

## **Project Review Committee**

**March 25, 2024 at 4:00 pm**

To join Zoom meeting:

<https://us02web.zoom.us/j/88924334270?pwd=MUFmK0RiYmVHek9HOUUraVNURHY3QT09>

Meeting ID: 889 2433 4270 Passcode: 074400

One tap mobile <sup>1</sup> 1 (929) 436-2866

Download the app at least 5 minutes prior to the meeting start: [www.zoom.com](http://www.zoom.com)

### **AGENDA**

- 4:00 pm<sup>2</sup>      Adjustments to the Agenda**  
**Public Comment**
- 4:05 pm      Approval of Minutes (Action - enclosed)<sup>3</sup>**
- 4:10 pm      Act 250 / Section 248 Applications & Projects of Substantial  
Regional Impact – Review *Project Review Summary Sheet*  
(Potential action - enclosed)<sup>3</sup>**
- 5:30 pm      Adjourn**

<sup>1</sup> Dial-in telephone numbers are “Toll” numbers. Fees may be charged to the person calling in dependent on their phone service.

<sup>2</sup> All times are approximate unless otherwise advertised

<sup>3</sup> Anticipated action item(s).

**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 Comstock Road in Berlin**

23 C. Meyer clarified GLS's preferred site request and summarized staff analysis to date of preferred site request. S. Carlson referred to sketch of proposed development and provided site history, current uses, surrounding area, natural habitat restrictions, proposed access route, proposed tree stands to shield view, outreach to neighbors, results of GMP feasibility study, company meetings with the Berlin planning commission, selectboard and staff. R. Wernecke asked for clarification on road construction materials and the effect on the VAST trail. S. Carlson noted that there would be no effect to the VAST trail. R. Wernecke moved to *give preferred site status to the location on Comstock Road*, R Krauth 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 is tasked with approving preferred site status request and staff will send the letter to the PUC.

33

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

36

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

39

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.

## MEMO

Date: March 22, 2024  
To: Project Review Committee  
From: Will Pitkin, Planner  
Re: Stonewall Meadows Phase II LLC

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☒ **ACTION REQUESTED:** The committee is charged with determining whether the proposed project is:

a project with Substantial Regional Impact (SRI);

And if so, determine if it is:

in conformance with the Regional Plan; and

consider submitting comments to the applicant.

### Executive Summary

#### *Project*

- Multi-phase project with early phases dating back to the late '70s.
- Draft permit to construct infrastructure related to development, not housing units themselves. Housing units will need separate permits later.
- Address (entrance to development): [40 Isabel Circle, Montpelier](#)
- Act 250 application [here](#).

#### *CVRPC Comment?*

- Act 250 minor application.
  - CVRPC not required to comment on minor applications unless they have Substantial Regional Impact (SRI).
  - Staff believes this project will have SRI.
- Conformance with Regional Plan?
  - Staff believes this project will conform with the Regional Plan.

### Project Information

Housing development has been on and off since 1978.

Current Act 250 application:  
Infrastructure for 61 housing units

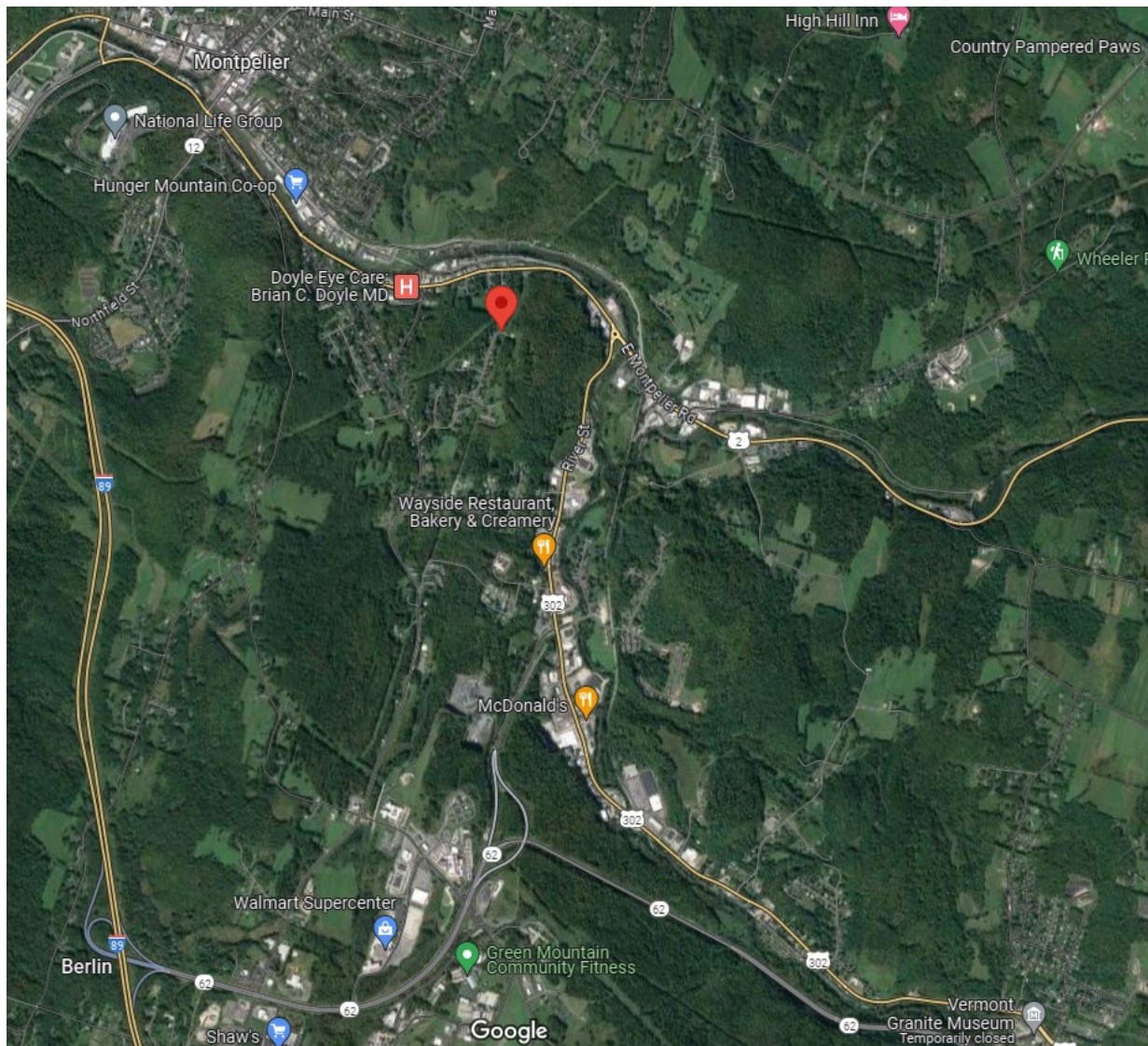
21 single-family homes  
10 quadplexes (40 units)  
72 acres total  
20 acres: 31 residential lots  
52 acres: two open space lots  
1,900 feet of roads, concrete sidewalks throughout  
Existing municipal water and wastewater connections, stormwater infrastructure to be built  
Draft permit issued 3/11/2024  
Comment period until 4/1/2024

