



Project Review Committee

May 22, 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 Minutes (Action) |
| 4:10 pm | Updates on Recent Act 250, Section 248, and Section 248a
Applications (Potential Action)
- Waitsfield/Fayston GMP Substation Upgrade (Section 248)
- Marshfield Verizon Cell Tower (Section 248a) |
| 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

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

April 29, 2025 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: Christian Meyer, Will Pitkin (in person)

2 Public: Bob Atchinson

3

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

5

6 Public comment

7 None

8

9 Adjustments to the Agenda

10 None

11

12 Approval of Minutes

13 J. Brabant noted that minutes should state the time that the meeting adjourned. W. Arrand moved to
14 approve the March 27, 2025 meeting's draft minutes, R. Wernecke seconded, all in favor, motion
15 carried.

16

17 Updates on Recent Act 250, Section 248, and Section 248a Applications

18

19 RK Miles Berlin (Act 250)

20

21 W. Pitkin summarized RK Miles' Act 250 application for a proposed new retail facility in Berlin and an
22 analysis of whether the proposal conforms with the Regional Plan. J. Brabant stated that the proposal
23 appears to conform with the Regional Plan and noted that the roads in the proposed site would be more
24 able to accommodate the heavy truck traffic. R. Wernecke noted that he is also a member of the Berlin
25 Design Review Board and that they had found the proposal to be in conformance with the Berlin Town
26 Plan.

27

28 J. Brabant asked what Regional Plan language the applicant cited in its assertion that the proposal
29 conformed with the Regional Plan and how staff ensure that the applicants cite the relevant sections.
30 Staff discussed the permit application review process and noted that the current Regional Plan does not
31 lend itself to clear, concise quotes but that staff are writing the upcoming Regional Plan to be easier to

1 navigate when checking for conformance.

2
3 Discussion turned to how applicants navigate the various supporting permits that are part of an Act 250
4 permit application and the increased difficulty since the Agency of Natural Resources reduced or
5 eliminated its permit specialist positions.

6
7 W. Pitkin asked, for projects like this that reuse previously developed sites, whether the numerical
8 thresholds in the substantial regional impact guidelines in the recently adopted Project Review
9 Committee Rules of Process should refer to the total footprint of the development or just the new
10 additions beyond the previous footprint. The committee felt that only new additions beyond the original
11 footprint should be considered toward determining substantial regional impact, at least in applications
12 such as this one where the proposed reuse is similar to the previous use. The committee discussed
13 examples of when changes in use of an existing facility could cause substantial regional impacts.

14
15 Committee members generally agreed that the proposal did not have substantial regional impact and
16 was in conformance with the Regional Plan. J. Brabant moved to direct staff to submit comments to the
17 District Environmental Commission that the proposal did not have substantial regional impact and was
18 in conformance with the Regional Plan, R. Wernecke seconded, all in favor, motion carried.

19
20 **Update: Washington Cell Tower (Section 248a)**

21
22 The committee discussed the Verizon affiliate's new advance notice filing – still not an official petition –
23 for the cell tower in Washington. The advance notice application stated that it was the same as the
24 previous application but with more detail in response to public questions. W. Pitkin summarized the
25 potential actions that the committee may take at this point then the committee discussed whether the
26 applicant had answered the committee's and public's questions.

27
28 CVRPC Project Review Committee submitted a letter to the applicant in December 2024, CC the Public
29 Utility Commission, with questions related to the risk of groundwater contamination from a diesel
30 backup generator proposed in a mapped groundwater source protection area (specifically, could the
31 applicant use a propane-fueled generator instead) and the potential for co-location on existing towers.
32 In response to that December 2024 letter, the applicant stated that the questions would be answered at
33 an upcoming public meeting in the Town of Washington.

34
35 Committee members and staff who attended the Washington public meeting discussed whether the
36 applicant had provided sufficient answers to the committee's questions. Attendees generally agreed
37 that the applicant did not, plus numerous Washington residents stated at that meeting that they had
38 some cell and internet service in Washington until one day several years ago when service suddenly
39 stopped. Washington residents at that public meeting asked why service suddenly stopped – not, as the
40 applicant's representatives at the meeting speculated, gradually diminish over time – and committee
41 members and staff who attended that meeting felt that the applicant did not sufficiently explain what
42 happened.

43
44 Regarding potential groundwater contamination by a backup generator, the new advance notice filing
45 provided more detail on spill containment measures but still proposed a diesel-fueled generator, not
46 propane-fueled as the committee's December 2024 letter to the applicant suggested. J. Brabant noted
47 that the proposed spill containment measures described in the new filing were required by the Agency

1 of Natural Resources and did not exceed minimum requirements. A. Peal asked whether the applicant
2 will also need to get a permit from ANR to build in a groundwater source protection area.

