



Change of
time &
location!

BOARD OF COMMISSIONERS

Annual Meeting

June 10, 2025

Physical Location - Alumni Hall, 2nd floor – 20 Auditorium Hill, Barre VT

6:00 –Pizza and social

6:30 Business Meeting

Hybrid Meeting with Remote Participation via Zoom¹

<https://us02web.zoom.us/j/81136818419?pwd=dDFDbDhrTm56TUNQUlp3WEorYzRZZz09>

One tap mobile: +19294362866,,81136818419#,,,,*722490# US (New York)

Dial in via phone: 1-929-436-2866 • Meeting ID: 811 3681 8419 • Passcode: 722490

Or find your local number: <https://us02web.zoom.us/j/81136818419?pwd=dDFDbDhrTm56TUNQUlp3WEorYzRZZz09>

Download the app at least 5 minutes before the meeting starts: <https://zoom.us/download>

Page **AGENDA**

6:30² Introductions

Adjustments to the Agenda

Public Comments

6:35 Election Results – Janet Shatney, Secretary/Treasurer

2 6:45 Brownfields Presentation (Action - enclosed)³ -

7:15 Regional Land Use Maps

7 7:45 Minutes 5/13/25 (Action - enclosed)³

9 7:50 Reports (Action - enclosed)³ - Staff and Committee Reports

8:00 Commissioner Roundtable

8:15 Adjourn

Next Meeting: July 8, 2025

¹ Persons with disabilities who require assistance or alternate arrangements to participate in are encouraged us at 802-229-1015 or cvrpc@cvregion.com at least 3 business days prior to the meeting for which services are requested.

² Times are approximate unless otherwise advertised.

³ Anticipated action item.

Une assistance linguistique gratuite est disponible pour accéder à tous les programmes



MEMO

Date: June 4, 2025
To: Board of Commissioners
From: Christian Meyer, Executive Director
Re: EPA Brownfields Grant - Revolving Loan Fund

✉ **ACTION REQUESTED:** *For the purposes of establishing an EPA Brownfields Revolving Loan Fund, the Central Vermont Regional Planning Commission Board of Commissioners moves to adopt Resolution 2025-02 - Establishment of Brownfields Revolving Loan Fund*

Background:

On May 16, 2025, Central Vermont Regional Planning Commission (CVRPC) was awarded \$1,000,000 to fund a Brownfield Revolving Loan Fund (RLF). Eligible areas under this award are Washington and Orange counties. In order to utilize these funds CVRPC will be required to establish a Revolving Loan Fund. According to CVRPC Bylaws **Section 704: Borrowing Authority**, *CVRPC may borrow money and incur indebtedness for the purposes of purchasing or leasing property for office space, **establish and administer a revolving loan fund**, or establish a line of credit, if approved by a **two-thirds vote of the Board**. Any obligation by CVRPC incurred under this section shall comply with the requirements set forth at 24 V.S.A. Section 4345(16)(B)(i)-(ii).*

Scope of Work:

Program oversight:

CVRPC will perform loan management services to support implementation of the RLF Program, including developing an administrative plan detailing all policies and procedures relevant to establishing and administering the Brownfields RLF Program.

Loan underwriting:

CVRPC intends to procure the services of a loan underwriter to manage loans and associated financial record keeping, reporting, and provide reports monthly at Brownfields Advisory Committee meetings.

Public engagement:

To advance public understanding and awareness of the program, CVRPC will conduct community engagement through its brownfields committee and through direct outreach to communities and businesses.

Project oversight:

CVRPC has procured the services of a third-party qualified environmental (QEP) consulting firm, Montrose Environmental, to prepare eligibility requests for EPA approval and review or create required plans and documentation, review remediation plans, and abatement plans to verify cleanups will be completed in a manner protective of public health and the environment, and in accordance with applicable Vermont regulations. The QEP will also confirm each applicant's enrollment in required state programs, perform site visits while cleanups are in progress, and review remedial documentation (or other reports) to confirm cleanup was completed in accordance with plans, and applicable State, federal, local, and loan/subgrant requirements.