“This permit **does not authorize construction of a residence** on any of these lots. All subsequent lot owners shall file an amendment application prior to construction” of housing units. (Act 250 Draft Permit)



Map: Project Site (Act 250 application materials)





Map: Project Site + Surrounding Area (Google Maps)

### Substantial Regional Impact

“Development projects of substantial Regional impact are those that will have substantial and ongoing impact on two or more municipalities, including the host municipality.... In addition, because CVRPC has defined housing as a critical need for the Region, **CVRPC will participate in the Act 250 review for any project which proposes to: ... create more than 30 housing units of any type.**” (Central Vermont Regional Plan, 2020 Amendment, p. 1-5)

### Conformance with the Regional Plan

#### Housing

- Diverse options, including affordable housing
  - 40 units in 10 quadplexes + 21 single-family homes

### Land Use

- Maintain historic settlement pattern through smart growth principles
  - At periphery of existing development but near employment and commerce
    - Berlin focusing future development near site (NE quadrant of town)
  - Housing clustered on 20 acres, 52 acres remain open space
  - Served by Montpelier water and sewer – excess capacity, want more users
- Rural land use planning area
  - No critical natural resources
  - Residential development allowed
- Hazard risk
  - Not in River Hazard Area
  - Landslide hazard mapping pending – housing will be on relatively flat ground

### Transportation

- Will not significantly contribute to congestion
- In public transit coverage area (GMT MyRide)
- Easy automotive access to Montpelier, Berlin, and Barre. However, major roads are not easily walkable or bikeable.

### Housing

#### Goal:

*Promote the development of housing opportunities for all residents of the Region, including and especially, affordable, elderly, and special needs housing. (Central Vermont Regional Plan, 2020 Amendment, p. 6-17)*

*CVRPC promotes housing availability to meet the needs of people of all socioeconomic levels (Central Vermont Regional Plan, 2020 Amendment, p. 1-7)*

Affordable housing development is a priority in the Region and statewide. This project proposes a mix of quadplexes and single-family homes. Although quadplexes are not necessarily more affordable than single-family units, they tend to be. As discussed below, the project is located near employment and commerce centers and served by public transit.

### Land Use

#### Goals:

*Encourage the historic settlement pattern of compact village and urban centers separated by rural countryside while promoting development in economically viable locations. (Central Vermont Regional Plan, 2020 Amendment, p. 2-38)*

*Protect environmentally sensitive or unique areas. (Central Vermont Regional Plan, 2020 Amendment, p. 2-40)*

The project site is adjacent to existing and planned development, adheres to smart growth/cluster site design, is already connected to Montpelier municipal water and sewer, does not contain critical natural resources, and is outside of the River Hazard Area.

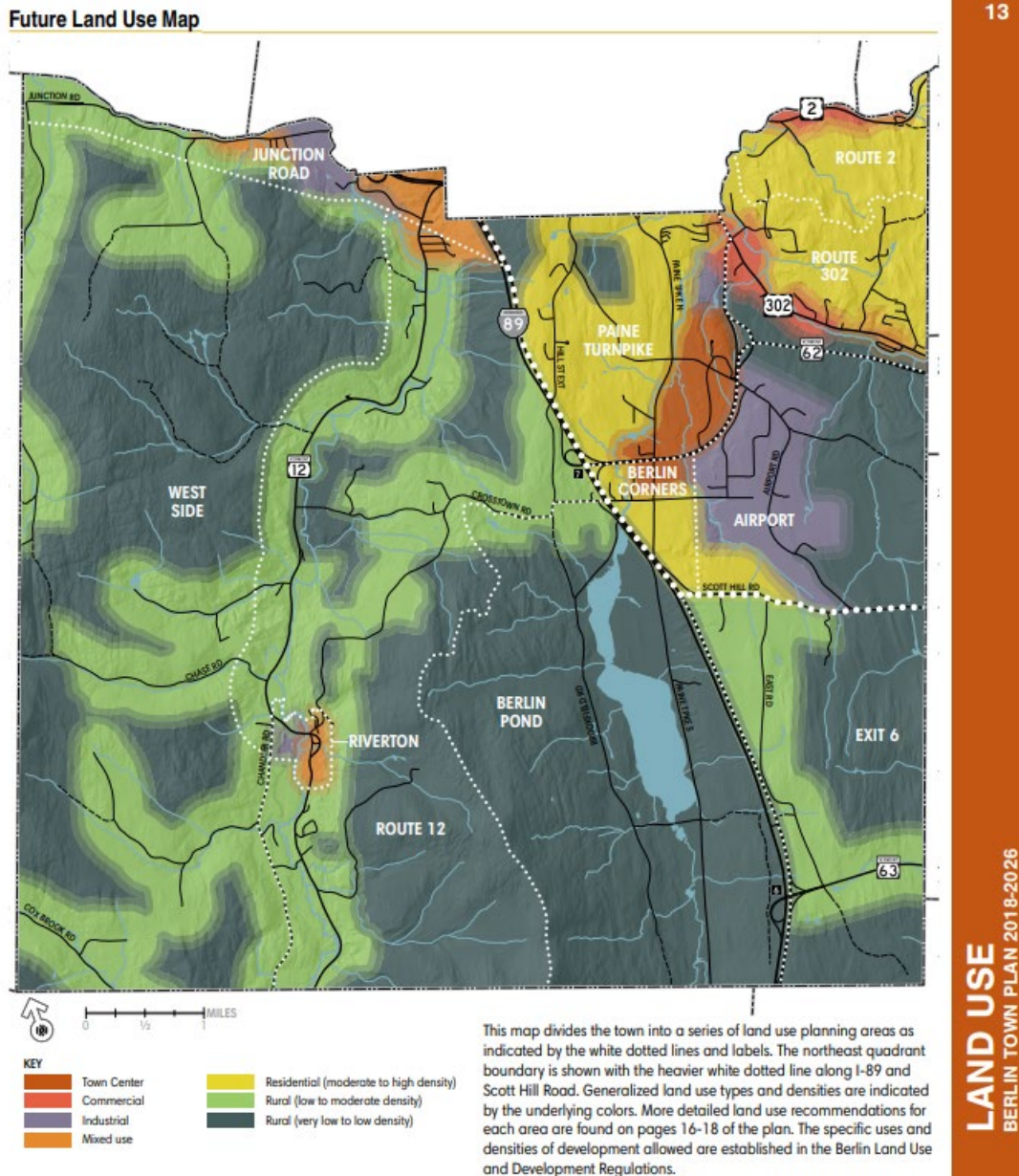
*CVRPC supports the appropriate expansion of existing settlements, particularly where excess infrastructural capacity exists (Central Vermont Regional Plan, 2020 Amendment, p. 2-38)*