3
4 Regarding potential co-location on existing towers, committee and staff felt that the applicant had not
5 sufficiently answered the committee's and public's questions in the new advance notice filing or at the
6 public meeting in Washington.

7
8 The new advance notice filing includes maps of service areas with the proposed new tower vs. current
9 service areas; however, it does not show service areas on any existing towers. Given Washington
10 residents' claims at the public meeting that they had some cell service in the town until it suddenly
11 disappeared, a possible explanation is that Verizon or its affiliates previously co-located their equipment
12 on an existing tower nearby. The committee would like to know whether that is what happened and, if
13 so, on which tower and why did the applicant cease using that tower? The committee agreed that
14 coverage maps of the proposed equipment co-located on existing towers, especially any nearby towers
15 that may have been previously used by the applicant or its affiliates, are necessary to understand the
16 potential for co-location.

17
18 The applicant's representatives at the Washington public meeting stated that no existing towers could
19 provide the same level of service to Washington as the proposed tower next to the village center. This
20 statement avoids the question of whether adequate service could be provided on an existing tower; of
21 course, service will be better in the village if there is a tower right next to the village, but there was
22 previously service that many Washington residents felt was good enough. The committee wanted more
23 information on why, according to residents, previous service stopped several years ago. The committee
24 and staff stated the question of what tower Verizon or its affiliates previously used to provide service to
25 Washington was critical to understanding whether the applicant could co-locate its equipment on an
26 existing tower.

27
28 P. Carbee moved to direct staff to send another letter to the applicant to seek clarification on the above
29 issues, J. Brabant seconded, all in favor, motion carried. : groundwater contamination risk and the
30 potential to use a propane-fueled backup generator instead of the proposed diesel-fueled generator,
31 potential for co-location on existing towers, and why did Verizon service in Washington reportedly stop
32 suddenly several years ago – could the applicant use an existing tower that previously provided service
33 to Washington instead of building a new tower?

34 35 **Substantial Regional Impact Definition – When Should Regional Plan Take Precedence over Municipal** 36 **Plans?**

37
38 The committee discussed the intent of a possible substantial regional impact definition in the regional
39 plan. L. Cattaneo suggested that the definition include a criterion related to development's impact on
40 quality of life in neighboring municipalities. A. Peal suggested that the identity or character of
41 neighboring municipalities should also factor into the definition.

42
43 J. Brabant and W. Arrand addressed the possibility of CVRPC playing an increased role in reviewing
44 municipal permit applications due to Act 250 exemptions.

1 L. Cattaneo suggested adding a criterion about when development would be incompatible with land use
2 in neighboring municipality(ies) and suggested that all criteria say “municipality(ies)” instead of
3 “municipalities.”

4
5 A. Peal suggested adding a criterion about increasing risk of flooding or other hazards in adjacent
6 municipality(ies).

7
8 J. Brabant suggested adding a criterion about noise/sound pollution.

9
10 A. Peal suggested adding a criterion about light pollution.

11
12 **Adjournment**

13
14 *R. Wernecke moved to adjourn, J. Brabant seconded, all in favor, motion carried. Meeting adjourned at*
15 *5:42pm.*

16
17 *Minutes taken by W. Pitkin.*



MEMO

Date: May 22, 2025
To: Project Review Committee
From: Will Pitkin, Planner
Re: Updates on Recent Act 250, Section 248, and Section 248a Permit Applications
Investigation of Resilience of VT's Electric Grid
Investigation of Thermal Energy Exchange Networks

Updates on Recent Act 250, Section 248, and Section 248a Permit Applications

The two projects that exceed the potential substantial regional impact thresholds are both second advance notice filings for projects that the committee already reviewed in 2024 after their original advance notice filings. Neither project has had significant changes since the original advance notice filing.

- ☐ **ACTION REQUESTED:** Review the below Section 248 advance notice filing for substantial regional impact and conformance with the regional plan. Possibly direct staff to contact the applicant with initial feedback and/or to request further information.

Update: Waitsfield/Fayston GMP Substation Upgrade (Section 248)

25-0899-AN	Green Mountain Power	Waitsfield and Fayston	45-day advance submission of Green Mountain Power for a certificate of public good, pursuant to 30 V.S.A. § 248, authorizing to upgrade the Irasville #39 Substation in towns of Fayston, Waitsfield, and Warren. This is the second advance notice filed for this project at this location (see 24-0838-AN). There have been no changes in the design since the previous advance notice filing; however, the construction schedule has changed since the previous filing. 5/6/2025: advance notice filed.
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Please find attached the full analysis of this project in a separate memo that Sam prepared.

