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Project Review Committee

January 30, 2025 at 4:00 pm

29 Main Street, Suite 4, Montpelier, VT 05602

To join Zoom meeting:

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

Meeting ID: 889 2433 4270 Passcode: 074400

One tap mobile ¹ 1 (929) 436-2866

Download the app at least 5 minutes prior to the meeting start: www.zoom.com

AGENDA

- 4:00 pm² Adjustments to the Agenda**
Public Comment
- 4:05 pm Approval of Minutes³**
- 4:10 pm Committee’s Authority and Responsibilities in Section 248 and Section 248a Applications (Discussion)**
- 4:30 pm Substantial Regional Impact Definition**
Relation to proposed Section 248 and Section 248a review workflow
Current definition
Proposed definition from 2018
Committee and staff feedback on proposed definition (discussion)
- 5:10 pm Updates on Recent Section 248a Applications**
- 5:30 pm Adjourn**

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

² All times are approximate unless otherwise advertised

³ Anticipated action item(s).

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

December 3, 2024 4:00pm

Remote Participation via Zoom

Draft Minutes

Project Review Committee Members

X	Lee Cattaneo, Orange Commissioner
X	John Brabant, Calais Commissioner
X	Bill Arrand, Worcester Commissioner
X	Peter Carbee, Washington Commissioner
X	Robert Wernecke, Berlin Commissioner
X	Alice Peal, Waitsfield Alternate Commissioner

1 Staff: Sam Lash, Will Pitkin (in person)

2 Public: Sheila Duranleau, Jennifer Nissi, Nicholas Bresette, Martha Staskus, Geoff Martin

3

4 L. Cattaneo called the meeting to order at 4:00pm.

5

6 **Public comment**

7 None

8

9 **Adjustments to the Agenda**

10 None

11

12 **Approval of Minutes**

13 R. Wernecke moved to approve the July 25, 2024 meeting's draft minutes, P. Carbee seconded, all in
14 favor, motion carried.

15

16 **Summary of Updates to Public Utility Commission Rules**

17

18 S. Lash explained recent updates of VT Public Utility Commission (PUC) rules, focusing on the changes
19 that most directly impact the committee. The rule changes also include changes to the state's renewable
20 energy generation targets, which will likely lead to an increase in medium- and large-scale renewable
21 energy projects in the region. Another change was that net-metering projects require the energy to be
22 used on the parcel where it was generated or directly adjacent parcels, which may negatively impact
23 development of new projects that use virtual net-metering, including community solar projects; the PUC
24 is working on a report on how to mitigate impacts of this new rule on community energy generation
25 projects. S. Lash clarified that such projects still may be developed but, under the new rule, are not
26 eligible for the financial benefits of net-metering. Committee members clarified impacts on potential or
27 existing municipal projects in their municipalities.

28

29 Another new rule is that net-metering generation projects must now request preferred site letters of
30 support after the conclusion of the 45-day advance notice period. This rule change is why this meeting's
31 agenda includes a second request for a preferred site letter of support for the Comstock Road solar

1 project – for which the committee already provided a preferred site letter of support in January 2024
2 prior to the 45-day advance notice filing.

3
4 Other new rules relate to interconnection requirements for renewable energy generation projects and
5 requirements for notifying neighboring landowners. S. Lash highlighted that the new notification rules
6 would likely place a greater burden on municipal officials, since developers now need to confirm lists
7 that are produced through online resources such as the VT Center for Geographic Information’s online
8 parcel viewer.

9
10 **Proposed Internal Section 248/248a Review Procedures**

11
12 S. Lash begun summary of proposed Section 248 review procedure with a summary of required and
13 optional roles for CVRPC and the Project Review Committee in Section 248 proceedings. S. Lash
14 suggested that the committee revisit the definition of Substantial Regional Impact at a future meeting. J.
15 Brabant stated that, in the past, the committee has invited representatives of utilities to meetings when
16 determining whether projects would have Substantial Regional Impact and suggested that the
17 committee do so moving forward. S. Lash noted that the PUC’s new interconnection rules give utilities a
18 greater role in determining whether projects will negatively impact transmission infrastructure and
19 earlier in the application process the utilities will have a greater say in whether those projects can move
20 forward.

21
22 S. Lash provided more details of proposed Section 248 review procedure including roles of the
23 committee, staff, and full Board of Commissioners; CVRPC’s interactions with outside entities, such as
24 applicants and the PUC; and internal workflow for staff. She introduced the rubric that included
25 constraints and preferred site characteristics.

26
27 L. Cattaneo requested clarification between the review process for preferred site letters of request and
28 general petitions for Certificates of Public Good. S. Lash stated that the review process was very similar;
29 however, the committee will know at the beginning of the review process whether the developer is
30 seeking a preferred site letter of support from CVRPC or whether CVRPC is just reviewing the application
31 to determine whether the project has Substantial Regional Impact and if the committee chooses to
32 provide optional comments or other optional interventions.

33
34 S. Lash defined known and possible constraints and explained the origins of state, regional, and local
35 constraints.

36
37 W. Pitkin summarized the proposed Section 248a review procedure, which is very similar to the
38 proposed Section 248 review procedure, with minor changes such as removing language related to
39 preferred site letters of support (which are not relevant to Section 248a applications) and changing 45-
40 day advance notice to 60-day advance notice.

41
42 S. Duranleau asked how to determine whether projects are located in constraints. S. Lash stated that for
43 state constraints, staff consult online mapping resources developed by the State of Vermont, including
44 the Act 174 – Energy Planning layer in the VT Department of Housing and Community Development’s
45 Planning Atlas and the VT Agency of Natural Resources’ Natural Resources Atlas.

46
47 **Review of Proposed Telecommunications Project (Section 248a)**

1
2 W. Pitkin summarized project and site characteristics for the proposed telecommunications tower in
3 Washington, VT and showed the new constraints and preferred site types rubric in action.

4
5 J. Brabant expressed concern with the project's siting in a groundwater source protection area,
6 especially since it includes a diesel-fueled backup generator with onsite diesel fuel storage.

7
8 Discussion ensued regarding schedule of advance submission filing, input from CVRPC, the public
9 hearing with the applicant and the Town of Washington, and applicant's stated intent to file the full
10 petition.

11
12 N. Bresette commented on his concerns with the proposed project, including aesthetic concerns from
13 Washington's historic village, siting in a groundwater source protection area, past Verizon cellular
14 network coverage in Washington until approximately five years ago, and the potential for the applicant
15 to colocate the proposed antennae on existing tower(s).

16
17 J. Brabant provided a history of the Section 248a permitting process and legal requirements for telecom
18 infrastructure development prior to its existence.

19
20 Discussion followed regarding procedure for further review by CVRPC and other entities of concerns
21 raised during the meeting and deadline for CVRPC to submit input, plus whom to address any input to.
22 Discussion also included CVRPC's internal procedure regarding whether the committee can submit input
23 without receiving approval from the full Board of Commissioners.

24
25 J. Brabant moved that the committee send the CVRPC Board of Commissioners a letter summarizing the
26 committee's concerns with the project and CC the applicant and PUC, P. Carbee seconded, all in favor,
27 motion carried.

28 29 **Review of Proposed Solar Projects (Section 248)**

30
31 S. Lash summarized the Comstock Road solar project and the PUC rule changes that required the
32 applicant to request another preferred site letter of support. J. Brabant moved to issue a new preferred
33 site letter of support, P. Carbee seconded, all in favor, motion carried.

34
35 S. Lash provided updates on the Berlin Williams solar project since it is a relatively large project; no
36 action required. M. Staskus also summarized the project from the applicant's perspective. M. Staskus
37 additionally provided her advice on how to most productively interact with the applicant for the
38 proposed Washington cell tower.

39 40 **Adjournment**

41
42 *P. Carbee moved to adjourn, A. Peal seconded, all in favor, motion carried.*

43
44 The committee discussed the schedule for the next meeting and tentatively decided to return to the
45 normal schedule of the fourth Thursday of the month, which is January 23, 2025. Committee and staff
46 discussed the committee's rules of process and rules of procedure.

47
48 *Minutes taken by W. Pitkin.*



MEMO

Date: January 30, 2025
To: Project Review Committee
From: Will Pitkin, Planner
Re: CVRPC's Authority and Responsibilities in Act 250, Section 248, and Section 248a Applications
Substantial Regional Impact Definition and Importance for Project Review
Updates on Recent Section 248 and Section 248a Applications

At the December 2024 Project Review Committee meeting, we discussed proposals for how the committee will review Section 248 and Section 248a applications for conformance with the regional plan. At this meeting, we will discuss an important related question: which applications should the committee review?

CVRPC's Authority and Responsibilities in Act 250, Section 248, and Section 248a Applications

The following is a summary of which applications CVRPC is required to review, which ones it may opt to review, and what authority it has.

Required Review

Act 250 – All Major Applications

For Act 250, the minimum requirements are simple: CVRPC must review all “major” Act 250 applications in the region for conformance with the regional plan and comment on those applications to the District Environmental Commission. This requirement is from CVRPC's annual contract and work plan with the VT Agency of Commerce and Community Development (“ACCD”). ACCD is CVRPC's primary funding source, and the relevant pages of the contract and work plan are attached for reference.