The site is adjacent to existing development and is connected to existing municipal water and sewer infrastructure. Montpelier water and sewer infrastructure have excess capacity and the City of Montpelier wants to add more users to the system to reduce the per-user rates by distributing the fixed costs of operations and maintenance across more ratepayers.

Additionally, the site is near the border with the northeast quadrant of Berlin, which has the most existing development in Berlin, including Central Vermont Medical Center and the Berlin Mall commercial area. Berlin has received a State New Town Center designation for the Berlin Mall area to encourage further growth. Generally, Berlin plans to focus new development in the northeast quadrant while conserving open space in the rest of the town. This means that the project site will likely be in proximity to future development (see Berlin future land use map below, Berlin Town Plan 2018, p. 13)

*Continued...*



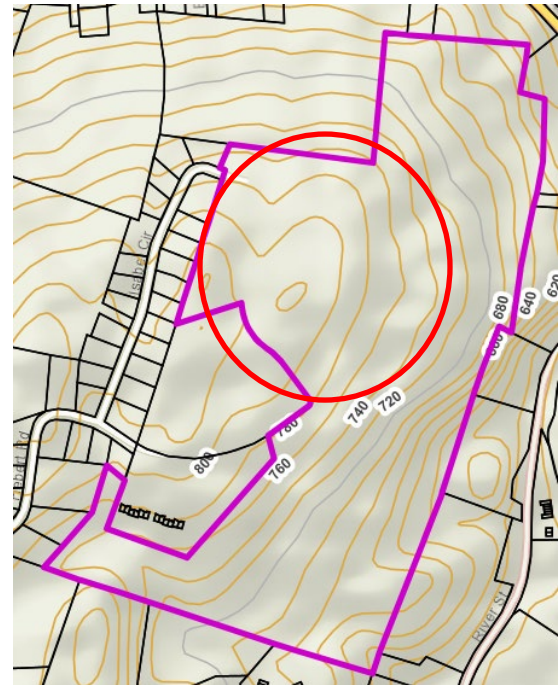


Map: Town of Berlin future land use map. The project site is near the border with the northeast quadrant of Berlin, which has the most existing development and is where the Town of Berlin plans to focus future development.

*CVRPC endorses “smart growth” planning principles and encourages PUD, “cluster” or “open space” design for new residential and commercial developments (Central Vermont Regional Plan, 2020 Amendment, pp. 2-38, 2-39)*

The project would subdivide the 72-acre lot into 31 residential lots clustered near existing housing by the entrance to the site at 40 Isabel Circle. The other 52 acres would remain open space. This adheres to the smart growth principles outlined in the Regional Plan and minimizes habitat disturbance by keeping the majority of the project site undeveloped.

Unfortunately, the project application did not include a map of the proposed subdivided lots in the context of the entire site, but the below proposed subdivision map shows the 31 proposed residential lots in the 20 acres in the Northwest corner of the project site. Compare that development pattern to the example development pattern illustration by Smart Growth Vermont cited in the Regional Plan.



Maps: Proposed residential subdivisions (L) and entire site (R) - note that the two images are slightly misaligned. Residential subdivisions are clustered in the northwest corner of the site; the rest will remain open space. (Act 250 Application (L), Montpelier Parcel Map (R)) Compare to example of cluster site design in the figure below.

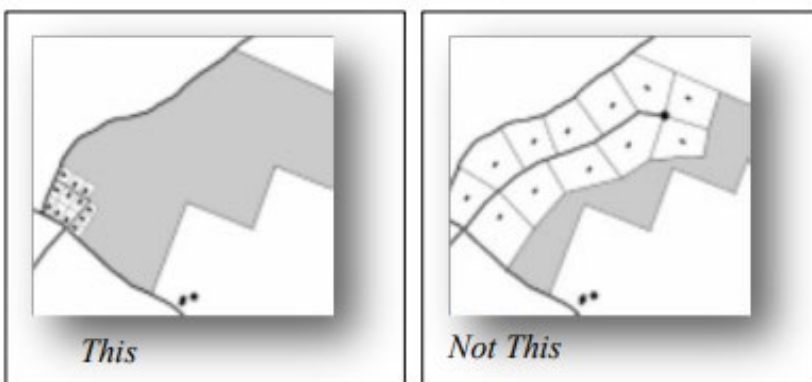


Figure: Example of Cluster Site Design that Adheres to Smart Growth Principles (Central Vermont Regional Plan, 2020 Amendment, p. 2-29, source: Smart Growth Vermont)

CVRPC encourages *development [to] be designed to minimize its impact on the viability of agricultural operations or its contribution to fragmentation of forest blocks* (Central Vermont Regional Plan, 2020 Amendment, p. 2-28)

The proposed project is in the rural land use planning area. These areas encompass much of the Region's large forest blocks, sand/gravel/mineral deposits, and prime agricultural soils that, when in productive use, contribute to the working landscape and have significant economic value. Rural areas also include residential, small-scale commercial and industrial, and recreational uses.