- ☐ **ACTION REQUESTED:** Review the below Section 248a advance notice filing for substantial regional impact and conformance with the regional plan. Possibly direct staff to contact the applicants with initial feedback and/or to request further information.

Update: Marshfield Cell Tower (Section 248a)

25-0925-AN	Bell Atlantic Mobile Systems of Allentown, Inc. and Cellco Partnership, each d/b/a Verizon Wireless	Marshfield	60-day advance submission of Bell Atlantic Mobile Systems LLC 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 2264 U.S. Route 2 in Marshfield, Vermont. This is the second advance notice filed for this project at this location (see 24-2988-AN). There have been no changes in the design since the previous advance notice filing; however, this application corrects an error in estimated total ground disturbance. 5/8/2025: advance notice filed.
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There are no known or possible constraints on the project site, according to the Act 174 Energy Planning Tab of the ACCD Planning Atlas. The tower would be located on an existing logging road and would include space for other providers to potentially colocate their equipment in the future.

The applicants held a public meeting in Marshfield in February 2025, and some Marshfield residents expressed concern with the proposed tower's proximity to Marshfield's village: approximately 0.5 miles. The meeting was generally amicable, and other concerns included that the service dead zones around Marshfield are located more to the north and east of the village, but this proposed tower would be sited to the west of the village, plus potential health concerns (which the PUC is legally prohibited from considering in reviewing telecommunication tower permit applications).

- ☐ **DISCUSSION:** Update on the Investigation of Resilience of VT's Electric Grid.

[25-0339-PET Department of Public Service request for investigation of resilience of VT's electric grid](#)

Filed 2/24/25

This proceeding focuses on convening Vermont's electric distribution utilities and other affected entities to investigate the development of a common framework for defining, valuing, measuring, and planning for the resilience of Vermont's electric grid. The first workshop was held May 15th, 2025 and included a review of resilience planning and implementation efforts in other relevant states and initial discussion of the scope of the proceedings and summer

working group process. Participants include the public service department with support from Berkeley National Labs & UT Austin, distribution utilities, VELCO (transmission utility), Efficiency VT, ANR, VEM, and RPCs. Staff attended the first workshop and will continue participating in the working groups along with other RPC representatives. For recommendations of additional participants, more information and/or background contact see case details at link above and/or contact Sam.

- ☐ **DISCUSSION:** Update on the Investigation of Thermal Energy Exchange Networks.
- ☐ **POSSIBLE ACTION:** Direct staff to submit comments (deadline June 16th, 2025)

[24-3460-INV Public Utility Commission investigation into thermal energy exchange networks pursuant to Act 142 of 2024](#)

On November 19, 2024 the Vermont Public Utility Commission opened an investigation to inform its thermal energy exchange network report required by Section 17 of Act 142 (Note, it also enables municipalities to own and operate Thermal Energy Networks (TENs, [learn more](#))). On April 23, 2025 the PUC posted a Request for Information regarding siting authority, financing and rate regulation, statutory definitions and language due, with an extension, June 16th, 2025. Staff is reviewing comments submitted by the Public Service Department, VGS, and others currently. Thermal Energy Networks are one of several mechanisms identified in the drafted Regional Plan Energy Chapter Update that can reduce our thermal demand (before electrifying) which can reduced the need for costly grid investment and additional renewable energy generation; furthermore, thermal energy networks can have peak shaving functions, lower the cost of required backup systems, and incorporate wasteheat recovery from existing infrastructure.



MEMO

Date: May 22, 2025

To: Project Review Committee

From: Sam Lash, Climate & Energy Planner

Re: Initial Project Review: Irasville Substation Upgrade

☐ **ACTION REQUESTED:** Review Green Mountain Power Advanced Notice for a Certificate of Public Good pursuant to 30 V.S.A. § 248, authorizing upgrades to the Irasville #39 Substation located at 236 Carroll Road in the Towns of Waitsfield and Fayston

Summary

At this time staff suggests that staff be instructed to reach out to GMP for the Natural Resources Assessment Report as the project cannot be fully evaluated in terms without it (or wait and review the full petition once filed). Initial staff review indicates that this project does not overlap with known constraints, partially overlaps with the possible constraints agricultural soil and hydric soil, and, while not a known or partial constraint, does overlap with class III wetlands- staff expect impact to these to be addressed directly in the filed petition. Once this is verified in the filed petition, it is likely this project will be in compliance with the regional plan (see initial review below).