The District Environmental Commission determines whether each application is major or minor. Major applications are required to have a hearing before the District Environmental Commission to which CVRPC is a party. Minor applications are not required to have a hearing.

Section 248/Section 248a – All Applications with Hearings

For Section 248 and Section 248a, the minimum requirements are also simple: CVRPC must comment on all applications with hearings and respond to all requests for preferred site letters of support. These requirements are also from CVRPC's annual contract and work plan with ACCD.

Meeting vs. Hearing

Please note the distinction between “meeting” and “hearing.” A meeting is less formal and usually takes place during the advance notice period, whereas a hearing needs to be requested after the formal petition has been filed and typically occurs before the Public Utility Commission (“PUC”), though CVRPC can also hold public hearings on Section 248 applications itself.

Optional Review

CVRPC has the option to comment on any Act 250, Section 248, or Section 248a application in the region. There have been several past efforts to define which applications CVRPC should review for conformance with the regional plan and potentially comment on (beyond those that CVRPC is required to review, as detailed above).

Act 250

CVRPC may request a hearing before the District Environmental Commission and/or submit comments on any Act 250 minor application in the region but is not required to.

Section 248

[Section 248](#) states that the “regional planning commission may take one or more of the following actions:

(A) Hold a public hearing on the proposed plans. The planning commission may request that the petitioner or the Department of Public Service, or both, attend the hearing. The petitioner and the Department each shall have an obligation to comply with such a request. The Department shall consider the comments made and information obtained at the hearing in making recommendations to the Commission on the application and in determining whether to retain additional personnel under subdivision (1)(B) of this subsection.

(B) Request that the Department of Public Service exercise its authority under section 20 of this title to retain experts and other personnel to review the proposed facility. The Department may

commence retention of these personnel once the petitioner has submitted proposed plans under this subsection (f). The Department may allocate the expenses incurred in retaining these personnel to the petitioner in accordance with section 21 of this title. Granting a request by a planning commission pursuant to this subdivision shall not oblige the Department or the personnel it retains to agree with the position of the commission.

(C) Make recommendations to the petitioner within 40 days following the petitioner’s submittal to the planning commission under this subsection (f).

(D) Once the petition is filed with the Public Utility Commission, make recommendations to the Commission by the deadline for submitting comments or testimony set forth in the applicable provision of this section, Commission rule, or scheduling order issued by the Commission.”

Section 248a

[Section 248a](#) gives less authority to regional planning commissions – just to submit comments on an application’s conformance with the regional plan by letter to the PUC. It states only that “substantial deference has been given to the... recommendations of the regional planning commission concerning the regional plan” and that a “rebuttable presumption respecting compliance” with the regional plan “shall be created... by a letter from a regional planning commission concerning compliance with the regional plan.”

Substantial Regional Impact Definition and Importance for Project Review

CVRPC is required by [statute](#) to define substantial regional impact in the Regional Plan, and the term is important specifically for project review because CVRPC has used substantial regional impact as a filter to determine which projects it should review.¹

The Project Review Committee Rules of Procedure and Rules of Process, adopted in September 2017, provide further guidance on which applications to review. Essentially, these documents lay out a two-step process for optional application review:

- 1) determine whether applications have substantial regional impact, then
- 2) review applications that do have substantial regional impact for conformance with the regional plan

¹ VT Statute 24 V.S.A. § 4345a (17) states that a regional planning commission shall “as part of its regional plan, define a substantial regional impact.... This definition shall be given substantial deference, where relevant, in State regulatory proceedings.”

(These documents alternate between calling it “*substantial* regional impact” and “*significant* regional impact” - substantial regional impact is the correct term.)

The adopted definition of substantial regional impact is vague, so the Project Review Committee wrote a more detailed definition in March 2018, but it fell through the cracks and was never adopted by the full CVRPC Board of Commissioners. Please review the adopted definition and the March 2018 draft definition and bring any proposed edits to discuss at the meeting and staff will do the same.

Generally, staff believe that substantial regional impact has merit as a filter to determine which Act 250, Section 248, and Section 248a applications the Project Review Committee reviews. Further, staff believe that the current definition of substantial regional impact has room for improvement and that the March 2018 draft definition was a step in the right direction.

Does the committee agree? If so, do you have any edits to the Project Review Committee Rules of Procedure or Rules of Process? Do you have any edits to the substantial regional impact definition (either the adopted definition or the March 2018 draft definition, whichever you prefer)?

ACTION REQUESTED: Review and suggest edits as needed to Project Review Committee Rules of Procedure and Rules of Process.

ACTION REQUESTED: Review and suggest edits as needed to substantial regional impact definitions (adopted definition and March 2018 draft definition).

With the regional plan rewrite underway, now is an excellent time to implement any updates to how the Project Review Committee operates.

Updates on Recent Section 248 and Section 248a Applications

The towns of Washington and Marshfield have requested meetings with the developers of proposed cell towers, not hearings, so CVRPC is not required to comment on those applications but still may opt to.

On the other hand, Berlin Williams Solar LLC, which the committee reviewed in December but did not comment on, has had a formal hearing request since that date, so CVRPC is now required to comment on that application.

Staff will prepare an analysis and draft comments on the Berlin Williams Solar LLC application

for the Project Review Committee’s February meeting. This will allow ample time to modify the comments as needed and submit them to the PUC in the required timeframe. With the committee’s approval, staff will use the Section 248 review workflow that was proposed in the December meeting (reattached for reference) to prepare those comments.

☒ **ACTION REQUESTED:** Review and suggest edits to proposed Section 248 review workflow (from December meeting, reattached) and direct staff whether to use this proposed workflow to prepare draft comments on the Berlin Williams Solar LLC application for committee review prior to the February meeting.

Project: Berlin Williams Solar LLC

24-2862-AN 24-3485-PET	Berlin Williams Solar LLC	Berlin	9/6/2024: 45-day advance submission of Berlin Williams Solar LLC for a certificate of public good, pursuant to 30 V.S.A. § 248, to file a petition for a 2.50 MW solar array in Berlin, Vermont. (Located on a portion of the same site proposed on 9/27/2023 in 23-3361-AN). 11/22/2024: petition filed. 12/4/2024 and 12/5/2024: VT Department of Public Service and VT Agency of Natural Resources request hearing.
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CVRPC is required to comment on the Berlin Williams Solar LLC application since the VT Department of Public Service (“DPS”) and the VT Agency of Natural Resources (“ANR”) have requested a hearing. At the committee’s direction, staff will use the proposed Section 248 review workflow to determine the proposal’s conformance with the regional plan and will prepare draft comments for committee review prior to the February meeting.

Summary of the hearing to date: on January 17, DPS and ANR submitted their first round of discovery questions, which related mainly to technical specifications such as proposed upgrades from one-phase to three-phase power lines connecting to the site and ownership of on-site transmission lines. The applicant has until January 31 to answer this first round of questions, then there is another round of discovery with a deadline of February 21 to submit questions and March 3 to respond.

Project: Verizon Marshfield Cell Tower

24-2988-AN	Bell Atlantic Mobile Systems of Allentown, Inc. and Cellco Partnership, each d/b/a Verizon Wireless	Marshfield	9/23/2024: 60-day advance notice of upcoming application for Certificate of Public Good to construct a telecommunications facility at an existing 78.73-acre parcel of land owned by Bradley Pilette and Lynn Sue Pilette at 2264 U.S. Route 2, Marshfield, VT. Public meeting with developer on 1/20/2025, next public meeting scheduled for 2/11/2025.
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Marshfield had a public meeting with the developer on January 20 and staff will provide a more detailed summary at the committee meeting on Thursday. The most interesting takeaway was that the developer did make at least token efforts to co-locate the proposed antenna on existing cell towers before proposing to construct a new tower. The developer also showed the results of the balloon test for aesthetic impacts and preliminary maps of where the tower would be visible from. Marshfield has a follow-up public meeting scheduled for February 11 (not clear if the developer will be there or if it will be just the selectboard meeting to address additional public concerns).

Project: Verizon Washington Cell Tower

24-3108-AN	Bell Atlantic Mobile Systems of Allentown, Inc. and Cellco Partnership, each d/b/a Verizon Wireless The Towers, LLC	Washington	10/9/2024: 60-day advance submission of Bell Atlantic Mobile Systems of Allentown, Inc. and Cellco Partnership and The Towers, LLC, pursuant to 30 V.S.A. § 248a(e), proposing to request a certificate of public good authorizing the installation of wireless telecommunications equipment at 97 Hart Hollow Road in Washington, Vermont. Public meeting tentatively scheduled for 2/11/2025, snow date 2/18/2025.
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Washington’s public meeting with the developer is scheduled for February 11 with February 18 as the snow date. Staff will send further details once we have it.