The State's [Natural Resource Atlas](#) indicated that the site is not located within a highest priority forest block and there are no wetlands; vernal pools; prime agricultural soils; or rare, threatened, or endangered species on the site. Agricultural soils of statewide importance are present on approximately half the site. ("Statewide importance" is the second highest of three ratings for agricultural soils – typically, it is good soil but with limitation(s) from slope, permeability, flooding, depth to bedrock, and/or available water.)

### Hazard Risk

CVRPC encourages *avoid[ing] or limit[ing] development and investment in identified flood hazard areas* (Central Vermont Regional Plan, 2020 Amendment, p. 2-36)

The site is not located in the City of Montpelier's River Hazard Area. The River Hazard Area is a combination of the FEMA-designated Special Flood Hazard Area (the area inundated by a 100-year flood) and the State of Vermont-designated River Corridor (the area at risk of fluvial erosion).

Landslides are another risk during heavy rain – even outside of the River Corridor, as demonstrated in Barre City during the July 2023 flood. Landslide risk mapping is pending, so it is not possible to easily assess the site's risk; however, the housing units are planned on relatively flat land, as detailed in the proposed subdivision and site maps above (which include contour lines).

### Transportation

Goals:

*Enable the transportation system to operate at its highest efficiency* (Central Vermont Regional Plan, 2020 Amendment, p. 4-6)

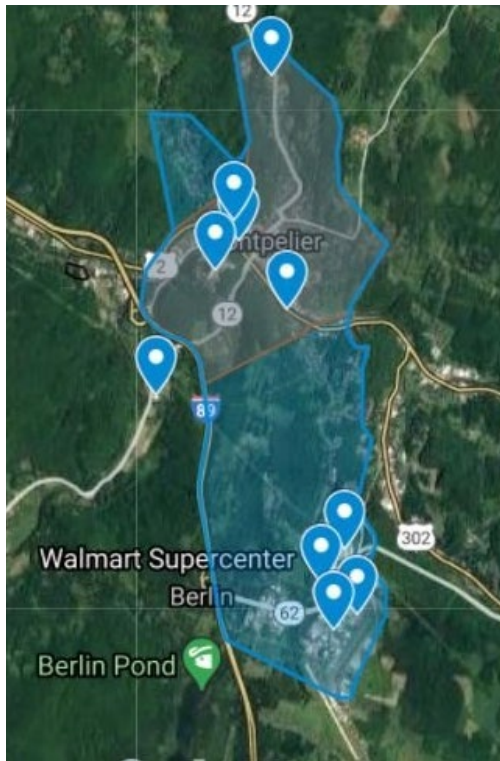
*Promote a Regional public transportation system* (Central Vermont Regional Plan, 2020 Amendment, p. 4-9)

The project is ideally located for residents in vehicles to access downtown Montpelier, Berlin, and Barre, plus major roads. It is served by public transit. However, the site lies over a mile from Montpelier's commercial neighborhoods, a distance that is generally considered beyond what residents will regularly walk. Therefore, it does not have convenient access to the above through active transportation modes, as is true for much of the Region.



*CVRPC encourages development patterns which result in more energy efficient transportation patterns (Central Vermont Regional Plan, 2020 Amendment, p. 1-7)*

The project is located near major roads, including Route 2, Route 302, and I-89 but is not located directly in the route between any two places with large traffic demand. This means that residents can conveniently access common destinations by vehicle without significantly increasing congestion for non-residents (see [traffic impact analysis](#)). Additionally, the site is within Green Mountain Transit's MyRide service area, which provides free public transit.



Map: MyRide public transit service area (Net Zero Montpelier)

Medical, commercial, and employment centers that are within a short drive of the project site include: Central Vermont Medical Center, grocery stores, hardware stores, Berlin Mall, and State offices in Montpelier and Barre (MyRide may not access all of these).

A downside to the proposed site is that, even though sidewalks will be constructed within the development, the location does not allow for easy access to the above locations through active transit modes. Although CVRPC encourages development that enables active transportation, the majority of the Region requires residents to use a private vehicle. The site being in public transit service area makes it a better location than most in the Region for development that furthers CVRPC's transit goals.

## MEMO

Date: March 22, 2024  
 To: Project Review Committee  
 From: Will Pitkin, Planner  
 Re: Updates on Other Noteworthy Projects

**☒ ACTION REQUESTED:** Review and discuss.

### Act 250 Projects

Project: Waterbury Ambulance

<a href="#">5W1156-18</a>	Waterbury Ambulance Service Inc.	Waterbury	To construct a new Waterbury Ambulance facility on the existing 2+/- acre "Parcel B", northerly of Demeritt Place in Waterbury Village. The proposed building is 6600 +/- sf. The existing site consists of a paved parking area and municipal water and sewer services are existing for the site. The site is partially within the 100-year flood plain and the site design achieves a cut/fill balance so no impact to the flood storage capabilities of the flood plain will result. A stormwater discharge permit 9050 has been put on draft notice for approval of the proposed on-site stormwater system. A WW permit for connection to Waterbury municipal water/sewer has been issued. Please see cover letter for additional details.  <b>Application received 3/1/2024, incomplete notice 3/12/2024, additional materials submitted and deemed complete 3/15/2024. Awaiting major/minor determination.</b>
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Waterbury Ambulance is planning to construct a new building on the same property as its current building. The new building will be partly in 100-year floodplain but will cut and fill to ensure no impact on downstream flooding. It is currently in the early stages of the application. NRB officials could not provide a timeline since they are currently negotiating a potential partial fee waiver. It will likely have substantial regional impact, so we **expect to discuss it at a future meeting.**

Project: Berlin Airport

<a href="#">500023-24</a> Major	Vermont Agency of Transportation	Berlin	Six hangars (3 - 120' x 120'; 1 - 60' x 80'; 2 60' x 60') are proposed at 3 separate sites on the property at 1979 Airport Road. Partial Findings of Fact, Conclusions of Law and Order Issued 11/9/23.
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No updates within the last month. Project was declared major, so CVRPC can provide comments. In November 2023, NRB found that the project met some but not all criteria of Act 250, so applicant will need to file an amendment application before constructing any of the proposed hangars. No indication of when that amendment application will be filed.