CVRPC staff will work closely with Montrose Environmental to establish and set up the administration of the revolving loan fund. Montrose has a staff person, Derek Street, with expertise in EPA-specific revolving loan fund administration. Representatives from Montrose will attend the June meeting virtually to introduce themselves and take any questions that Commissioners may still have.

Follow-up

At the December 10, 2024, Board of Commissioners meeting staff led a discussion on the application with the Board of Commissioners. At that time the following questions were asked:

Question: *Are the only funds required to establish the RLF coming from the EPA or are we required to find additional sources of funding to set it up?*

Response: *CVRPC will not contribute any additional funding to the RLF. The grant also includes administrative drawdown to support staff administrative time and the consulting services of the QEP, attorney, and loan underwriter.*

Question: *Would this enable CVRPC to fund remediation projects?*

Response: *Yes.*

Question: *Would CVRPC be managing loans, or would it partner with a bank?*

Response: *CVRPC intends to partner with an underwriter.*

Question: *What expertise and staff time is needed, including how much staff time required?*

Response: *Technical work will be completed through consulting services procured through the QEP, attorney, and a loan underwriter. An administrative drawdown is provided for staff time. Further, CVRPC staff will attend trainings and annual conferences with the EPA Brownfields Program as a resource to support the operation and growth of the program.*

Question: *Is CVRPC and staff ready and qualified to take on this responsibility?*

Response: *Eli Toohey has successfully managed our existing brownfields program since joining CVRPC two years ago. During this time, she has re-energized the CVRPC Brownfields Committee and grown our assessment program significantly with limited state funding resources. Further she will have the expertise and technical assistance of third party procured services.*

Many of CVRPC's peer RPCs are operating RLFs with smaller or similar sized and experienced teams. Having interviewed several other RPC directors on their experience operating an RLF, it is the CVRPC Executive Director's opinion that CVRPC is qualified to successfully take on the responsibility and meet this demonstrated need in the Central Vermont planning area.



Resolution 2025-02
Establishment of Brownfields Revolving Loan Fund

WHEREAS, the Central Vermont Regional Planning Commission (“CVRPC”) has been awarded \$1,000,000 under the U.S. Environmental Protection Agency’s Fiscal Year 2025 Individual Revolving Loan Fund (RLF) Program for the purpose of supporting brownfield cleanup and redevelopment projects through loans and subgrants; and

WHEREAS, 24 V.S.A. § 4345(16)(B) authorizes regional planning commissions to borrow money and incur indebtedness for the purposes of purchasing or leasing property for office space, establishing and administering a revolving loan fund, or establishing a line of credit; and

- i. No obligation incurred under this subdivision shall encumber the grand list or any property of a member municipality; and
- ii. In the case of a purchase, any collateral pledged shall be limited to the property being purchased and shall not exceed the fair market value of that property; and

WHEREAS, Section 704 of the CVRPC Bylaws likewise authorizes CVRPC to borrow money and incur indebtedness for the purposes described in the statute, including establishing and administering a revolving loan fund, if approved by a two-thirds vote of the Board;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Central Vermont Regional Planning Commission that:

1. CVRPC is hereby authorized to establish and administer a Revolving Loan Fund (RLF) using the \$1,000,000 awarded by the U.S. Environmental Protection Agency under the FY25 RLF Program.
2. Any obligation by CVRPC shall comply with the requirements set forth in 24 V.S.A. Section 4345(16)(B)(i)-(ii).

Adopted by a two-thirds vote of the Board of Commissioners at a duly warned meeting of the CVRPC Board on the 10th day of June, 2025.