Central Vermont Regional Planning Commission

PROJECT REVIEW COMMITTEE

RULES OF PROCEDURE

September 12, 2017

PURPOSE: The Project Review Committee (PRC) serves in an advisory capacity to the CVRPC Board of Commissioners for projects that are seeking a permit through Act 250 (10 V.S.A. Chapter 151) as a state designated statutory party; or projects seeking a Certificate of Public Good through Section 248 (30 V.S.A. Chapter 5) of Vermont Statute. The primary purpose of the PRC is to provide guidance to the Commissioners and staff on how and when the Regional Planning Commission participates in proceedings related to a specific project. This is a standing committee of the Regional Planning Commission and maintains an active role in review, oversight, and guidance on projects that meet the Region's threshold for Significant Regional Impact.

GENERAL ACTIVITIES:

- ◆ Evaluate projects in relation to the criteria for Substantial Regional Impact and provide a determination.
- ◆ Provide input and recommendations on behalf of the Board of Commissioners regarding projects that are identified as having Significant Regional Impact.
- ◆ Solicit input from staff, applicants, or other parties as needed to gather information and render a decision.
- ◆ Evaluate potential cumulative impacts for specific projects that are phased, projects within a specific geographic area, or other factors that may result in cumulative impacts within a five year time period.
- ◆ Make a determination regarding conformance between a proposed project and the Regional Plan.
- ◆ Provide guidance to staff regarding amendments or changes to the criteria used to define Substantial Regional Impact as may be necessary to address changing conditions or development trends over time.

ADVISORY ROLE: The PRC shall be advisory to the Board of Commissioners. The PRC will offer advice, input, and opinions to applicants, the District 5 Environmental Commission, the Vermont Public Utility Commission, and other organizations and individuals as appropriate, consistent with plans, policies, positions or resolutions adopted by the Board of Commissioners. The advice, input, and opinions provided by the PRC may be reviewed, confirmed or reversed by

the CVRPC Board of Commissioners at the Board's discretion.

MEMBERSHIP: The PRC shall consist of five (5) representatives of the Board of Commissioners and one (1) alternate who serve three year staggered terms. The alternate may participate in committee discussions but will only vote in the absence of a standing member.

OFFICERS/ELECTIONS: The PRC will elect a Chairperson and Vice-Chairperson at the first meeting following the annual appointment by the Board of Commissioners. The Chair will be responsible for running meetings, setting agendas in conjunction with staff, and representing the PRC at various meetings as needed. The Vice-Chair will provide support to the Chair as needed. If the Chair or Vice-Chair should resign before his/her term is expired, an interim election shall be held within two meetings.

ATTENDANCE AND QUORUMS: Members are encouraged to attend all regular meetings and special meetings as they arise. A quorum shall consist of a majority of the voting members.

COMMUNICATION AND COORDINATION:

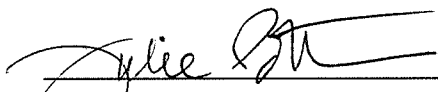
- ◆ Meetings shall be noticed and held in accordance with Vermont Open Meeting Law.
- ◆ Draft policies and resolutions shall be forwarded to PRC members and interested/affected parties for comment before action by the PRC, or final action/approval by the Board of Commissioners.
- ◆ Minutes of all regular and special meetings will be prepared by staff, distributed to PRC members and interested parties, and made available to the public in accordance with open meeting and public records law described in 1 VSA.
- ◆ The PRC will report on committee discussions or activities to the Board of Commissioners on a regular basis.
- ◆ PRC members are encouraged to offer input on all matters before the PRC, and are encouraged to bring up items of local or regional concern for PRC consideration.

CONFLICT OF INTEREST: In the event any PRC member has a personal or financial interest with any individual, partnership, firm or corporation seeking to contract with the CVRPC, or to provide materials or labor thereto, or has a personal or financial interest in any project being considered by the PRC, the member shall state on the record the nature of his or her interest. If the member is uncertain whether he/she should participate in the discussion or decision, the PRC shall determine by vote whether the member should participate. The PRC may also make a determination of conflict if the majority of voting PRC members in attendance at the meeting determine a conflict of interest exists. A member of the PRC with an identified conflict of interest shall not deliberate or vote with the PRC but may participate in the open public discussion.

ADOPTION OF ORGANIZATIONAL PROCEDURES: The PRC may, at any time, vote to amend these procedures, in accordance with quorum requirements noted above. Proposed amendments will be forwarded to PRC members before consideration at a regular PRC meeting. Amendments will then be forwarded to the Board of Commissioners for ratification.

The PRC is a standing committee of the Regional Planning Commission, and is therefore subject to the Commission's bylaws. As such, these Rules of Procedure, combined with the Central Vermont Regional Planning Commission's bylaws and Robert's Rules of Order, provide procedural and administrative guidance for the PRC.

Adopted by the Board of Commissioners: 9 / 12 / 2017



Julie Potter, Chair
CVRPC Board of Commissioners



Central Vermont Regional Planning Commission

PROJECT REVIEW COMMITTEE

RULES OF PROCESS

September 12, 2017

PURPOSE: To provide a uniform and consistent process by which the Project Review Committee (PRC) will review, evaluate, and comment on projects that meet the thresholds for Significant Regional Impact. The PRC serves in an advisory capacity to the CVRPC Board of Commissioners for projects that are seeking a permit through Act 250 (10 V.S.A. Chapter 151) as a state designated statutory party; or projects seeking a Certificate of Public Good through Section 248 (30 V.S.A. Chapter 5) of Vermont Statute. This process will ensure a fair and equitable evaluation of projects that are submitted for review.

INVOLVEMENT BY THE REGIONAL PLANNING COMMISSION: The PRC will make a determination on behalf of the full Commission regarding conformance or non-conformance with the Regional Plan when a Substantial Regional Impact has been identified, cumulative impacts will result in a Substantial Regional Impact, or may set a precedent within the Region. The conclusions reached will so state that they are made on available information. The PRC may also reserve its statutory right to participate in the Act 250/Section 248 hearing process if it must appear to ensure proposed projects are in conformance with the Regional Plan, regardless of whether the proposal has Substantial Regional Impact.

The PRC will become involved in the review of a project on behalf of a member municipality according to the following:

1. Staff will provide limited technical assistance at the request of either the legislative body or the planning commission. Limited technical assistance will consist of providing factual information allowing the requesting body to develop its own independent determinations regarding its participation and position. Limited technical assistance will not consist of involvement in hearings on behalf of a municipality or statements of support of municipal participation or positions.
2. PRC involvement on behalf of a member municipality beyond the scope of limited technical assistance as defined above must be at the request of the municipality's legislative body, in writing. This involvement will be provided only if the local position is compatible with the adopted Regional Plan.

REVIEW PROCESS: Staff will review all applications that are submitted. Through this review, staff will evaluate the nature of the project and make an initial determination of Substantial Regional Impact based on the established criteria, application type¹, and project description. This determination will guide staff in establishing which of the following processes will be used.

1. Action by Staff

If a clear determination can be made that no Substantial Regional Impact will occur, staff will provide a letter to the appropriate oversight body (the District 5 Environmental Commission or the Vermont Public Utility Commission) including all interested parties, that the project does not meet the criteria for Substantial Regional Impact as identified in the Regional Plan. A clear determination would include applications that are classified as jurisdictional opinions or administrative amendments which typically propose time extensions, lot line adjustments, change of use for an existing structure, or similar activities.

2. Action by the Project Review Committee

If, after review, staff determines that a project may meet any or all of the criteria for Substantial Regional Impact, a summary of the proposal including the criterion on which staff feels the project may meet Substantial Regional Impact and any pertinent information related to the application will be forwarded to the PRC in advance of a regularly scheduled meeting. At the meeting, the PRC will discuss the project and make a determination regarding Substantial Regional Impact. The applicant and Commissioner from the host municipality (if not a Committee member) will be invited to attend and provide information related to the project or answer questions. If the PRC determines that Substantial Regional Impact has been met, they will identify whether the project is in conformance or not in conformance with the Regional Plan. Staff will prepare a letter to the District 5 Environmental Commission or the Public Utility Commission outlining the position of the PRC including any follow-up that may be requested.

3. Action by the Board of Commissioners

If, after review and discussion by the PRC, the scope and potential impacts are such that the PRC cannot reach a decision, the PRC will request that the project be reviewed by the full Commission in order to provide a position including the project's conformity with the Regional Plan. If the Board of Commissioners are unable to provide a determination of a project's conformity with the Regional Plan, the Board of Commissioners can choose to:

- a. Refer the project back to the PRC and request the PRC to continue the discussion in an effort to provide a determination

¹ Applications are generally classified as jurisdictional opinion, administrative amendment, minor application, or major application.

- b. Transmit correspondence to the District 5 Environmental Commission or the Public Utility Commission outlining the Board's discussion and indicating that no decision could be reached. In this case, specific reasons shall be included to fully inform and detail the reasons or issues that led to this result.

ADDITIONAL CONSIDERATIONS: Appeals of a decision by the District 5 Environmental Commission or the Public Utility Commission on a project shall be approved by the Executive Committee or the full Commission.

If, in its review, the PRC determines that a conflict exists between the provisions of municipal plans and the Regional Plan, the Commission will work with municipal officials to alleviate or minimize the conflict.