This review is based on the information currently available.

Outline

This memo includes the following initial review:

1. Basic Information about the project (based on 45-day Advanced Notice, petition has not been filed)
2. Consideration of whether the project meets CVRPC's current definition of substantial regional impact
3. Consideration of conformance of the project with CVRPC's regional plan

1. Basic Project and Petition Information

Project Basics:

This project involves the is needed to upgrade equipment to increase the reliability and safety of service for customers in the towns of Fayston, Waitsfield, and Warren.

- In March 2024, GMP provided an initial advance notice for this project; the planned construction schedule has shifted and thus they are issuing a second advanced notice.
- They plan to file the petition with the PUC on or around June 20th, 2025.
- Project Overview and related information is provided in accordance with Commission Rule 5.402 and 30 V.S.A. § 248:



Overall Description of Project & Project Need:

The upgrades replace equipment at the end of its useful life, and improves substation reliability and safety. The existing stations serves approximately 3,450 customers via 3 circuits (39G1, 39G2, and 39G3) at 12.47kV.

- Updated substation yard including a new fence, security system, lights, animal fence, surface material, oil containment system, and ground grid.
- Upgrade existing 34.5kV and 15kV equipment. Equipment Upgrades include:
 - 4 new 34.5kV transmission breaker to replace&upgrade existing transmission motor operated load break switches to improve the reliability by sectionalizing an approximately 30-mile transmission line between Middlesex and Montpelier;
 - A new 15/28 MVA 34.5 kV/12.47kV transformer, replacing the 57 year old 7.5/10.5MVA transformer. The larger unit will allow for improved backup capacity for the Madbush #38 Substation.
 - 3 15kV distribution breakers to replace existing 15kV circuitry reclosers to address asset management.
 - Larger circuit regulators: 9 328-amp regulators replaced with 546-amp circuit regulators to enhance feeder backup capability for customers and reduce outage times. Furthermore, this provides additional capability for distributed energy resource (DERs) interconnections and increased electrification.
- Communication and relay control equipment, a battery bank, control building.

Several alternatives were considered, these options were considered to optimize system reliability, asset management, and improved feeder backup capabilities for the Madbush #18 Substation while also providing the least cost solution. These project upgrades were no driven by capacity therefor a reduction in load levels (energy use) nor the installation of distribution generation could have entirely or partially deferred this project.

Project Impact:

Exhibit 1 shows existing substation, Exhibit 2 shows site plan for construction.

- While on existing site, the plan is to expand the substation to the north and east. The existing substation will increase from 3,748 sqft to 12,101 sqft.
- This includes the construction of an access road to access transmission poles to the north of the substation.
- GMP has contracted with VHB Inc. to inventory and assess natural resource features in the Project area in consultation with ANR- (report will be available with filing).
 - A preliminary review of known and possible constraints, shows that the project area does not overlap with state known constraints and overlaps partially with the possible constraints agricultural soil and hydric soils. Furthermore, staff flags that while not a known or possible constraint, there are class III wetlands in the project area and expect the filed project to include steps to mitigate impacts to



these in the Natural Resources Impact Assessment. This should be verified once petition filled.

- GMP has contracted Northeast Archaeological Resource Center (Farmington, ME) who has completed their assessment of the site and concluded there will be no adverse effect on significant archaeological sites. (report available with filing)
- Materials will be transported to the construction site by truck over Route 100 and Carroll Road in Waitsfield. Traffic impacts limited to period of construction.



Approximate project area outlined in blue, according to current information in the Act 174 Energy Planning Tab of the ACCD Planning Atlas (used for initial review), **the proposed project area has no known constraints** (there are proximate Class I and II wetlands, shown in greens, although not in the proposed project layer). The project area does overlap with several possible constraints, including agricultural soil and a strip of hydric soils along the eastern edge of the project area. The project is proximate to RK Miles a large parking lot, as well as commercial and residential properties, along with a solar array to the north adjacent to the existing powerline corridor. Exhibit 2 in the 45-advanced day notice indicates the presence of class III wetland in the project area, staff expect potential impacts to be mitigated in the Natural Resource Impact Assessment included in the petition.

Staff expects potential/planned outages during construction to be detailed in the petition once filed.