Gerald D'Amico, Chair
CVRPC Board of Commissioners

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

BOARD OF COMMISSIONERS

Draft MINUTES

May 13, 2025

Commissioners:

<input checked="" type="checkbox"/> Barre City	Janet Shatney, Sec/Treas	<input checked="" type="checkbox"/> Moretown	David Stapleton
<input type="checkbox"/>	Vacant	<input type="checkbox"/>	Joyce Manchester, Alt
<input checked="" type="checkbox"/> Barre Town	Alice Farrell	<input checked="" type="checkbox"/> Northfield	Royal DeLegge
<input type="checkbox"/>	Vacant	<input type="checkbox"/>	Jeff Schulz, Alt
<input checked="" type="checkbox"/> Berlin	Robert Wernecke	<input checked="" type="checkbox"/> Orange	Lee Cattaneo
<input type="checkbox"/>	Karla Nuissl, Alt.	<input type="checkbox"/> Plainfield	Paula Emery
<input type="checkbox"/> Cabot	Brittany Butler	<input checked="" type="checkbox"/>	Bob Atchinson, Alt.
<input type="checkbox"/> Calais	John Brabant	<input checked="" type="checkbox"/> Roxbury	Jerry D'Amico, Chair
<input type="checkbox"/>	Melanie Kehne, Alt.	<input type="checkbox"/> Waitsfield	Don La Haye
<input checked="" type="checkbox"/> Duxbury	David Wendt	<input checked="" type="checkbox"/>	Alice Peal, Alt.
<input type="checkbox"/>	Vacant	<input type="checkbox"/> Warren	Jim Crafts
<input type="checkbox"/> E. Montpelier	Zoe Christiansen	<input type="checkbox"/>	Adam Zawistowski, Alt.
<input checked="" type="checkbox"/>	Clarice Cutler, Alt.	<input checked="" type="checkbox"/> Washington	Peter Carbee, Vice Chair
<input checked="" type="checkbox"/> Fayston	Andrew McNealus	<input checked="" type="checkbox"/> Waterbury	Doug Greason
<input type="checkbox"/> Marshfield	Vacant	<input type="checkbox"/> Williamstown	Richard Turner
<input type="checkbox"/> Middlesex	Ron Krauth	<input type="checkbox"/>	Jacqueline Higgins, Alt.
<input checked="" type="checkbox"/>	Mitch Osiecki, Alt.	<input checked="" type="checkbox"/> Woodbury	Michael Gray
<input type="checkbox"/> Montpelier	Mike Miller	<input checked="" type="checkbox"/> Worcester	Bill Arrand

Staff: Nancy Chartrand, Eli Toohey, Will Pitkin, Brian Voigt

Guest: Stephen Whitaker, Montpelier; Nick Persampieri, Burlington

Call to Order: Chair D'Amico called the meeting to order at 6:31 pm, a roll call was completed, and a quorum was present.

Adjustments to the Agenda: FY25 should read FY26 for Nominations item on agenda.

Public Comments: None

Legislative Update: Chair D'Amico introduced Josh Hanford of the Vermont League of Cities & Towns (VLCT). Josh provided an overview of VLCT's 2025 legislative priorities which include: lower property taxes, invest locally, improve accountability, create housing, promote public safety, and build resilient communities. For this discussion he focused the legislation being closely followed by VLCT, specifically related to housing and infrastructure - Community Housing Investment Program (CHIP). Also discussed were the open meeting law reform bill, flood bill, 3-acre reform bill, as well as the education reform bill. There was discussion and questions related to open meeting law, the CHIP application process, multi-use development, wastewater extensions, flood mitigation and reimbursement, and infrastructure funding (video of this presentation is available on CVRPC website).

Following this presentation, Will Pitkin provided an overview for the Board of the legislative update memorandum that was included in the packet, which also outlined specifically those legislative items that will have potential impact on our commission and municipalities.

FY26 Nominations: Chair D’Amico introduced Alice Peal, Chair of the Nominating Committee, who provided an overview of the recommended slate of officers and committee appointments as outlined in the meeting packet. The floor was opened to additional nominations from the floor for each committee. David Stapleton was nominated by Peter Carbee for one of the vacant alternate seats on the Basin Water Quality Council, and he accepted the nomination.