#### Project: Williamstown Housing Development

<a href="#">5R0891-23</a>	Laurence Hebert	Williamstown	Creation of 41 new lots and reconfiguration of two existing house lots. The two existing lots are connected to Williamstown municipal water and wastewater system. 4 of the new lots will be connected to the Williamstown municipal water and wastewater systems. Schedule G 6/28/2022, Incomplete Letter 8/1/2022. <b>Current status: incomplete.</b>
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No updates within the last month. No new filings since the application was declared incomplete in August 2022. CVRPC thinks it will be declared major and have a significant regional impact, so CVRPC will comment.

### Section 248 Projects

#### Project: Duxbury 100 Solar LLC

<a href="#">23-2539-AN</a> <a href="#">23-4036-NMP</a>	Duxbury 100 Solar LLC	Duxbury	Petition filed 11/22/23 for a certificate of public good under 30 V.S.A. § 248 and 8010 for a 500-kW AC group net-metered, ground mounted solar electric system to be installed at 5421 VT Route 100. Advance Notice filed July 31, 2023; preferred site designation letter provided 9/5/23. <b>Comments due 1/3/2024. On 1/3/2024 and 1/17/2024, neighbors filed requests for hearing.</b>
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No updates within the last month. CVRPC previously provided a preferred site designation to this project. On 1/3/2024 and 1/17/2024, two different neighbors filed requests for a hearing and party status, citing concerns over visual impact on their properties and disturbance of primary agricultural soils.



## PROJECT REVIEW COMMITTEE

### SUMMARY SHEET

December 29, 2023 – March 22, 2024

The following is a list of projects received by staff since the last Project Review Committee meeting. Staff will provide a general overview of the projects if necessary to determine if additional discussion is warranted at a future meeting.

APPLICATION	APPLICANT	MUNICIPALITY	PROJECT SUMMARY
<b>Act 250 - New</b>			
1	<a href="#">JO 5-98</a> Brian Lane-Karnas on behalf of the Town of Cabot	Cabot	Construction of a public safety facility on a 3.4-acre parcel, including a two-story building with an approximately 10,600-square-foot footprint, a 60-foot-tall antenna tower to provide emergency dispatch communications through radio and cellular signals, and associated drive, parking, utilities, and landscaping. The tower structure will have a foundation outside of the building and be additionally supported from the building by a bracket near the top. It would extend 30 feet above the roof parapet of the proposed building. A 16-foot-tall bipole whip antenna would be mounted to the top of the antenna tower. The antenna will be wired underground to a communication room within the building, which will contain the radio transmitter. The facility would be owned by the Town of Cabot. <b>Act 250 permit required.</b>
2	<a href="#">5W0768-3</a> John Hammond Sugarbush Mountain Resort, Inc.	Warren	The project involves the replacement of the existing lift towers, foundation & upper & lower terminals of Heaven's Gate lift. The project includes grading, drainage improvements near the lower terminal, and selective tree trimming to restore the original ski trail width and to widen the clear zone by 6 inches for the proposed wider bench. Tree clearing is proposed at the lower terminal to reposition the building westerly and to achieve the necessary grading for the installation of a conveyor ski lift, the profile for which requires a less steep pitch for the take-off zone (requires ground surface lowering) to accommodate the faster lift speed and allow for skier safety and a comfortable experience. Surface lowering and tree clearing is also proposed west of the upper terminal to provide a wider off-loading area to improve skier safety and circulation and remedy a long-standing issue for disembarking skiers: having to ski uphill from the lift drop-off zone to use the Jester ski trail. <b>Application received 2/5/ 2024. 2/9/2024: Incomplete application, additional information required. Additional</b>

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
				information submitted 2/13/2024 and 2/22/2024. Declared minor and draft permit issued 3/1/2024, public comment period until 3/21/2024.
3	<a href="#">JO 5-88</a>	Town of Waterbury	Waterbury	A 6,500-linear-foot municipal water line extension, including 6,100 linear feet of belowground ductile iron water main and 400 linear feet of belowground copper service line, as depicted in route maps submitted by the Town of Waterbury and on record with this opinion. The Town would acquire 20-foot-wide easements for the water line and expects two-way traffic on Vermont Route 100 to be maintained during construction. The project does not include connecting residences or businesses to the proposed water line; such connections would occur later at landowners' discretion. <b>Act 250 permit required.</b>
4	<a href="#">JO 5-100</a>	Montpelier High School	Montpelier	Construction of stormwater management facilities at the Montpelier High School, including a bioretention area, modifications to an existing bioretention area to enable it to function as a forebay for the new bioretention area, and a series of simple disconnections, as more particularly described in a narrative and plans submitted by Requestor and on file with this opinion. Submitted plans also show a small area of the school parking lot that would be converted from gravel parking to paved parking. <b>No Act 250 permit required.</b>
5	<a href="#">JO 5-101</a>	Spaulding High School	Barre City	Construction of a stormwater management project at Spaulding High School, including dry swales, pavement removal and restoration to post-construction soil depth and quality standards, pavement regrading, simple disconnection, and installation of various features (e.g., stone diaphragm, culvert, gate, guardrail), as more particularly described and depicted narrative and plans submitted by Requestor and on file with this opinion. <b>No Act 250 permit required.</b>
6	<a href="#">5W0431-6A</a>		Waterbury	Subdivision of 2.28-acre parcel. There are no buildings or structures on the subdivided parcel. There is a parking lot with access to Park Row. The parcel to be subdivided is the former site of Stanley Hall and Wasson Hall which were demolished. The subdivided parcel is to be conveyed to the Town of Waterbury. There is no proposed development for the parcel at this time. <b>2/13/2024: Application incomplete.</b>
7	<a href="#">5W1030-7A</a>	Carl Bailin	Middlesex	To administratively amend permit 5W1030-7 to construct a 4900 +/- sf storage building on existing Lot 3 of Welch Park in Middlesex. The previous permit approved a 12,000-sf commercial building and a 10,000-sf storage building on Lot 3. The 12,000-sf building exists and the proposed 4900 sf storage building will be located on already constructed gravel pad previously intended for the 10,000-sf building site. Stormwater permit (3579-9050) and infrastructure are already in place on the site. Water/Wastewater permit (WW-5-3790) and infrastructure are in place on the lot. Updated