2. Substantial Regional Impact:

The current approved definition 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. 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.*

By this definition, the project is not found to have substantial regional impact- while it has impact in several towns, it is consistent with the current use and character of the area and does not have substantial and ongoing impact. The Aesthetics Review of the project is expected to go into significant detail concerning the project in reference to both the Waitsfield and Fayston Town Plans and CVRPC's Regional Plan in its determination that the project will not unduly interfere with the orderly development of the region. This should be verified upon petition filing.

3. Conformance with the Regional Plan:

CVRPC's Regional Plan identifies the need for increased resilience of our electric grid, updated infrastructure to support future renewable energy generation interconnection, etc. This should be further evaluated once the petition is filed. At this time, given that this project addressing equipment and grid needs at an existing substation and the lack of constraints, staff note this project is likely to be in conformance with the regional plan once filed.

Next steps would be for staff to reach out to GMP for the Natural Resources Assessment/Report and/or review fully once petition is filed. CVRPC would also reserve the right to review and comment on materials submitted as the Section 248 review process continue.

As a reminder, the RPC may:

- convene a public hearing on the proposed petition per 30 V.S.A. § 248(f)(1)(A);
- submit recommendations to the petitioner within 40 days of the petitioner's submittal to the planning commissions, which is June 16th, 2025 for this Project, per § 248(f)(1)(C);
 - The petitioner's application to the commission must address any written comments provided to the petitioner in response to the 45-day advance submission that are related to the Section 248(b) criteria and any oral comments related to those criteria made at a public hearing.
- Submit recommendations to the Commission once the petition is filed per § 248(f)(1)(D) **(our typical action)**



PROJECT REVIEW COMMITTEE

SUMMARY SHEET

April 25, 2025 – May 21, 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	5W0147-30	(Mavis LLC)	Waitsfield	To subdivide the 25 +/- acre lot owned by Mavis LLC at Mad River Park. 15 +/- acre Lot A is proposed with a 14 unit clustered residential duplex project and 10+/- acres will remain as lands in Mad River Park. The project consists of a naturally screened 2.5+/- acre development envelope, with 13+/- acres of open space/natural area surrounding the project site. The proposed housing development will utilize on-site drilled wells for water supply and an existing previously approved septic system that contains capacity for the project, located by easement on Remaining lands. The project is proposed with on-site stormwater disposal via an approved State of VT Stormwater discharge permit (9050), as well as a Construction General Permit (9020). The site has been reviewed and approved by local zoning and emergency services. 5/8/2025: application received. 5/16/2025: application incomplete.
2	JO 5-168	(Westview Condominium Association Corp.)	Barre City	The project is the repair of slopes adjacent to the existing condominium buildings which failed during the 2023 extreme storm event. The repairs include the removal of soils under the western parking area and replacement with engineered aggregate, and drainage improvements to the east side of the site. All disturbed areas will be restored to their existing condition with the exception of the drainage improvements, which will not increase or relocate stormwater discharge from the site, and a small area of tree clearing. 5/8/2025: Act 250 permit not required.
3	5W0286-10	Matt Clark (Matt Clark's Northern Basement Systems)	Berlin	The project consists of the construction of a new 29,500 SF warehouse/garage and office building for Matt Clark's Northern Basement Systems with associated drives, parking, loading areas, landscaping, site lighting,

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
				and stormwater treatment. The building will be served by connections to the Town of Berlin municipal water and wastewater systems. 5/9/2025: application received.
4	5W0542-7A	Chris Knortz	Warren	This permit amendment specifically authorizes relocation of the curb cut for the previously approved driveway serving Lot 3, as depicted in the approved plan (the "Project"). The Project is located off Cider Mountain Road in Warren, Vermont. 5/9/2025: application received. 5/20/2025: Act 250 administrative amendment issued.
5	5W0584-21	Jason Lazar (Berlin Mall LLC c/o Heidenberg Properties) / Town Administrator Ture Nelson (Town of Berlin)	Berlin	The project is proposed at the Central Vermont Marketplace (formerly Berlin Mall). The overall project involves the redevelopment and realignment of Berlin Mall Road (proposed to be called Gateway Avenue) and the creation of a new road (to be called Eclipse Circle) which will access Gateway Avenue in two locations to serve two proposed commercial uses on Lots A & F as well as the recently constructed affordable housing building on Lot C. The project is proposed to be split into two Act 250 permits. This application will focus solely on the Gateway Avenue roadway, infrastructure, and stormwater utilities. The Town of Berlin is a co-applicant as it owns involved lands and the road is proposed to be public. This application falls under the municipal category and we are requesting that it be treated as a minor application. 5/16/2025: application received.
6	5W0584-22	Jason Lazar (Berlin Mall LLC c/o Heidenberg Properties) / Town Administrator Ture Nelson (Town of Berlin)	Berlin	The project proposed is the 2nd of two applications at the Central Vermont Marketplace. The first application was for the main roadway (Berlin Mall Road - to be renamed Gateway Avenue) and utilities within the ROW. This will be a Town owned road and is hence considered a municipal project. This application is for the construction of a new road (Eclipse Circle) as well as the construction on two commercial Lots (Lots A and F). Lot A proposes a Starbucks coffee shop with a drive-thru component and Lot F proposes a Chipotle with an order ahead and pickup model. A boundary line adjustment between the two subject parcels as well as a subdivision to create Lots A and F are also a part of the project, and have been approved via the WW permit (WW-5-1290-5). This application also proposes a master plan to delineate potential future developable area on Outlots D and G as well as changes to the existing pylon signs at the the Fisher Road and VT Route 62 entrances. 5/21/2025: application received.