ADOPTION OF ORGANIZATIONAL PROCESS: The PRC may, at any time, vote to amend these rules of process, in accordance with quorum requirements noted in the Project Review Committee Rules of Procedure. Proposed amendments will be forwarded to PRC members before consideration at a regular PRC meeting. Amendments will then be forwarded to the Board of Commissioners for ratification.

Adopted by the Board of Commissioners: 9 / 12 / 2017



Julie Potter, Chair
CVRPC Board of Commissioners



Substantial Regional Impact

As identified by the Central Vermont Regional Plan 2016, amended 2018

Development projects of Substantial Regional Impact are those that will have substantial and ongoing impact on two or more municipalities, including the host municipality. Among the development projects of substantial Regional impact are those that:

- Will likely impact on a resource within the Region which is widely used or appreciated by people outside of the locality in which it is located.
- Which may affect settlement patterns to the extent that the character or identity of the Region (or its sub- Regions) is significantly affected.
- Are likely to alter the cost of living, availability of choices, access to traditional way of life or resources widely used or appreciated by Regional residents.

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:

- increase the total number of year round housing units (according to the most recent U.S. Census) in its host municipality by more than 2%; or create more than 30 housing units of any type; or create more than 5 “affordable” housing units, as defined by VSA Chapter 117 Section 4303.

PROJECT



REVIEW

**Central Vermont Regional Planning Commission
COMMITTEE**

SUBSTANTIAL REGIONAL IMPACT GUIDELINES

March 13, 2018

FINAL DRAFT

PURPOSE: To provide uniform and consistent guidelines for evaluating land development projects to determine if they are regionally significant.

PROCESS: The Project Review Committee will use these criteria to evaluate the regional impacts a land development project may have in order to determine consistency with the Central Vermont Regional Plan. Projects that meet or exceed these thresholds will be evaluated for consistency with the Regional Plan and to determine if a regional impact (either positive or negative) exists. The Project Review Committee will review the proposal against the specific criteria to determine if comments regarding consistency with the Central Vermont Regional Plan will be provided. Comments will be sent to the District 5 Environmental Commission or the Vermont Public Utility Commission, as appropriate.

DEFINITION: In the context of the Central Vermont Regional Plan, Substantial Regional Impact means any development proposal that may have a sustained or lasting impact to the municipalities in the Central Vermont Region due to the location, scale, size, density, or uses that are proposed. To determine if a project has Substantial Regional Impact, the following guidelines will be used for evaluation.

GENERAL GUIDELINES: The following general criteria will apply to all applications that are submitted to the Central Vermont Regional Planning Commission for review. If a project meets any of these criteria it will be reviewed for consistency with the Central Vermont Regional Plan to determine if a regional impact exists.

1. The project is located in more than one municipality or is located on property that is directly adjacent to a municipal boundary.
2. The project will impact a natural, historic, cultural, or significant resource that is explicitly described or identified in the Central Vermont Regional Plan. Examples include but are not limited to: wetlands, floodplains, river corridors, or named waterbodies; critical

resource areas as identified in the Central Vermont Regional Plan¹, or similar regionally significant resources.

3. The project may require on-going participation by the Regional Planning Commission for a period of at least one calendar year.
4. The project proposes development that is inconsistent with the regional future land use map regarding the location or character of development type, density, or intensity.
5. The project includes the extension, expansion, or widening of a federal or state designated roadway.
6. The project proposes a use that will increase the peak hour vehicle trips by 50 or more as estimated by the current edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

USE SPECIFIC GUIDELINES: The following guidelines will apply to all applications that are submitted to the Central Vermont Regional Planning Commission for review. The population of the municipality where the project is located will determine which guidelines will be used to evaluate each project.

GUIDELINES FOR DETERMINING SUBSTANTIAL REGIONAL IMPACT FOR NEW PROJECTS OR EXPANSIONS OF EXISTING USES		
TYPE OF DEVELOPMENT	MUNICIPALITIES WITH A POPULATION GREATER THAN 2,500²	MUNICIPALITIES WITH A POPULATION LESS THAN 2,500²
Office	Greater than 30,000 gross square feet	Greater than 20,000 gross square feet
Commercial/Retail	Greater than 25,000 gross square feet	Greater than 15,000 gross square feet
Wholesale & Distribution	Greater than 50,000 gross square feet	Greater than 30,000 gross square feet
Hospitals & Health Care Facilities	Greater than 25 beds or 20,000 gross square feet	Greater than 10 beds or 10,000 gross square feet
Housing	Greater than 40 new lots or units	Greater than 20 new lots or units
Industrial	Greater than 50,000 gross square feet	Greater than 30,000 gross square feet

¹ Critical resource areas as noted in the 2016 Central Vermont Regional Plan include National Natural Landmarks; State designated natural areas; Sites listed on the Vermont Rare, Threatened and Endangered Species, and Significant Natural Communities as designated by the Vermont Natural Heritage Inventory; and elevations over 2,500 feet.

² Based on the 2010 U.S. Census, the municipalities with a population greater than 2,500 persons includes Barre City, Barre Town, Berlin, East Montpelier, Montpelier, Northfield, Waterbury, and Williamstown. All other municipalities have fewer than 2,500 persons.

GUIDELINES FOR DETERMINING SUBSTANTIAL REGIONAL IMPACT FOR NEW PROJECTS OR EXPANSIONS OF EXISTING USES

TYPE OF DEVELOPMENT	MUNICIPALITIES WITH A POPULATION GREATER THAN 2,500 ²	MUNICIPALITIES WITH A POPULATION LESS THAN 2,500 ²
Hotels	Greater than 200 rooms	Greater than 75 rooms
Mixed Use	Gross square feet greater than 45,000 (with residential calculated at 1,500 square feet per unit) or if any of the individual uses meets or exceeds a threshold defined herein	Gross square feet greater than 30,000 (with residential calculated at 1,500 square feet per unit) or if any of the individual uses meets or exceeds a threshold defined herein
Airports	All new airports, runways, and runway extensions	
Attractions & Recreation Facilities	Greater than 200 parking spaces or a seating capacity of more than 1,000	Greater than 75 parking spaces or a seating capacity of more than 500
Schools & Institutions (including post-secondary facilities)	A capacity of more than 300 students or 30,000 gross square feet	A capacity of more than 150 students or 15,000 gross square feet
Waste Handling Facilities	New facility or expansion of capacity for an existing facility	
Quarries, Asphalt, & Cement Plants	New facility or expansion of capacity for an existing facility	
Wastewater Treatment Facilities	New conventional treatment facility or expansion of the permitted capacity for an existing facility or community septic treatment facilities exceeding 25,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein	New conventional treatment facility or expansion of the permitted capacity for an existing facility or community septic treatment facilities exceeding 10,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Communication, Utility, and Transmission Facilities	New projects or expansion of an existing project that requires approval by the Public Utility Commission	
Public Drinking Water Supplies	New facility or expansion of permitted capacity for an existing facility	
Intermodal Freight Terminals	New facility or expansion of an existing facility	
Intermodal Passenger Terminals	New facility or expansion of an existing facility	

ADDITIONAL CONSIDERATIONS: In addition to the criteria listed above, the following situations will be considered when evaluating a project against the thresholds for substantial regional impact.

1. Speculative Developments – If the final development type is difficult to determine or unknown because a project tenant has not been identified, the thresholds for the highest intensity development type allowed under current land use regulations will be used. If

local regulations do not exist, staff will consult with the municipality and the applicant to determine the possible development type.

2. Multi-Phased Developments – If a project is proposed in multiple phases, the cumulative total of the project will be reviewed against the thresholds for substantial regional impact. If the total project meets or exceeds any of the identified thresholds, the entire project will be reviewed for substantial regional impact regardless of the timing of phases. If, over the course of the project, the phasing or type of development changes, projects that have previously been reviewed for substantial regional impact will be reviewed again to determine if additional thresholds have been met.
3. Multiple Land Parcels – If parts of the project are located on separate land parcels, the decision whether the project is a single (perhaps multi-phased) development, or actually separate projects should be based on such considerations as whether the separate parcels are owned by the same entity, whether a master plan has been prepared for the overall project, or whether any approvals have been sought for the overall project as a unit.

DEFINITIONS: The following definitions will be used to further identify or describe the types of development that qualify for the thresholds listed in the table above.

1. **Attractions & Recreational Facilities** means an establishment or set of establishments that provide leisure time recreational or entertainment activities occurring in either an indoor or outdoor setting.
2. **Communication, Utility, and Transmission Facilities** means any project that involves the transmission, storage, production, or distribution of fuels or electricity; or any expansion or creation of telecommunication facilities.
3. **Intermodal Freight Terminals** means an area and building where the mode of transportation for cargo or freight changes and where the cargo and freight may be broken down or aggregated in smaller or larger loads for transfer to other land based vehicles. Such terminals do not include airports or facilities primarily intended for the transfer of people from passenger rail to other modes.
4. **Intermodal Passenger Terminals** means an area and building where people change transportation vehicles in order to complete a trip. This could include but is not limited to, rail, bus, passenger car, or taxi service.
5. **Waste Handling Facility** means structures or systems designed for the collection, processing or disposal of solid waste, including hazardous wastes, universal waste, household waste, and includes transfer stations, processing plants, recycling plants, composting facilities, and disposal systems.