Doug Greason moved to accept the recommended slate as proposed by the Nominating Committee with the additional nomination from the floor; seconded by Royal DeLegge. Motion passed unanimously.

It was noted that a ballot of the slate as accepted will be mailed to Commissioners within five days.

Minutes – (4/08/25):

Peter Carbee moved to accept the minutes as written; seconded by David Stapleton. Motion passed unanimously.

Reports:

Eli Toohey shared details about the upcoming Housing Workshop and Roundtable scheduled for May 21st.

Peter Carbee moved to accept the Staff and Committee reports, seconded by Robert Wernecke. Motion passed unanimously.

Commissioner Round Table:

Alice Peal thanked Eli for all of her work on the Regional Plan Committee as it relates to housing.

Will Pitkin queried the Board as to whether they want direct emails of Project Review Committee comments when they are sent; or if they would like them provided in the monthly board packet. After discussion it was determined the preference was direct emails.

Adjournment: *Peter Carbee moved to adjourn to 7:49 pm; seconded by Alice Peal. Motion passed unanimously.*

Respectfully submitted,
Nancy Chartrand, Office Manager



Upcoming Workshops – Trainings – Events



Regional Selectboard Meet Up with VLCT – SAVE THE DATE – July 17th - more details forthcoming

Selectboard members and city councilors from across the CVRPC region are invited to meet each other, network, and share successes and challenges in their municipalities. The Central Vermont Regional Planning Commission and VLCT are hosting this informal gathering – location to be confirmed and publicized soon.

2025 RISE Summit on June 17th 8:30am - 5:00pm at UVM.

This year's theme centers on the idea of "Research as a Public Good."

Attendees will have the opportunity to connect with researchers, entrepreneurs, problem-solvers, and energized community members to discuss how collaboration and research can help solve our most complex challenges.

Register for free: [https:// www.uvm.edu/ ruralpartnerships/ rise-](https://www.uvm.edu/ruralpartnerships/rise-)

[summit](https://www.uvm.edu/ruralpartnerships/rise-summit)





Central Vermont Regional Planning Commission

FY 26 Meeting Dates – approved 6/2/2025

Executive Committee

(Meets at 4:00 pm on Monday of the week prior to the Board meeting, typically for 1.5 - 2 hours, *unless that Monday falls on a holiday*)

Monday	June 30, 2025 (July meeting)
Monday	August 4, 2025
Tuesday	September 2, 2025 - (Tuesday due to Labor Day Holiday)
Monday	October 6, 2025
Monday	November 3, 2025
Monday	December 1, 2025
Monday	January 5, 2026
Monday	February 2, 2026
Monday	March 2, 2026
Monday	April 6, 2026
Monday	May 4, 2026
Monday	June 1, 2026

Board of Commissioners

(Meets at 6:30 pm on the second Tuesday of the month, typically for 1.5 - 2 hours)

Tuesday	July 8, 2025
Tuesday	August 12, 2025 - <i>(typically cancelled if no action items)</i>
Tuesday	September 9, 2025
Tuesday	October 14, 2025
Tuesday	November 12, 2025 (Wednesday due to holiday)
Tuesday	December 9, 2025
Tuesday	January 13, 2026
Tuesday	February 10, 2026
Tuesday	March 10, 2026
Tuesday	April 14, 2026
Tuesday	May 12, 2026
Tuesday	June 9, 2026 – Annual Meeting

06/10/25

Board of Commissioners
Waterbury Skatepark Project

11

1536 Loomis Hill Road
Waterbury Center, VT 05677

May 30, 2025

Nancy Chartrand
41 Terrace St
Montpelier, VT 05602

Dear Nancy,

Thank you for your recent donation to **Waterbury Skatepark Project** by purchasing an engraved brick in support of our fundraising campaign.

Below is the inscription you requested for your brick. In order to ensure that we have correctly transcribed the information, please take a moment to review your inscription. After reviewing, kindly reply to the email below and let us know if the inscription is correct or note any changes you may want to make.

