

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

July 25, 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
x	Bill Arrand, Worcester Commissioner	3
	Peter Carbee, Washington Commissioner	4
x	Robert Wernecke, Berlin Commissioner	5
x	Alice Peal, Waitsfield Alternate Commissioner	6

7

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

9

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

11

12 **Public comment**

13 No public comments

14

15 **Adjustments to the Agenda**

16 None

17

18 **Public Comment**

19 No members of the public

20

21 **Approval of Minutes**

22 R. Wernecke moved to approve the March 25, 2024 meeting’s draft minutes, W. Arrand seconded, all in
23 favor, motion carried.

24

25 **Election of Officers**

26 R. Wernecke nominated L. Cattaneo as chair, A. Peal seconded, all in favor, motion carried. R. Wernecke
27 nominated W. Arrand as vice-chair, L. Cattaneo seconded, all in favor, motion carried.

28

29 **Review Proposed Solar Energy Projects: Scott Hill Road, Berlin and Comstock Road, Berlin**

30

31 W. Pitkin provided background on Section 248 application process, RPCs’ roles, and when RPCs do and
32 do not need to comment. Because both of the projects under review are applying to participate in net
33 metering, both projects need preferred site letters of support from CVRPC. CVRPC previously provided a
34 preferred site letter of support in January 2024 for Comstock Road; Scott Hill Road will need to request a
35 preferred site letter of support from CVRPC but has not done so yet.

36

37 S. Lash summarized the proposed projects and whether there were any state, regional, or local
38 constraints present on the project sites. She discussed preferred site types as identified in the Regional
39 Plan.

1
2 W. Pitkin provided further analysis of whether projects conformed to the Berlin Town Plan then
3 summarized characteristics of the project sites' land use area (Rural – as identified in the Regional Plan's
4 Future Land Use Map).

5
6 R. Wernecke summarized the history of the project sites and whether they faced local opposition from
7 residents or the Town of Berlin. C. Meyer noted that the Comstock Road project had also previously
8 received a preferred site letter of support from the town government prior to CVRPC issuing its letter. J.
9 Brabant joined the meeting at 4:27pm. Committee discussed whether projects would involve tree
10 clearing, disturbing prime agricultural soils or wetlands, and visual screening.

11
12 Committee discussed whether to comment on the projects – C. Meyer reiterated that CVRPC is not
13 required to comment on either. J. Brabant suggested that if CVRPC were to comment, we should wait
14 until the end of the advance notice comment period and that this is good protocol for CVRPC when
15 reviewing future projects.

16
17 J. Brabant asked whether the applicants provided information on the proposed offtaker(s) of the energy
18 the projects would generate and whether the energy would count toward renewable energy credits and
19 renewable energy targets in Vermont. Staff will follow up with Green Mountain Power to answer these
20 questions.

21
22 **Updates on Recent Act 250 / Section 248 Applications & Projects of Substantial Regional Impact**

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24 Staff provided updates on recent applications.

25
26 Committee discussed when they would like to review Section 248 and Act 250 applications and possible
27 procedures for review. Staff will continue drafting a possible procedure and discuss with the committee
28 in future meetings.

29
30 **Adjournment**

31
32 *J. Brabant moved to adjourn, A. Peal seconded, all in favor, motion carried.*