Carlson referred to sketch of proposed development and provided site history, current uses,
25 surrounding area, natural habitat restrictions, proposed access route, proposed tree stands to shield
26 view, outreach to neighbors, results of GMP feasibility study, company meetings with the Berlin
27 planning commission, selectboard and staff. R. Wernecke asked for clarification on road construction
28 materials and the effect on the VAST trail. S. Carlson noted that there would be no effect to the VAST
29 trail. R. Wernecke moved to give preferred site status to the location on Comstock Road, R Krauth
30 seconded. The motion passed unanimously.

31

32 S. Carlson asked if GLS needs to attend full commission meeting next week, C. Meyer said no, committee
33 is tasked with approving preferred site status request and staff will send the letter to the PUC.

34

35 Members discussed whether committee needs to determine if development proposal is in conformance
36 with regional plan.

37

38 R. Wernecke moved to determine the proposal is in conformance with regional plan. R. Krauth seconded.
39 Passed unanimously.

1
2 **Consider significant regional impact and conformance with regional plan for T Mobile Northeast LLC –**
3 **installation of wireless telecommunications equipment at 960 Bothfeld Hill Road in Cabot.**

4 P. Carbee asked whether project needed committee review since it has a limited scope. C. Meyer stated
5 that the project did not need review at this time as it was not scheduled to go to hearing. R. Wernecke
6 and P. Carbee noted that they had no objection to the project and it may not have regional significance.
7 C. Meyer stated that staff would continue to monitor the project and update committee as needed.
8

9 **Project Updates**

10 C. Meyer provided brief update on Duxbury 100 Solar LLC proposal to install of 500 kW AC group net-
11 metered, ground mounted solar electric system at 5421 VT Route 100 in Duxbury. C. Meyer noted that
12 there had been no changes to the plans since the group reviewed the preferred site request.
13

14 C. Meyer stated staff is monitoring the Vermont Agency of Transportation project to construct six
15 hangars at three separate sites on the property at 1979 Airport Road in Berlin. C. Meyer stated the
16 project is classified as major but no hearing is yet scheduled.
17

18 C. Meyer updated the committee that the Goodrich application was classified as minor.
19

20 Green Mountain Dog Camp was recessed. Staff is trying to track down more information.
21

22 **Adjournment**

23 R. Wernecke moved *to adjourn*, P. Carbee seconded. Passed unanimously.