If you make any changes we will email you back your revised inscription noting the changes for you to confirm. Please respond to that email as soon as possible so that we can engrave your brick in a timely fashion.

IN MEMORY OF
STEVE LOTSPEICH
COMMUNITY HERO

We appreciate you taking the time to verify your inscription and for your generous donation.

Waterbury Skatepark Project
btmcdougall@gmail.com,btmfineart@gmail.com

Central Vermont Regional Planning Commission

Committee & Appointed Representative Reports, May 2025

Meeting minutes for CVRPC Committees are available at www.centralvtplanning.org.

EXECUTIVE COMMITTEE - *(Approves budgets, contracts and audits; adds/eliminates staff and contractors; amends personnel policies; approves policy actions; approves Commission agendas.) Currently meets each month on the Monday one week prior to the Board of Commissioners meeting at 4:00 pm. [6/2/25]*

- Authorized the Executive Director to sign the following grants/contracts: Agency of Transportation – FY2024 Bicycle & Pedestrian Grant, VHB – FY2023 Mad River Path VT-100 Corridor Study Amendment #1
- Received an update on the FY26 draft budget
- Accepted the April 2025 unaudited financials.
- Approved the FY26 Executive Committee and Board meeting dates
- Held an executive discussion to discuss personnel matters, moved to extend the Executive Director's contract.

NOMINATING COMMITTEE - *(Responsible for nominating qualified candidates for election or appointment to the Executive Committee, Standing and Special Committees, and other organizations for which CVRPC appoints a representative.) Generally, meets February - April; scheduled by Committee*

- Did not meet

PROJECT REVIEW COMMITTEE - *(Determines Act 250/Section 248/Section 248a project conformance with the Regional Plan. Provides input and recommendations for projects with substantial regional impact.) Currently meets, as needed, on the fourth Thursday of the month at 4:00 pm.*

- Heard updates on recent Act 250, Section 248, and Section 248a permit applications.
- Reviewed the Section 248 advance notice filing for Green Mountain Power's proposed upgrades to its substation in Fayston in Waitsfield that was an update of a previous advance notice filing with a revised construction schedule for possible substantial regional impact and conformance with the Regional Plan.
- Reviewed the Section 248a advance notice filing for Verizon's proposed cell tower in Marshfield that was an update of a previous advance notice filing with revised estimates of ground disturbance during construction.
- Next meeting scheduled for 6/26/25 (as needed).

REGIONAL PLAN COMMITTEE - *(Develops and recommends updates to the Regional Plan - updated plan due August 2024). Currently meets on first and third Tuesday of the month at 4:00 pm.*

- Discussed the Future Land Use mapping methodology and progress on map development.
- Discussed the 4/28 meeting between staff and the Land Use Review Board.
- Discussed options for addressing housing infrastructure and construction costs in the Regional Plan.
- Next meetings scheduled for 6/4/25 and 6/17/25.

MUNICIPAL PLAN REVIEW COMMITTEE - *(Reviews municipal plans for conformance to statutory requirements and recommends whether a plan should be approved. Reviews municipal planning process and recommends whether it should be confirmed. Reviews municipal plans for conformance with enhanced energy planning requirements. Provides guidance to municipalities about future plan updates and way to strengthen planning efforts.) Currently meets as needed dependent on receipt of plans for approval.*

- Did not meet – a public hearing to consider the City of Montpelier's 2025 Plan to be scheduled in June

TRANSPORTATION ADVISORY COMMITTEE – *(Oversees the CVRPC transportation planning program in accordance with CVRPC plans, policies and procedures, provides recommendations on funding and prioritization for the Vermont Agency*

of Transportation's Capital Budget and State Transportation Improvement Program, acts as a liaison between local communities and the Vermont Agency of Transportation.) Currently meets 4th Tuesday of the month at 6:30 pm

- Discussed FY 26 TPI Guidance and Draft Workplan with staff requesting committee members bring proposed amendments or additions to the workplan to the June meeting.
- Members expressed a desire to have speakers from VTrans on transportation energy and emissions as well as finance and project funding.
- Members provided updates on transportation infrastructure projects in their communities.
- Discussed options for a site visit for the July meeting, location TBD pending suggestions to be brought to June TAC.