6. Wholesale and Distribution means activities within land areas that are predominantly associated with the receipt, storage, and distribution of goods, products, cargo and materials.

Adopted by the Board of Commissioners: _____ / _____ / 2018

Juliana Potter, Chair
CVRPC Board of Commissioners

DRAFT

Section 248 Workflow DRAFT

High-level Reminders:

- Preferred Siting Letters are required for 150kW-500kW projects to participate in the net-metering program (under rule 5.100); RPCs are review these projects upon request and provide determinations accordingly.
- ACCD Contract includes that the RPC *Review Section 248 applications with hearings (or potential applications) in relation to the regional plan*
- Staff monitor and provide updates on projects more broadly than those requesting a preferred siting letter, detailed in 30 V.S.A. § 248 and in Rule 5.400, regional planning commissions:
 - Are recipients entitled to advance submission (45-days),
 - Have the right to convene a public hearing on a proposed petition (V.S.A. § 248(f)(1)(A))
 - Have the right to submit recommendations to the petitioner within 40 days of the petitioner's submittal to the planning commission (30 V.S.A. § 248(f)(1)(C) t)
 - Have a right to make recommendations after a petition is filed (30 V.S.A. § 248(f)(1)(D))
 - Have a right to appear as a party pursuant to 30 V.S.A. § 248(a)(4)(G)-(I)
 - Have new renewable energy generation targets and other energy goals to meet and to which projects may be relevant to.

Resources:

- [Project Review Committee - Central Vermont Regional Planning Commission](#)
- Rule 5.100 ([rule-5.100-clean-final-11-12-2024.pdf](#) Net-Metering Systems)
- Rule 5.400 ([5400-petitions-to-construct-electric-and-gas-facilities-pursuant-to-section-248.pdf](#))
- [Act 250 and Section 248 Guidance Documents | Agency of Natural Resources](#)
- [A Citizen's Guide to the Public Utility Commission](#) (note explicit references to RPC page 6)

Overall Workflow

1. Receive 45-Day Advanced Notice at least 45 days before applicant files Section 248 petition with the Public Utility Commission (PUC) for a Certificate of Public Good (CPG)
 - a. Staff prepare summary table and monthly updates
 - i. Catalog (track proposed projects including type & capacity)
 - b. Staff discuss noteworthy projects with committee chair to determine whether to include for discussion at the next meeting
 - i. All projects to request preferred site (150kW-500kW net-metered projects)
 - ii. based on preliminary review of rubric below projects that may have Substantial Regional Impact, will or will not unduly interfere with the orderly development of the region, is compliant/not compliant with provisions of the current regional plan (especially future land uses)
2. Make any recommendations to PUC and petitioner w/in 40 days of submission of advanced notice
 - a. Project Review Committee Meeting

- i. Preferred site letter or other recommendations- prepared by staff, recommendation from committee to full board and signed by Executive Director with approval
 - b. Preferred site letter must be signed after the 45-day advance notice was issued (update 5.100)
- 3. File Petition for CPG, follow project for updates and further actions

CVRPC INTERNAL WORKFLOW Section 248

1. Weekly check: update advanced notices and petitions for Certificates of Public Good (CPGs)
 - a. Pull name and basic info (location, technical specifications, company, etc.) into a table (Will)
 - b. Table to be embedded on landing page and updated weekly/biweekly (Will)
 - c. Pre-screening new advanced notices (project details: Will, rubric: Sam)
 - i. Check against Regional and Municipal Plan Maps (specifically State, Regional, and Local Constraints and Preferred Sites/Project Characteristics)
 1. Multiple flags or benefits should be noted
 2. Inquiries either based on mapping or otherwise pursued
2. Requested and Anticipated Action
 - a. Contact commissioner, chair of municipal Selectboard & chair of Planning Commission
 - i. we receive 45-day advance notice and reach out: this will be discussed at next project review committee meeting (email, phone call)
 - ii. Sent an email, follow up with phone calls, invite commissioner as de facto representative if no town input on this project?
 - b. Review for conformance with regional plan (Rubric)
 - i. Landuse, Energy, and other relevant chapters both regional and municipal plans (Sam or Will draft and Sam review)
 - ii. Memo re proposed facility:
 1. does or does not unduly interfere with orderly development of region
 2. contribution towards regional goals (including but not limited to energy goals e.g. incremental renewable energy generation target; part of affordable housing or other housing program; addresses energy equity or infrastructure issue, etc)
 3. Preliminary conformance status and recommendations to mitigate concerns if present
3. Preparation of Project Review Committee Packet:
 - a. Rubric
 - b. Substantial Regional Impact
 - c. Screen shots Maps (regional); Local
 - d. Memo
 - e. Drafted letter (aka memo conclusions)
4. Preferred Siting Letter (if required)
 - a. Review previous rubric/memo and if feedback was provided if changes were made
 - b. Drafted letter with necessary updates for approval

CVRPC Project Review Committee Project Template/Rubric

Project Summary:

- *Address*
- *Developers/Owner*
- *Type&Scale*
- *Context (proximate land use); major impacts and/or benefits*

Snapshot (map)

Town letter (Y/N; relevant notes):

Constraints & Preferred Siting (*Staff provide Y/N with map illustration*)

CONSTRAINTS	Y/N	NOTES
KNOWN STATE CONSTRAINTS		
Confirmed Vernal Pools		
DEC River Corridors		
FEMA Floodways		
Significant Natural Communities & Rare, Threatened, & Endangered Species		
National Wilderness Areas		
Class 1 & 2 Wetlands		
<i>Locally or Regionally Identified Critical Resources</i>		
POSSIBLE STATE CONSTRAINTS		
Potential & Probable Vernal Pools		
(Prime) Agricultural Soils		
FEMA Special Flood Hazard Areas		
Protected Lands (State fee lands and private conservation lands)		
Act 250 Agricultural Soil Mitigation Areas		
Deer Wintering Areas (DWA)		
Highest Priority Interior Forest Blocks, Connectivity Blocks, Physical Landscape Blocks, Surface & Riparian Areas (ANR)		
Hydric Soils		
<i>Regionally or Locally Identified Resources</i>		
POSSIBLE REGIONAL CONSTRAINTS		
Elevations above 2500ft		
Slopes greater than 25% (excludes rooftop and associated with existing development- unless presents new concerns for landslides)		
Municipal Owned lands (excludes rooftop and associated with existing development)		
250ft Lake Shore Protection Buffers (excludes rooftop and hydroelectric facilities)		
LOCAL CONSTRAINTS		

<i>Inserted for each relevant town</i>		
TOTAL POSSIBLE CONSTRAINTS		
PREFERRED SITE TYPES	Y/N	NOTES
STATE PREFERRED SITES (types)		
Rooftops & Impervious Surfaces (e.g. Parking Lots)		
Gravel Pit, Quarry, or similar mineral resource extraction site (lawful and reclaimed)		
Brownfield sites		
Sanitary Landfills		
National Priorities List (e.g. Superfund Sites)		
On the same parcel or directly adjacent to customer allocated more than 50% of the net-metering system's electrical output		
<i>Identified in municipal plan or joint letter of support from municipality & RPC</i>		
REGIONAL SITING PREFERENCES		
Proximity to Use: density centers including designated downtowns, village centers, new town centers, growth centers, and neighborhood development areas; commercial & industrial areas; adjacent to large farms		
Schools, Libraries, Municipal buildings & facilities, and critical community spaces		
Solar Carports		
Location served by existing roads and energy infrastructure (e.g. 3-phase power) OR addresses existing infrastructure gap		
<i>Designated a preferred site in a Town Plan or by Town Leadership (as consistent with broader planning)</i>		
ADDITIONAL PREFERRED REGIONAL PROJECT CHARACTERISTICS		
Minimize vegetation impact especially forest clearing and fragmentation; plan screen trees & pollinator habitats		
Combined with storage; micro-grid potential or functions		
Creates dual land use opportunities (e.g. agrivoltaics)		
Includes design/build techniques that reduce embedded carbon of project (e.g. alternatives to concrete pylons)		
Engage community in development process (early)		

Local off-taker and/or community benefit agreement		
LOCAL PREFERRED SITES		
<i>Inserted for each relevant town</i>		
TOTAL		

Narrative:

- does or does not unduly interfere with orderly development of region; Substantial Regional Impact (2017 or 2018 version; update?)
- Regional plan (Energy Chapter, Enhanced Energy Plan Appendix, Infrastructure, as well as Housing, Natural Resources, Transportation, depending on project specifics, etc.)
 - Pull to speak to above Y/N
 - Scale
 - contribution towards regional goals:
 - energy goals e.g. incremental renewable energy generation target; part of affordable housing or other housing program; addresses energy equity or infrastructure issue, etc.
- Outcome of rubric above

Local Town Plan

- *Energy Chapter, Enhanced Energy Plan, search for “preferred sites”, “local constraints”, etc.*
- *Other Chapters as relevant*
- *Letter (if preferred site), comments or other actions as relevant*