APPLICATION	APPLICANT	MUNICIPALITY	PROJECT SUMMARY
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	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 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.
3	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.
4	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.

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
				Current status: incomplete.
5	5W0134-2	Stephen Gavosto (MRV Holdings LLC)	Waitsfield	<p>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.</p> <p>Current status: pending (awaiting information).</p>
6	5R0891-24	Pierre Gilbert (Industry Street Properties, LLC) / Adam Stone (Adam Stone Trucking, LLC)	Williamstown	<p>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 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.</p> <p>Current status: pending (in review).</p>
7	5W0944-1	Airport Rd LLC	Williamstown	<p>Building self-storage units on property. 11/13/2024: application received. 11/26/2024: application incomplete. 4/3/2025: declared minor and draft Act 250 permit amendment issued. Comment period until 4/28/2025. 4/29/2025: Act 250 permit amendment issued.</p>

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
8	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. 4/10/2025: additional materials submitted. Current status: incomplete.
9	5W1101-6	(College Street Holdings, LLC) / (31-45 College Street Condo Association)	Montpelier	The project consists of the interior renovation of Bishop Hatch Hall on the basement and first floor levels. The exiting building contains asbestos containing materials and lead, and abatement of the hazardous materials will occur prior to renovation. This abatement includes flooring, insulation, and caulking on brick moulding at windows. The interior space will be renovated providing new classrooms, offices, ADA compliant restrooms, and additional utility spaces. Necessary mechanical, electrical, plumbing, and fire prevention changes will accompany the renovation, including updates to the water service, ventilation system, lighting and a new sprinkler system. Exterior improvements will be limited to installation of mechanical louvers in the least visible existing window openings. Modification to the existing Level 1 entrance will be done to make it ADA compliant. All existing wood detailing will be replicated in kind. 1/31/2025: application received. 2/7/2025: application incomplete. 2/10/2025: additional materials submitted. 4/24/2025: additional materials submitted. 5/5/2025: minor notice and draft Act 250 permit amendment issued. Comment period until 5/27/2025.
10	5W1627	John and Pam Benoit (Benoit Properties, Inc.)	Barre Town	The property is a 53-acre parcel containing a large barn structure, which Applicants seek to convert into a wedding and special events venue. The remainder of the property is leased for growing agricultural crops. The project involves the change in use of the existing barn into a community/recreational facility with associated parking area. The parking area, which is already located near the barn, will be expanded, and driveway access will utilize the existing curb cut. The barn has been repaired and renovated to include replacement of all windows (with double-pane) and doors (with insulated energy efficient), placement of insulation in the walls, a new standing seam roof and paint on the exterior. The current application proposes that the Barn will only be used up to 28 days per year. The application seeks approval to operate year-round with the following hours of operation: Sunday – Thursday (11am-7pm); Friday – Saturday (11am-11pm) with no amplified music after 10pm.