CLEAN WATER ADVISORY COMMITTEE - *(Identifies activities, policies and direction for CVRPC's clean water support. Determines CVRPC direction and goals regarding the Lake Champlain TMDL, Tactical Basin Plans, and their relationship to the Regional Plan.) Currently meets the second Thursday of every other month at 4:00 pm.*

- 8 May 2025 Meeting Topic: *Forest Road Inventories and Town Forest Management.*
 - Speakers: David Wilcox, Watershed Forester, Department of Forest Parks and Recreation, and Ben Copans, Watershed Coordinator, Department of Environmental Conservation
 - [Meeting recording](#)
- Next meeting scheduled 10 July 2025

BROWNFIELDS ADVISORY COMMITTEE - *(Oversees CVRPC's Brownfields Program. Prioritizes sites for assessment. Participates in hiring contractors. Recommends brownfield-related policy. Participates in public outreach.) Currently meets, as needed, 3rd Thursdays 10-10:30am*

- Brownfield Advisory Committee met on May 15, 2025, but did not have a quorum.
- The next Brownfields Advisory Committee meeting is scheduled for May 19, 2025, 10-10:30 AM.

WINOOSKI BASIN WATER QUALITY COUNCIL - *(Establishes policy and makes decisions for the Clean Water Service Provider (CWSP) program regarding the most significant water quality impairments that exist in the basin and prioritizing the projects that will address those impairments based on the basin plan.) Currently meets the third Thursday of every month at 1:00 pm.*

- Did not meet
- Next meeting scheduled: 19 June 2025

VERMONT ASSOCIATION OF PLANNING & DEVELOPMENT AGENCIES (VAPDA)

- Discussed general business and areas of committee work
- Coordinated planning for spring regional planners meet-up
- Associates from VTrans, ANR, DPS and ACCD provided updates on state programs
- The new draft zoning administrator's handbook is being reviewed
- Let's build Homes joined the meeting to talk about their programs and how they hope to double home production.
- RPCs discussed plan submission timelines to the Land Use Review Board

COMMUNITY INVESTMENT BOARD – VAPDA Representative

Staff participates in the quarterly meetings. The next meeting will be July.

VERMONT ECONOMIC PROGRESS COUNCIL

No Central Vermont activity.

GREEN MOUNTAIN TRANSIT

The GMT Board of Commissioners conducted the following business:

- GMT holding meetings on proposed Chittenden County service changes.
- Staff briefed the Commissioners on the outcome of the triennial review.

CENTRAL VERMONT ECONOMIC DEVELOPMENT CORPORATION

- Staff participated in monthly meetings.

MAD RIVER VALLEY PLANNING DISTRICT

- Staff was unable to participate in the April meeting.

Central Vermont Regional Planning Commission

P: 802-229-0389

Staff Report, May 2025 cvrpc@cvregion.com

Staff are in the office Monday - Friday. Due to telework schedules, please schedule in-person meetings in advance.

COMMUNITY DEVELOPMENT

Contacts: Eli Toohey, toohey@cvregion.com, Niki Sabado sabado@cvregion.com & Will Pitkin, pitkin@cvregion.com, unless otherwise noted.