Section 248a Application Review Procedure - Draft

Workflow

1. Receive 60-Day Advance Notice at least 60 days before applicant files Section 248a petition with the Public Utility Commission (PUC) for a Certificate of Public Good (CPG)
 - a. Staff prepare summary table and monthly updates on noteworthy projects memo
 - i. Staff discuss noteworthy projects with committee chair to determine whether to call meeting
 - ii. Committee members review monthly summary table and memo, request meeting as needed
 - iii. Future land use map – are there uses that should trigger review???
2. Make any recommendations to PUC and petitioner within 55 days of submission of advance notice
 - a. Project Review Committee Meeting – discuss whether to contact applicant with concerns
 - i. *Briefing will be provided at forthcoming Board of Commissioners meeting (FYI)*
3. Receive Petition for CPG
 - a. Staff and chair review petition to ensure that applicant addressed any concerns that CVRPC may have raised; staff include analysis in monthly updates on noteworthy projects memo
 - i. If concerns are not addressed, Project Review Committee meets again to discuss whether to file comments and/or request hearing before the PUC

CVRPC INTERNAL WORKFLOW – Section 248a

1. Weekly check: updates advance notices and petitions for CPGs
 - a. Pull name and basic info (location, technical specifications, company, etc.) into a table (Will)
 - b. Table to be embedded on Project Review Committee page on CVRPC website and updated weekly/biweekly (Will)
 - c. *Pre-screening new advanced notices (top part of Rubric Will): (Sam)*
 - i. Check against Regional and Municipal Plan Maps (specifically State, Regional, and Local Constraints and Preferred Sites/Project Characteristics)
 1. Multiple flags or benefits should be noted
 2. Inquiries either based on mapping or otherwise pursued
2. Requested and Anticipated Action
 - a. *Contact commissioner from municipality where project is located, chair of municipal Selectboard & chair of municipal Planning Commission*
 - i. *We receive 60-day advance notice and reach out: this will be discussed at next project review committee meeting (email, phone call)*
 - ii. *Send an email, follow up with phone calls, invite commissioner as de facto representative if no town input on this project?*
 - b. Review for conformance with regional plan (Rubric)
 - i. Infrastructure, Land Use, Energy, and other relevant chapters in both regional and municipal plans (Sam or Will draft and Sam review)
 - ii. Memo re proposed facility:
 1. Does or does not unduly interfere with orderly development of region

2. Contribution towards regional goals (including but not limited to infrastructure goals)
 3. Preliminary conformance status and recommendations to mitigate concerns if present
3. Preparation of Project Review Committee Packet:
 - a. Rubric
 - b. Screenshots of maps (regional); local
 - c. Memo
 - d. Draft external communications as needed (letter to applicant, official comments to PUC, request for hearing to PUC, etc.)

CVRPC Project Review Committee Project Template/Rubric

Project Summary:

- *Address*
- *Developers/Owner*
- *Type & Scale*
- *Context (proximate land use); major impacts and/or benefits*

Snapshot (map)

Constraints & Preferred Siting (*Staff provide Y/N with map illustration*)

CONSTRAINTS	Y/N	NOTES
KNOWN STATE CONSTRAINTS		
Confirmed Vernal Pools		
DEC River Corridors		
FEMA Floodways		
Significant Natural Communities & Rare, Threatened, & Endangered Species		
National Wilderness Areas		
Class 1 & 2 Wetlands		
<i>Locally or Regionally Identified Critical Resources</i>		
POSSIBLE STATE CONSTRAINTS		
Potential & Probable Vernal Pools		
(Prime) Agricultural Soils		
FEMA Special Flood Hazard Areas		
Protected Lands (State fee lands and private conservation lands)		
Act 250 Agricultural Soil Mitigation Areas		
Deer Wintering Areas (DWA)		
Highest Priority Interior Forest Blocks, Connectivity Blocks, Physical Landscape Blocks, Surface & Riparian Areas (ANR)		
Hydric Soils		
<i>Regionally or Locally Identified Resources</i>		
POSSIBLE REGIONAL CONSTRAINTS		
Elevations above 2500ft		
Slopes greater than 25% (excludes rooftop and associated with existing development- unless presents new concerns for landslides)		
Municipal Owned lands (excludes rooftop and associated with existing development)		
250ft Lake Shore Protection Buffers (excludes rooftop and hydroelectric facilities)		
LOCAL CONSTRAINTS		
<i>Inserted for each relevant town</i>		

TOTAL POSSIBLE CONSTRAINTS		
PREFERRED SITE TYPES	Y/N	NOTES
STATE PREFERRED SITES (types)		
Rooftops & Impervious Surfaces (e.g. Parking Lots)		
Gravel Pit, Quarry, or similar mineral resource extraction site (lawful and reclaimed)		
Brownfield sites		
Sanitary Landfills		
National Priorities List (e.g. Superfund Sites)		
<i>Identified in municipal plan or joint letter of support from municipality & RPC</i>		
REGIONAL SITING PREFERENCES		
Proximity to Use: density centers including designated downtowns, village centers, new town centers, growth centers, and neighborhood development areas; commercial & industrial areas; adjacent to large farms		
Schools, Libraries, Municipal buildings & facilities, and critical community spaces		
Solar Carports		
Location served by existing roads and energy infrastructure (e.g. 3-phase power) OR addresses existing infrastructure gap		
<i>Designated a preferred site in a Town Plan or by Town Leadership (as consistent with broader planning)</i>		
ADDITIONAL PREFERRED REGIONAL PROJECT CHARACTERISTICS		
Minimize vegetation impact especially forest clearing and fragmentation; plan screen trees & pollinator habitats		
Includes design/build techniques that reduce embedded carbon of project (e.g. alternatives to concrete pylons)		
Engage community in development process (early)		
Local off-taker and/or community benefit agreement		
LOCAL PREFERRED SITES		
<i>Inserted for each relevant town</i>		
TOTAL		

Additional Comments:

SUBSTANTIAL REGIONAL IMPACT

- **Does or does not unduly interfere with orderly development of region**
- Regional plan (Infrastructure, Energy Chapter, Enhanced Energy Plan Appendix, as well as Housing, Natural Resources, Transportation, depending on project specifics, etc.)
 - Pull to speak to above Y/N
 - Scale
 - Contribution towards regional goals:
 - Infrastructure goals e.g. incremental renewable energy generation target; part of affordable housing or other housing program; addresses energy equity or infrastructure issue, etc.
- **Outcome of rubric above**

Local Town Plan

- *Infrastructure Chapter, Energy Chapter, Enhanced Energy Plan, search for “preferred sites”, “local constraints”, etc.*
- *Other Chapters as relevant*

State of Vermont Agency of Commerce and Community Development
 Dept. of Housing and Community Development Grant Agreement with **Central Vermont Regional Planning Commission** 07110-RPC-2025-04

1.B. ACT 250 REVIEW. Review Act 250 major applications (or potential applications) in relation to the regional plan.

Needs Improvement: Less than 80% of major applications reviewed and commented upon by region, summary reporting table not completed.

✚ # of major applications in region	#	
✚ # of major applications reviewed and commented upon by RPC on-time to assist the District Commission	#	
✚ # of applications considered in conformance with the regional plan	#	
* % of Act 250 major applications that received review and comment	%	If zero major applications, put 100%
* % of reviewed applications considered in conformance with the regional plan	%	If zero major applications, put 100%
* Comments that were addressed during project application development, or in a permit decision, are summarized in the mid-term and final reports, providing extra detail about those involving substantive comment (complete reporting table below for all applications commented upon or issued a decision this fiscal year)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	If no, please explain
* RPC assisted the District Environmental Commission in determining a project's conformance with Act 250 requirements (24 V.S.A. § 4345a (13))	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	If no, please explain

ACT 250 REPORTING TABLE

Application Title	Criteria Addressed	Summarized Comments (if any)	Decision Issued? Yes/No/Pending	Comments Addressed? Yes/No	Explain (optional)

1.C. SECTION 248 REVIEW. Review Section 248 applications with hearings (or potential applications) in relation to the regional plan.

Results Based Accountability Symbol Key:

✚ = How much was done? * = How well was it done? ✚ = Is anyone better off?

State of Vermont Agency of Commerce and Community Development
 Dept. of Housing and Community Development Grant Agreement with **Central Vermont Regional Planning Commission** 07110-RPC-2025-04

Needs Improvement: Less than 80% of applications with hearings reviewed, summary not completed or not completed as part of the final report.

‡ # of applications with hearing in the region	#	
‡ # of applications with hearing reviewed on-time to assist the Public Utilities Commission	#	
‡ # of those applications considered consistent with the regional plan	#	
‡ # preferred site letters issued		
* % of applications with a hearing that received review and comment	%	If zero applications w/hearings, put 100%
* % of applications considered consistent with the regional plan	%	If zero applications w/hearings, put 100%
* Comments that were addressed during project application development or in permit decision are summarized in the mid-term and final reports, providing more detail about those involving substantive comment (complete reporting table below for all applications commented upon or issued a decision this fiscal year)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	If no, please explain
** RPC assisted the Public Utilities Commission in determining project conformance with Section 248 requirements 24 V.S.A. § 4345a (14)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	If no, please explain

SECTION 248/248a REPORTING TABLE

Application Title	Criteria Addressed	Summarized Comments	Decision Issued? Yes/No/Pending	Comments Addressed? Yes/No	Explain (optional)

2. MUNICIPAL PLANNING AND TECHNICAL ASSISTANCE

Results Based Accountability Symbol Key:

‡ = How much was done? * = How well was it done? ✖ = Is anyone better off?