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				1/31/2025: application received. 2/11/2025: application incomplete. 3/25/2025: additional materials submitted. Current status: incomplete.
11	5W0162-7	Christopher Joyce	Fayston	This project involves the proposed construction of a single-family house, a detached accessory dwelling unit, and associated sitework, including new driveway, wastewater system, and water well. The subject parcel is 64.5 acres in size and is currently undeveloped. 2/25/2025: application received. 3/10/2025: application incomplete. 3/26/2025 and 3/27/2025: additional materials submitted. 4/23/2025: minor notice and draft Act 250 permit amendment issued. Comment period until 5/13/2025. Current status pending (awaiting information).
12	5W1414-B	Jason Zipprich	Waterbury	The project involves shifting the well and house site as approved in the attached wastewater permit. All other aspects of the project will remain the same as originally permitted. 3/5/2025: application received. 5/12/2025: Act 250 administrative amendment issued.
13	5W1238-3	O'Reilly Auto Parts (Shaw's Supermarket Bldg.-Berlin)	Berlin	Proposed municipal water connection, new sidewalk, and related operational stormwater management practices and related site improvements with the associated occupancy of O'Reilly Auto Parts in the vacant commercial space adjacent to Shaw's Supermarket. 3/24/2025: application received. 4/11/2025: application incomplete. 5/14/2025: additional materials submitted. Current status: pending (major/minor determination)
14	5W0382-4	Jonathan Deerfield (Jdeerfield LLC)	Duxbury	The project is generally described as the proposed subdivision of an existing 11.64 acres tract into three lots. Lot 1 comprised of 5.02 acre with an existing 3-bedroom single-family residence and a 4-employee woodworking shop/business (approved under LUP 5W0382). Lot 2, comprised of 4.52 acres, proposed for the construction of a 3-bedroom single family residence with detached garage, and Lot 3, comprised of 2.10 acres, will be developed in the future with a single-family residence. (No construction on Lot 3 is proposed or authorized herein.) The project tract is located at 183 Crossett Hill Road in Duxbury. 3/31/2025: application received. 4/4/2025: declared minor and draft Act 250 permit amendment issued. Comment period until 4/29/2025. 4/16/2025: VTrans commented that it would not recommend payment of a transportation impact fee. 5/1/2025: Act 250 permit amendment issued.
15	5W0857-4	(Wildersburg Homeowners	Barre Town	Wildersburg Common residential subdivision is located in the Town of Barre. This site is on the Vermont Department of Environmental Conservation's list of

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
		Association, Inc.) / (Town of Barre)		Three-Acre Properties that require a Stormwater General Permit (3-9050). The site consists of paved roads, roofs, and driveways totaling 4.86 acres of impervious surface. This project is for the construction of six non-infiltrating subsurface chamber systems for stormwater treatment. The Town owns and maintains Wildersburg Common Road and is the only listed permittee on the site's stormwater permit (#3252-9050.1). The Wildersburg Homeowner's Association owns and maintains the residential units and driveways within the parcel. 4/3/2025: application received. Current status: pending (major/minor determination)
16	5W0441-2D	(FHS Holdings, LLC)	Berlin	The project is the proposed redevelopment of two existing lots located in Berlin. The project involves the renovation and expansion of the existing buildings on the property as well as the construction of several new storage buildings. The property is proposed to be used as a building material supply sales facility. The project also includes redeveloped access, circulation, and parking for deliveries, employees, and customers. The 222 Granger Road building is proposed to be expanded and become the main retail building for the development, with hardware sales, display areas, employee areas, and point of sale. The 21 Industrial Lane building is proposed to become a cold storage building for insulation and drywall. A new cold storage building is proposed for millwork, labeled as "Millwork Building" on the plans. Three new semi-enclosed storage buildings are also proposed for general building material storage, labeled as either "Storage Shed" or "Drive-Thru Storage" on the plans. 4/8/2025: application received. 5/5/2025: additional materials submitted. 5/13/2025: CVRPC commented that the project does not have substantial regional impact and does conform with the regional plan. 5/20/2025: declared minor and draft Act 250 permit amendment issued. Comment period until 6/9/2025.
17	5W1111-5	(Sugarbush Mountain Resort Inc.)	Warren	The Clay Brook Flow Augmentation System is proposed to restore streamflows in Clay Brook per a Memorandum of Agreement with ANR (Exhibit 011) and Permit 5W1045-15D (Conditions 51, 52, 53). It will use water from Sugarbush's snowmaking system to provide water to Clay Brook when the drinking water withdrawal is operating, and Clay Brook flows are at/below seasonal conservation flows. The proposed system will be automated and will use input from the drinking water plant to determine the flow of Clay Brook and when withdrawal of water is needed. The design will use a nearby snowmaking valve house. When