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
				building details and site plan are included with this application. <b>Permit amendment issued 2/13/2024. (Original permit <a href="#">5W1030-7</a> issued in 2007.)</b>
8	<a href="#">JO 5-103</a>	The New School of Montpelier	Montpelier	Request for jurisdictional opinion as to whether removal of asbestos containing materials from Alumni Hall and Bishop-Hatch Hall requires an Act 250 permit. <b>No Act 250 permit required.</b>
9	<a href="#">5W0155-9</a>	Al Holzgruber (The Bridges Owners' Association, Inc.)	Warren	Construction of a new 9'x12' well control building (the existing building will be demolished), the construction of an adjacent 12'x20' treatment building, installation of new booster pumps in the subsurface vault, and the installation of new water and electric systems to serve the new equipment. A parking space for maintenance will be installed in this area as well. <b>Declared minor and draft permit issued 2/15/2024, comment period until 3/12/2024. Permit issued 3/18/2024.</b>
10	<a href="#">JO 5-107</a>	(Brewster Uplands Conservation Trust LLC)	Duxbury	Construction of approximately 1800' of universally accessible trail from the parking area to the cabin and a loop through the woods on the south side of Ward Hill Rd. The trail will be 5' wide, crushed stone with up to 75' of boardwalk. The roughly 30' x 30' 3-season cabin and a roughly 10' x 8' bathhouse with a toilet and sink connected to a mound septic system. The current plans are to use the cabin as an indoor gathering space for workshops, events, VLT staff, partners or visitors to use when they visit the Pratt Refuge. There would be no fee or donation request associated with the use. <b>No Act 250 permit required.</b>
11	<a href="#">5W1156-18</a>	(Waterbury Ambulance Service Inc.)	Waterbury	To construct a new Waterbury Ambulance facility on the existing 2+/- acre "Parcel B", northerly of Demeritt Place in Waterbury Village. The proposed building is 6600 +/- sf. The existing site consists of a paved parking area and municipal water and sewer services are existing for the site. The site is partially within the 100 year flood plain and the site design achieves a cut/fill balance so no impact to the flood storage capabilities of the flood plain will result. A stormwater discharge permit 9050 has been put on draft notice for approval of the proposed on-site stormwater system. A WW permit for connection to Waterbury municipal water/sewer has been issued. Please see cover letter for additional details. <b>3/12/2024: application incomplete. Additional information submitted 3/15/2024, application complete.</b>
12	<a href="#">JO 5-108</a>	Town of Berlin	Berlin	Request for jurisdictional opinion as to whether construction of stormwater treatment infrastructure and extension of water and sewer lines requires an Act 250 permit. <b>Act 250 permit is required.</b>
13	<a href="#">JO 5-74</a>	Kenneth Hepburn	Orange	Replace the failed septic system for two dwellings on an existing lot. <b>No Act 250 permit required.</b>

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
14	<a href="#">5W1431-2</a>	Peter Forbes (Knoll Farm)	Fayston	We are not seeking any changes to land use or permitted numbers or any aspect of our existing Act 250 permit except that we seek to move our kitchen from the farmhouse into the barn. The barn is the heart and soul of our farm. Our goals are to improve farm viability, handicap accessibility and long-term sustainability while honoring its historic qualities and significant beauty. Farm Viability: we seek to add a commercial kitchen, a shop, new food storage facilities, and to remake our sheep operation with a new structure that is more suitable to sheep than to dairy. Handicap Accessibility: Through this renovation, specifically with the addition of the deck on the eastern side of the barn, we will be able to make the two public floors of the barn handicap accessible. Long term sustainability of the barn: removing all of the aging electrical systems and replacing them in conduit, adding significant new drainage systems extend the life of our barn for another 100 years. <b>Declared minor and draft permit issued 3/20/2024, comment period until 4/16/2024.</b>
15	<a href="#">5W1257-4</a>	North Branch Nature Center	Montpelier	The project is a 17-foot diameter, 240 square foot yurt, on a wooden platform, on concrete blocks, with steps, landing, ramp, and a 175 square foot crushed stone trail (35 feet long by 5 feet wide) for access from the adjacent parking lot. The yurt will be used for nature center programs, meetings, and rentals, for the currently allowed population of 20 staff, 15 students, and 99 public. There will be no increase in the number of users. There will be no wastewater supply, electricity, or plumbing for the yurt. The users of the yurt will use the existing drinking and wastewater facilities inside the Nature Center buildings. The existing Nature Center is on a 28 acre parcel along the North Branch of the Winooski River. The property currently includes a c. 1830s farmhouse and 2017 addition which is used as the organization's offices and to host community events, a c.1980 barn which is used as classroom space for a preschool, and a network of trails, community garden, and orchard. <b>Application received 3/21/2024.</b>
<b>Act 250 - Ongoing</b>				
1	<a href="#">5W0473-3</a>	BYBERRY LLC	Waterbury	Construction of proposed replacement wastewater system to serve the existing restaurant. State permit WW-5-9339 was issued to the previous landowners for this work and includes the change to a total of 74 seats serving up to 2 meals per day, for a total maximum design flow of 2,000 gallons per day (gpd). There are no changes to the existing water supply (WSID #VT0001124). Supplemental information requested 1/5/24. Resubmitted Act 250 application 1/30/2024. Minor determination and proposed permit issued 2/6/2024. Comment period on