Central Vermont Regional Planning Commission

PROJECT REVIEW COMMITTEE

SUMMARY SHEET

November 27, 2024 – January 24, 2025

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
Act 250 - New			
1	5W1243-5A (South Duxbury Associates LLC)	Duxbury	To amend permit 5W1243-5 for subdivision of the existing 7.8-acre lot, currently containing the previously approved light industrial building. Two residential duplex lots and one lot for the existing commercial business are proposed. The proposed lots have approved septic system by easement on the commercial lot and approved municipal water connection for water supply (WW-5-1303-1). Access to the two new lots comes off Main Street as required by Duxbury planning and zoning, with a planned 50' ROW across Lot 3 for access to Lot 2. The driveway, building footprints and site grading shown on the plans are conceptual in nature, for the purpose of gaining the WW permit and demonstrating reasonable safe access and building sites exist on the lots. No construction is proposed with this application to subdivide. 12/4/2024: application received. 12/24/2024: declared minor and draft Act 250 permit amendment issued, comment period until 1/14/2025. 1/15/2025: Act 250 permit amendment issued.
2	5W1626 Nick Gagne (Weston's Mobile Home Cooperative, Inc)	Berlin	Constructing and installing a total of 6 dry swales along Second, Third, and Weston Street. A subsurface infiltration chamber will also be installed on the east side of the property between Second and Third Street. 12/13/2024: application received. 12/18/2024: application incomplete.
3	JO 5-153 (City of Barre)	Barre City	Construction of a new 2,000 sf headwork building at the existing wastewater treatment facility to replace the original headworks. This project does not increase or expand the current capacity. 12/24/2024: Act 250 permit required.
4	5W1101-5 Ramsammy Andrew	Montpelier	The project proposes the subdivision of an existing 4.76-acre lot into two lots, totaling 2.15-acres and 2.61 acres

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
		(Vermont College of Fine Arts)		respectively. New Lot #1 will total 2.15 acres and encompass the existing College Hall building. New Lot #2 will total 2.61 acres as a recreational green. No construction is proposed with this application. 1/3/2025: application received. 1/8/2025: Act 250 administrative amendment issued.
5	5W0491-1D	Grace Offutt / Edmund Polubinski III / Donald Simonini	Fayston	The project involves a change in the boundary lines between the Simonini property and the Polubinski property. The purpose of this amendment is to seek approval to convey an additional ~1.76 acres, including both a small wedge of additional land in the northernmost corner of Area A and the road and accompanying land, which will have the effect of making all of the transferred land contiguous. With this additional acreage, the Polubinski property will now be expanded by a total of 11.52 acres as a result of the boundary line adjustments. 1/2/2025: application received. 1/9/2025: Act 250 administrative amendment issued.
6	5W1267-6	(Gristmill Properties, LLC)	Waterbury	To amend permit #5W1267-5B for construction of Building #3 on the existing previously approved site at 5430 Waterbury Stowe Road in Waterbury Center. The existing access drive and existing parking area will be utilized. A new connection to the existing septic system is approved for sewage disposal and a new drilled well is proposed for water supply. The building is proposed with 2, 1-bedroom apartments and space for 5 employees. WW permit, Stormwater discharge permit 9050, and Construction General Permit 9020 issued for Building #3 are included with this application. Please note that previously approved Building #2 complex has not been constructed (permit expired) and is shown on plans for reference only. 1/7/2025: application received.
7	5W1045-49	John Hammond (Sugarbush Mountain Resort Inc.)	Fayston	Sugarbush Resort seeks to replace the existing Tommy's Toy surface tow lift with a new covered surface carpet conveyor lift. The original lift was installed in 1988 and was rebuilt in 1995. The project is located at Sugarbush Mt. Ellen in Fayston, VT near the Mt. Ellen Lodge, the Green Mountain Express lift base terminal, and the Sunny Q lift base terminal. The project will provide an industry standard lift and a gently graded slope suitable for learning which is currently lacking at the Mt. Ellen base area. The replacement lift will be adjacent to the existing lift serving a similar amount of terrain. 1.07 acres of terrain will be regraded on the Easy Does It trail for the beginner learning area. Existing snowmaking pipe will also be relocated to accommodate the new lift alignment. Implementation is planned for the Spring

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
				and Summer 2025 construction season. 1/24/2025: application received.
Act 250 - Ongoing				
1	500023-24 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. Current status: findings; applicant will need to apply for an administrative amendment before beginning any construction.
2	5W0139-1	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. 11/15/2024: additional information provided. 11/15/2024: VTrans stated that VTrans Section 1111 State Highway Access and Work permit will expire 12/01/2024, so applicant will need to obtain new one before project can advance. 12/2/2024: Act 250 permit amendment issued.
3	5W0914-2 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. 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

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				1/24/2024, applicant filed an appeal before the Environmental Division of the Vermont Superior Court. Appeal is ongoing, motion for summary judgment filed by applicant/appellant 6/23/2024. 10/2/2024: case disposed. 10/29/2024: notice of appeal to [Vermont] Supreme Court. Current status: ongoing.
4	5R0891-23	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. Current status: incomplete.
5	5W0431-6A	Kamdon Thompson (State of Vermont Buildings and General Services)	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. 2/13/2024: application incomplete. Current status: incomplete.
6	5W0134-2	Stephen Gavosto (MRV Holdings LLC)	Waitsfield	The project will consist of constructing 2 self storage buildings on an existing 3.5+/- acre parcel. The parcel already has one 12,000sqft commercial building on it. One self storage structure will be approximately 3000sqft and the other will be 6800 sqft. The total footprint will be less than a 1/4 acre. The buildings will be standard mini storage constructed of steel—(or timber framed depending upon material costs at the time of construction; this was submitted with the Town Application) The buildings will be built along an existing road already on the property. There will be no utilities ran to the buildings. 3/25/2024: application received. Additional information/clarification requested 4/9/2024. Minor notice and draft Act 250 permit issued 5/9/2024. Comment period until 6/4/2024. 6/6/2024: comment period extended until 6/25/2024. 6/25/2024: ANR requested additional information from applicants regarding wetlands. Current status: pending (awaiting information).
7	5R0891-24	Pierre Gilbert (Industry Street Properties, LLC) / Adam Stone (Adam Stone Trucking, LLC)	Williamstown	The Town of Williamstown applied for federal funding for the dredging removal of 900' of accumulated sediment from within three sections of the stream that feeds the Stevens Branch. One 400' section runs adjacent to Lot 6 (Stone Lot) and the other 400' section runs adjacent to Lot 7 (Gilbert Lot). The project also involves sediment removal from within an additional

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				100' of the stream located at the intersection where the stream T's into the stream bordering Lot 7. The project is located in the Williamstown Industrial Park on Industry Street. The sediment was deposited as a result of the flooding events during July and December of 2023. The sediment removed would be piled up within the 25' riparian buffer to drain for 24 hours before being hauled off-site. Once the sediment is removed from the riparian buffer, new vegetation will be planted. Stone may also plant trees in the impacted area on his parcel. 7/29/2024: application received. 8/7/2024: application incomplete. Current status: pending (in review).
8	5W1489-1	Lisa Estler (Harwood Union Middle and High School)	Duxbury	Construction of subsurface infiltration chambers with a proprietary pre-treatment Isolator Row for stormwater management and an irrigation storage tank beneath the southern parking lot. The infiltration chamber system will convey treated outflow to a proposed stone channel with sand filtration that discharges to Lozelle Brook. Project involves 1.62 acres of disturbance. 8/6/2024: application received. 8/8/2024: application incomplete. 8/15/2024: declared minor and proposed Act 250 permit issued. Comment period until 9/4/2024. 9/4/2024: ANR requested extension of comment period; extension granted. 9/6/2024: ANR submitted comments. Current status: pending (awaiting information).
9	5W0564-5	Lisa Perreault (Barre Town Elementary and Middle School)	Barre Town	Construction of a bioretention system with a forebay and grass swale for stormwater management. Treated outflow flows north, under Websterville Road, to a Class II wetland. The project involves approximately 37,000 square feet of earth disturbance, including disturbance in or near the Class II wetland. Project plans show customary erosion prevention and sediment control measures, including silt fence, inlet protection, and a stabilized construction entrance. One row of apple trees and all but two trees in a row of evergreens would be removed for the project. 8/13/2024: application received. 8/20/2024: application incomplete. 10/29/2024: draft Act 250 permit issued. Comment period until 11/18/2024. 11/18/2024: ANR commented that project will require ANR Stormwater Permit. Current status: pending (awaiting information).
10	5W0491-1C	Brian Degen	Fayston	To incorporate recently issued WW permit (WW-5-9385-1) which approves home office space in the detached garage on Lot 1, and to approve the subdivision into Lot 1 of 9.1+/- acres and Lot 2 of 2.8+/- acres as approved in WW-5-4260, and shown on the Town of Fayston approved survey attached with this