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
				<p>the flow augmentation system is operating a six-inch diameter pipe will transport water from the snowmaking system to a 70-foot long, 12 foot-wide, 2-foot deep flow equalization channel lined with 12-inch thick VAOT Type I stone fill. Water will flow through the channel to an existing culvert at the end of the channel that will release water to Clay Brook. 4/24/2025: application received.</p> <p>Current status: pending (major/minor determination)</p>
Section 248 – New				
1	25-0899-AN	Green Mountain Power	Waitsfield and Fayston	<p>45-day advance submission of Green Mountain Power for a certificate of public good, pursuant to 30 V.S.A. § 248, authorizing to upgrade the Irasville #39 Substation in towns of Fayston, Waitsfield, and Warren. This is the second advance notice filed for this project at this location (see 24-0838-AN). There have been no changes in the design since the previous advance notice filing; however, the construction schedule has changed since the previous filing.</p> <p>5/6/2025: advance notice filed.</p>
Section 248 – Ongoing				
1	24-2862-AN24-3485-PET	Berlin Williams Solar LLC	Berlin	<p>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).</p> <p>9/6/2024: advance notice filed. 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. 1/17/2025: first round of discovery questions filed, mostly related 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. 1/31/2025: petitioner responded to first round of discovery – responses not publicly available. 2/20/2025: Notice of Intervention filed by Agency of Agriculture, Food & Markets. 2/21/2025: deadline for second round of discovery questions, responses due by 3/3/2025. 3/5/2025: petitioner and intervenor reached memorandum of understanding and settlement.</p> <p>Current status: ongoing.</p>

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
2	24-0838-AN	Green Mountain Power	Waitsfield and Fayston	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. 3/22/2024: advance notice filed. Second advance notice filed 5/6/2025 with revised construction schedule (see 25-0899-AN).
3	24-1850-AN	Scott Hill Road GLS-VT Solar, LLC	Berlin	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. 6/14/2024: advance notice filed. Petition not yet filed.
4	TBD	AEGIS Renewable Energy	Middlesex	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. Preferred site letter of support request not yet received.
5	24-2807-AN	Encore Renewable Energy	Barre City	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. 8/28/2024: advance notice filed. Petition not yet filed.
7	24-3078-AN 24-3718-NM	Novus Websterville Solar LLC	Barre Town	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. 10/4/2024: advance notice filed. 12/20/2024: net-metering petition filed. 12/31/2024: application complete. (Preferred site letter of support not requested from CVRPC because project is located on a state preferred site: former granite quarry, now brownfields site.) 4/17/2025: Certificate of Public Good issued pending compliance filings.
8	24-3498-AN 25-0318-NM	Town of Berlin and SunCommon	Berlin	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. 11/25/2024: advance notice filed. 2/18/2025: petition filed. 4/3/2025: application incomplete. Current status: under review.

APPLICATION	APPLICANT	MUNICIPALITY	PROJECT SUMMARY
Section 248a – New			
1	25-0925-AN	Bell Atlantic Mobile Systems of Allentown, Inc. and Cellco Partnership, each d/b/a Verizon Wireless	Marshfield
60-day advance submission of Bell Atlantic Mobile Systems LLC 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 2264 U.S. Route 2 in Marshfield, Vermont. This is the second advance notice filed for this project at this location (see 24-2988-AN). There have been no changes in the design since the previous advance notice filing; however, this application corrects an error in estimated total ground disturbance. 5/8/2025: advance notice filed.			
Section 248a – Ongoing			
1	24-3108-AN	Bell Atlantic Mobile Systems of Allentown, Inc. and Cellco Partnership, each d/b/a Verizon Wireless The Towers, LLC	Washington
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. 10/9/2024: advance noticed filed. 12/5/2024: CVRPC Project Review Committee submitted memo to CVRPC Board of Commissioners (CC applicants and the PUC) requesting further information on the project. 2/11/2025: public meeting with developer. Second advance notice filed 4/15/2025 with additional details (see 25-0703-AN).			
2	24-2988-AN	Bell Atlantic Mobile Systems of Allentown, Inc. and Cellco Partnership, each d/b/a Verizon Wireless	Marshfield
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. 9/23/2024: advance notice filed. 1/20/2025: public meeting with developer. 2/11/2025: second public meeting with just Marshfield residents. Second advance notice filed 5/8/2025 with corrections to estimated total ground disturbance (see 25-0925-AN).			
3	25-0703-AN	Bell Atlantic Mobile Systems LLC The Towers, LLC	Washington
60-day advance submission of Bell Atlantic Mobile Systems LLC 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.			

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
				<p>This is the second advance notice filed for this project at this location (see 24-3108-AN). There have been no changes in the design since the previous advance notice filing; however, additional detail has been added to this advance notice in response to public comments.</p> <p>4/15/2025: advance notice filed.</p> <p>5/13/2025: CVRPC Project Review Committee submitted memo to CVRPC Board of Commissioners (CC applicants and the PUC) requesting further information on the project.</p>