APPLICATION	APPLICANT	MUNICIPALITY	PROJECT SUMMARY
			proposed permit until 2/26/2024. <b>Act 250 permit issued 2/27/2024.</b>
2	<a href="#">5W1045-48</a>	(Sugarbush Mountain Resort Inc.)	Warren Demolition of three existing deteriorating and dilapidated residential buildings to accommodate ANR's demolition window of November 1 through March 31. Planned demolition to take place before March 31, 2024. A second/amendment application will follow shortly for review and approval of redevelopment of these previously developed parcels. <b>Application received 1/16/2024, a second/amendment application will follow shortly for review and approval of redevelopment of these previously developed parcels. Declared minor and draft Act 250 permit issued on 2/9/2024, public comment period until 2/29/2024. Permit issued 3/1/2024.</b>
3	<a href="#">5W0162-6</a>	Charles & Kimberly Delaney	Fayston This application is to incorporate WW-5-9427 into the Act 250 5W0162 permit to add a barn with a bathroom for the personal use of the owner. There will be no increase in design flow. <b>Application incomplete as of 1/22/2024. On 2/2/2024, applicant submitted additional information and revised application. Permit issued 2/7/2024.</b>
4	<a href="#">5W1620</a>	Control Point Technologies	Duxbury Installation of 12 new poles and 2900' of single-phase overhead wire on Devlin Road to provide electrical service to owners at 1242 Devlin Rd and 1307 Devlin Rd. Application incomplete. <b>Submitted revised application 1/11/2024. Declared minor and proposed Act 250 permit issued 1/23/2024, deadline for comment 2/12/2024. Permit issued 2/14/2024.</b>
5	<a href="#">5W1421-2</a>	Julie & George Goodrich	Northfield Construction of a 3-bedroom single family residence on Lot 7A, comprised of 10 acres located off Vermont Route 12 at 390 Honeysuckle Terrace in the Town of Northfield. The tract of land also includes adjacent Lot 7B, comprised of 129 acres. The project would be completed in phases with the first phase consisting of the construction of a garage with a single bedroom apartment. Once the residence is constructed, the apartment over the garage will be removed. Originally filed 2015, extended to 12/2015, new filing in 12/2023, <b>Supplemental Information requested 1/2/24. Additional information submitted 1/4/24. Permit issued 2/22/2024. Stormwater permit (CGP) issued on 2/23/2024.</b>
6	<a href="#">5W1421-3</a>	George & Julie Goodrich	Northfield Adjust property line between existing lots 7A and 7B and construct a single-family dwelling on the resultant 7.21 Ac lot 7A to be served by on-site sewer and water systems. Lot 7B with the existing residence will have a resultant area of 131.9 Ac. Incomplete letter on 12/6/23, additional plans submitted 12/14/23. Minor determination - Permit to be issued 1/22/24. On 1/10/2024, VTrans requested that NRB require applicants to obtain a Title 19 Section 1111 permit (drainage

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				from planned paved driveway onto existing road) prior to beginning construction. On 1/22/2024, VT ANR submitted request to extend comment period until 2/16/2024 due to concerns over deer wintering area; request was granted on 1/26/2024. On 1/23/2024, neighbors requested a hearing and party status on the application. Revised application submitted 2/6/2024, now need Construction Stormwater permit (CGP) from VT ANR due to revised estimate of disturbance greater than 1 acre – CGP application has been submitted. Neighbors withdrew request for hearing on 2/16/2024. Stormwater permit (CGP) issued on 2/23/2024. <b>Act 250 permit issued 2/27/2024.</b>
7	<a href="#">500023-24</a> Major	Vermont Agency of Transportation	Berlin	Six hangars (3 - 120' x 120'; 1 - 60' x 80'; 2 60' x 60') are proposed at 3 separate sites on the property at 1979 Airport Road. Partial Findings of Fact, Conclusions of Law and Order Issued 11/9/23.
8	<a href="#">5W1618</a> Minor	Stonewall Meadows Phase II LLC	Montpelier	Project completes the existing Isabel Circle with 61 residential units (lots 1-21 with proposed single-family homes, lots 22-31 with proposed quadplexes), 2 open space parcels, and 1,900 linear feet of right-of-way with concrete sidewalks for pedestrian use throughout the subdivision. Utilities serving proposed lots include municipal water and wastewater, electric and telecom services, and stormwater swales, piping, and treatment areas. Schedule G filed 9/13/23, Dept of Ag provided review letter 10/6/23, Incomplete letter from NRB 10/6/23, additional application materials submitted 12/20/23. <b>3/11/2024: minor declaration and draft permit issued, comment period until 4/1/2024.</b>
9	<a href="#">5W0139-1</a>	Farshad Pourmousa (McGee US-302 Barre LLC)	Berlin	Redevelopment of existing commercial site, (Hyundai of Barre at 1391-1397 US 302 and 1411-1417 US-302). Existing site consists of two adjacent parcels, Lot 21 and Lot 20 of Map U4, (Site) with access from US Route 302 (Barre-Montpelier Road), which total 1.9± acres. The Site is currently owned by McGee with a total of four (4) buildings with minimal landscaping, stormwater drainage, and three (3) access driveways to US Route 302. Project would consolidate two (2) parcels into one (1) site for proposed development of a single standalone dealership and service center building with enhanced parking, site access, landscaping, and stormwater drainage. Improved site would reduce access driveways to US Route 302 to single access/egress driveway in line with the existing Vermont Shopping Center driveway across the street. Revised application submitted 10/30/23.