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				application. Currently there is no plan to develop Lot 2, and this application is not intended to seek approval for construction of the driveway or building on Lot 2. It is understood that a subsequent application is required to approve construction on Lot 2. 8/19/2024: application received. 8/27/2024: application deemed complete. Administrative amendment not the appropriate application type for the project; applicants will need to submit full Act 250 permit application. 12/9/2024: draft Act 250 permit amendment issued, comment period until 12/30/2024. 1/6/2025: Act 250 permit amendment issued.
11	5W0721-18	(Lawson's Finest Liquids, LLC)	Waitsfield	Construction of a Dog Park with supporting fence and an elevated 25' x 30' hub platform on helical piers. Excavation of the upper soil profile of the existing lawn area to provide clearance for the supporting structural members. 9/30/2024: application received. 10/10/2024: application incomplete. 11/4/2024: additional information requested then provided. 12/5/2024: declared minor and draft Act 250 permit amendment issued (pending receipt of ANR wetland permit), comment period until 12/31/2024. Current status: pending (comment period).
12	5W1625	Denise Lavallee (Milestone Nature Center, LLC)	Barre Town	Design a trail system with 6-8 on existing lanes with mobile kiosks that provides a Nature Center that offers sensory experiences for people with Neurodiverse conditions. The lanes will be wheelchair accessible. Temporary/seasonal accommodations for restrooms will be utilized until potentially feasible permanent structures can be designed and built according to ADA compliance. 10/4/2024: application received. 10/10/2024: application incomplete.
13	5W0150-7	(The Battleground Condominium Owners' Association, Inc.)	Fayston	Applicant seeks approval for improvements to an existing non-municipal water supply treatment system, including construction of new 982 sf control building atop an existing structure to house new chemical feed pumps, controls, water meters, ion exchange system, plumbing and electrical equipment. 10/31/2024: application received. 11/4/2024: application incomplete. 11/11/2024: additional information provided. 11/27/2024: draft Act 250 permit amendment issued, comment period until 12/12/2024. 12/11/2024: VTrans commented that applicant will need S.1111 permit to pave access road. 12/16/2024 and 12/31/2024: ANR requests to extend comment period approved, deadline now 1/8/2025. 1/9/2025: Act 250 permit amendment issued.

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14	5W0944-1	Airport Rd LLC	Williamstown	Building self-storage units on property. 11/13/2024: application received. 11/26/2024: application incomplete.
Section 248 - New				
1	24-3295-AN 24-3723-PET	Vermont Electric Power Company, Inc. Vermont Transco LLC	Waterbury	10/29/2024: 45-day advance submission of Vermont Electric Power Company, Inc. and Vermont Transco LLC, pursuant to 30 V.S.A. § 248, for approval to replace one structure and remove one structure on the VELCO K24-5 transmission line in Waterbury, VT. 12/20/2024: petition filed.
Section 248 – Ongoing				
1	23-3361-AN	Berlin Williams Solar Project	Berlin	9/27/2023: 45-day advance notice of Berlin Williams Solar LLC for an up to 4.99 MW solar photovoltaic (“PV”) electric generating facility proposed off the end of Williams Road. Petition not filed. Advance notice for modified version of project filed 9/6/2024 (see 24-2862-AN).
2	23-2539-AN 23-4036-NMP	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 7/31/2023, preferred siting letter of support provided 9/5/23. Comments due 1/3/2024. On 1/3/2024 and 1/17/2024, neighbors filed requests for hearing. Evidentiary hearing held 6/27/2024. Petitioner and neighbors filed briefs on 7/19/2024 and reply briefs on 7/26/2024 related to neighbors’ aesthetic concerns. Certificate of Public Good issued 12/23/2024 pending approval of applicant’s revised aesthetic mitigation plan (due 1/7/2025).
3	24-0838-AN	Green Mountain Power	Waitsfield and Fayston	3/22/2024: 45-day advance submission of Green Mountain Power, pursuant to 30 V.S.A. § 248, for approval to upgrade Irasville #39 substation in Waitsfield and Fayston, VT. Petition not yet filed.
4	24-0907-AN 24-2975-PET	Bell Atlantic Mobile Systems of Allentown, Inc. and Cellco Partnership, each DBA Verizon Wireless	Waterbury	3/28/2024: 60-day advance submission of Bell Atlantic Mobile Systems of Allentown, Inc. and Cellco Partnership, pursuant to 30 V.S.A. § 248a(e), proposing to request a certificate of public good authorizing the installation of wireless telecommunications equipment at 91 State Drive in Waterbury, Vermont. 9/20/2024: petition filed.

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5	24-1849-AN 24-2504-NM	Comstock Road GLS-VT Solar, LLC	Berlin	<p>6/14/2024: 45-Day advance submission of Comstock Road GLS-VT Solar, LLC, pursuant to 30 V.S.A. § 8010, for a 500kW group net-metered solar array in Berlin, Vermont. CVRPC previously provided a preferred site letter of support on 1/12/2024.</p> <p>7/30/2024: net metering petition filed. 7/31/2024: petition deemed incomplete because preferred site letters of support from CVRPC and Town of Berlin were provided prior to filing 45-day advance notice; petitioner requested that the PUC alter the ruling that the petition was incomplete. 8/12/2024: PUC denied motion to alter incomplete ruling. 8/19/2024: petitioner filed motion to alter the order from 8/12/2024 on the basis that the rule requiring preferred site letters of support be issued after the filing of the 45-day advance notice came into effect on 3/1/2024 and that the preferred site letters of support were issued prior to that rule coming into effect. 8/29/2024: PUC denied motion to alter.</p> <p>12/4/2024: CVRPC issued new preferred site letter of support. 12/9/2024: application complete.</p>
6	24-1850-AN	Scott Hill Road GLS-VT Solar, LLC	Berlin	<p>6/14/2024: 45-Day advance submission of Scott Hill Road, GLS-VT Solar, LLC, pursuant to 30 V.S.A. § 8010, for a 500kW group net-metered solar array in Berlin, Vermont. Petition not yet filed.</p>
7	TBD	AEGIS Renewable Energy	Middlesex	<p>On 6/19/2024, solar developer AEGIS Renewable Energy contacted CVRPC to request a preferred site letter of support. AEGIS has not yet submitted any documents to the PUC or the Town of Middlesex. AEGIS will CC CVRPC on any material submissions to Middlesex Planning Commission's Energy Committee. AEGIS plans to request a Preferred Site Letter of Support from the Middlesex Planning Commission at the commission's 6/17/2024 meeting then from CVRPC following that meeting.</p> <p>Preferred site letter of support request not yet received.</p>
8	24-2807-AN	Encore Renewable Energy	Barre City	<p>8/28/2024: 45-day-advance submission of Encore Renewable Energy, pursuant to 30 V.S.A. § 248, to file a petition for a 5 MW battery storage facility in Barre, Vermont. Petition not yet filed.</p>

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
9	24-2862-AN 24-3485-PET	Berlin Williams Solar LLC	Berlin	9/6/2024: 45-day advance submission of Berlin Williams Solar LLC for a certificate of public good, pursuant to 30 V.S.A. § 248, to file a petition for a 2.50 MW solar array in Berlin, Vermont. (Located on a portion of the same site proposed on 9/27/2023 in 23-3361-AN). 11/22/2024: petition filed. 12/4/2024 and 12/5/2024: VT Department of Public Service and VT Agency of Natural Resources request hearing.
10	24-2988-AN	Bell Atlantic Mobile Systems of Allentown, Inc. and Cellco Partnership, each d/b/a Verizon Wireless	Marshfield	9/23/2024: 60-day advance notice of upcoming application for Certificate of Public Good to construct a telecommunications facility at an existing 78.73-acre parcel of land owned by Bradley Pilette and Lynn Sue Pilette at 2264 U.S. Route 2, Marshfield, VT. Public meeting with developer on 1/20/2025, next public meeting scheduled for 2/11/2025.
11	24-3078-AN	Novus Websterville Solar LLC	Barre Town	10/4/2024: 45-Day advance submission of Novus Websterville Solar LLC, pursuant to 30 V.S.A. § 8010, for a 500kW group net-metered solar array in Barre [Town], Vermont. Petition not yet filed.
12	24-3108-AN	Bell Atlantic Mobile Systems of Allentown, Inc. and Cellco Partnership, each d/b/a Verizon Wireless The Towers, LLC	Washington	10/9/2024: 60-day advance submission of Bell Atlantic Mobile Systems of Allentown, Inc. and Cellco Partnership and The Towers, LLC, pursuant to 30 V.S.A. § 248a(e), proposing to request a certificate of public good authorizing the installation of wireless telecommunications equipment at 97 Hart Hollow Road in Washington, Vermont. Public meeting tentatively scheduled for 2/11/2025, snow date 2/18/2025.
13	24-3498-AN	Town of Berlin and SunCommon	Berlin	11/25/2024: 45-day notice in advance of filing an Application for a Certificate of Public Good (CPG) for the construction of a 150.0 kWAC net-metered solar parking canopy array ("The Project") to be located at 108 Shed Rd. Berlin, VT 05602. Petition not yet filed.