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10	<a href="#">5W0914-2</a> Major	Green Mountain Dog Camp	Roxbury	Dog training facility and doggie daycare located in Roxbury at 2545 Winch Hill Road. Schedule G 7/29/22, Incomplete Letter 8/24/22, additional documentation 9/26/22, party status petition 10/6/2022, incomplete application letter 11/3/22, additional documentation requested 12/12/22, additional information submitted 12/19/22 and 1/3/23. Project deemed complete 1/28/23. Hearing 6/28/23, post hearing motions 7/5/23, additional documentation provided 7/7/23. Hearing Recess Order issued 7/26/23 – deadline extended to 9/15/23. <b>Findings of Fact and Conclusions of Law Submitted 12/28/23 – Application Dismissed. Neighbors Casimir Vaicaitis and Jean Henry submitted motion to alter party status 1/10/2024. Applicant submitted appeal to NRB 1/23/2024. On 1/23/2024, NRB informed applicant that the deadline to file a Motion to Alter before the NRB (1/12/2024) had already passed. On 1/24/2024, applicant filed an appeal before the Environmental Division of the Vermont Superior Court.</b>
11	<a href="#">5R0891-23</a>	Laurence Hebert	Williamstown	Creation of 41 new lots and reconfiguration of two existing house lots. The two existing lots are connected to Williamstown municipal water and wastewater system. 4 of the new lots will be connected to the Williamstown municipal water and wastewater systems. Schedule G 6/28/2022, Incomplete Letter 8/1/2022. <b>Current status incomplete.</b>
12	<a href="#">5W1276-2</a>	Geraldine Callan	Waterbury	Extension of the gravel pit operation for another 20 years. Schedule G filed on 12/6/2022, Incomplete Application notice issued on 3/24/2023. <b>Application resubmitted on 1/29/2024, pending major/minor determination. Declared minor and draft permit for 10-year extension (not 20-year) issued 3/20/2024, comment period until 4/10/2024.</b>
13	<a href="#">5W1232-7-1</a>	Jason Akers	Barre Town	Construction of a commercial garage across road (VT Rte 14) in South Barre to create more space for commercial auto repair operation currently operating on the west side of Rte 14. Original application received 9/23/2020. <b>Application dismissed due to inactivity unless applicant reactivates it by 3/29/2024.</b>
14	<a href="#">5W0147-19B</a>	Mavis, LLC	Waitsfield (Regionally Significant)	Extension of gravel extraction for a two-year period to extract up to 10,000 cyds. Original application received 3/8/2016. <b>Dismissed pending one-month comment period - comment period ends 3/29/2024.</b>
15	<a href="#">5W0978-2</a>	Robert Schellack	Fayston	Construction of a single-family residence and associated infrastructure on an existing lot. Original application received 10/12/2021. <b>Dismissed pending one-month comment period - comment period ends 3/29/2024.</b>
16	<a href="#">5W1601</a>	Thomas Jacobs	Moretown (Major)	New barn at existing flower farm to serve as a roadside farm stand to sell flowers, farm workshops and host weddings and special events. Original application received 3/17/2021. NRB review stayed in September 2021 pending outcome of

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				related litigation with potential to alter precedent; litigation was resolved in February 2022 without altering precedent. Act 250 permit application review resumed February 2024. <b>Act 250 permit issued 2/28/2024.</b>
17	<a href="#">5W0314-15A</a>	Elizabeth Cadwell (Riverview Road Retreat LLC)	Waitsfield	The proposed project and amendment to 5W0314-15 consists of a revised building envelope and incorporation of CGP. Original application received 11/14/2022. <b>Act 250 permit issued 2/28/2024.</b>
18	<a href="#">5W0082-7 (Remanded)</a>	Robert Baron (Samara Farms Subdivision)	Warren	Construction of a single-family residence on a 6.4 acres tract which is the combined acreages of Lots 19 and 20 of the Samara Farm subdivision. <b>Permit issued 6/22/2023, then neighbors appealed permit before Environmental Division of VT Superior Court. Applicants and neighbors settled appeal on 12/20/2023 and application was remanded to NRB. Permit (amended per settlement agreement) issued 3/13/2024.</b>
<b>Section 248 - New</b>				
1				
<b>Section 248 – Ongoing</b>				
1	<a href="#">23-3361-AN</a>	Berlin Williams Solar Project	Berlin	45-day advance notice filed 9/27/23 for an up to 4.99 MW solar photovoltaic (“PV”) electric generating facility proposed off the end of Williams Road. Petition not yet filed.
2	<a href="#">23-3672-PET</a>	Northfield BESS 1 LLC	Northfield	Petition filed 10/23/23 by Northfield BESS 1 LLC for certificate of public good, pursuant to 30 V.S.A. §§ 231 and 248(j), authorizing the installation, and operation of a 3 MW battery electric storage project. Town of Northfield requested party status 11/22/23, comments due 11/27/23.
3	<a href="#">23-2539-AN</a> <a href="#">23-4036-NMP</a>	Duxbury 100 Solar LLC	Duxbury	Petition filed 11/22/23 for a certificate of public good under 30 V.S.A. § 248 and 8010 for a 500-kW AC group net-metered, ground mounted solar electric system to be installed at 5421 VT Route 100. Advance Notice filed July 31, 2023, preferred site designation letter provided 9/5/23. <b>Comments due 1/3/2024. On 1/3/2024 and 1/17/2024, neighbors filed requests for hearing.</b>
4	<a href="#">23-3125-AN and 23-3998-PET</a>	T Mobile Northeast, LLC	Cabot	Petition filed 12/15/23 by T-Mobile Northeast, LLC, pursuant to 30 V.S.A. § 248a(e), requests a certificate of public good authorizing the installation of wireless telecommunications equipment at 960 Bothfeld Hill Road in Cabot. Advanced notice filed 9/13/23. Comments due by 1/12/24.

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5	<a href="#">23-2561-PET</a>	Berlin Dog River Solar LLC	Berlin	Petition filed on 7/28/23 for 2.2 MW solar electric generation facility to be sited on 9.2 acres of a 50-acre parcel. 45-day notice filed on 3/8/2023 - 23-0783-AN. Public hearing scheduled for 9/7/23, scheduling conference order issued 9/14/23 - <b>deadline for filing stipulations, supplemental testimony and hearing requests is 1/3/24. On 1/3/2024, petitioner filed to extend deadline. On 1/25/2024, ANR filed a motion for summary judgment urging the PUC to rule that the project falls under PUC jurisdiction.</b>