Municipal Planning & Plan Implementation:

- Wrightsville Beach Recreation District – Provided interim administrative support as the Board of Directors and new Beach Director prepared for the opening season. Continued to host board meetings and provide technical assistance. (Lincoln)
- Berlin – Facilitated public input and project presentation meeting at Riverton firehouse for TOD Master Plan project. Participated in follow-up planning commission meeting. (Reuben)
- Calais – prepared tool checklist for municipal plan review for the next town plan update – findings include required map element for utilities and facilities/education, and future land use and flood hazard and river corridor overlay recommendations. (Niki)
- Middlesex – provided guidance for neighborhood development area and future land use for the Colby Farm area and Middlesex Walkable Village Study. (Niki and Brian)
- Plainfield:
 - Helped with edits and requests for changes to Detailed Damage Inventory Reports for Brook Road Federal Highway Aid Network reimbursement process. Helped modify RFPs for permanent reconstruction projects at VTrans Municipal Assistance request due to realignment of some projects. (Keith)
 - Helped with finalization of files for FEMA-PA submission of projects. (Keith)
 - Submission of Neighborhood Development Area (NDA) application with Department of Housing and Community Development (DHCD) – determining final boundary around North Goddard property, traffic circulation and sewer service area per the sidewalk policy and wastewater ordinance. (Niki)
 - Ongoing support in CDBG-DR project identification and application planning. (Eli, Keith)
- Northfield:
 - Assisted preparation for and attended final presentation by consultant to SB of the Visioning Plan: Transit-oriented development (TOD) Master Plan. (Reuben, Niki)
 - Coordinated with consultant and town on next steps to draft code language for TOD Plan and advertising plan and process to public. (Reuben)
 - Review of CDBG-DR Action Plan to determine eligible projects. (Eli and Keith)

Regional Planning and Implementation:

- **Training:** [*Maximizing Flood Relief Money and Protecting Community Investments \(5/7/25\)*](#):
Description: Staff facilitated training for municipalities to learn about the National Flood Insurance Program (NFIP). Staff presented on the regulatory framework; what municipalities can do to gain the benefits of the program and highlighted key legislation including what's next for Vermont in flood preparedness. Following a presentation and discussion, staff offered in-person municipal consultations. Attendance included 25 participants representing 16 different municipalities within the Region. If you would like to set up a consultation for your town contact Keith Cubbon at cubbon@cvregion.com.
- Facilitated Regional Plan Committee and Project Review Committee meetings (Brian, Will).
- Drafted and presented legislative update to Board of Commissioners (Will)
- Regional Plan Committee Meeting – Housing construction costs, CHIP and Future Land Use Mapping updates. (Brian, Eli, Will, Niki)

- Regional Plan Outreach – Survey tabling for the Regional Plan Future Land Use Map at Jaquith Library in Marshfield. (Niki)
- Washington County Housing Coalition meeting – Met with direct service providers on regional housing service issues. (Eli)
- Participated in Central Vermont Housing Development Roundtable and Workshop kick-off meeting in Barre City. (Eli, Christian, Niki)
- Participated in Vermont Commission on Native American Affairs RPC training. (Christian, Brian, Eli)
- Participated in the Northwest VT Transit-oriented development (TOD) – RPC Quarterly Meeting. CVRPC highlighted the town of Northfield. (Reuben, Niki)
- Attended bi-weekly Act 181 implementation meetings. (Brian)

Economic Development: (Contact Eli Toohey, toohey@cvregion.com and Christian Meyer, meyer@cvregion.com)

- Housing Development Roundtable kickoff meeting with Central Vermont Economic Development Corporation and panelists from building, development, municipal and homeowner sectors. (Eli)
- Participated in American Planners Association's *Foundations of Success: Navigating Procurement and Project Management in Planning*. (Eli)
- Participated in ACCD's CDBG-Disaster Relief informational meeting. (Eli, Christian)
- Participated in Working Communities Challenge Regional gathering. (Eli)
- Sent out Downtown Tax Credits application reminders to all eligible municipalities. (Eli)
- Participated in Northern Borders Regional Commission's Local Development District quarterly training. (Eli)

Act 250

Act 250 is Vermont's development and control law, established in 1970. The law provides a public, quasi-judicial process for reviewing and managing the environmental, social and fiscal consequences of major subdivisions and development in Vermont through the issuance of land use permits. The RPC is a state designated statutory party and participates in permit application review for all major applications and projects with substantial regional impact.

- Staff tracked all regional applications for substantial regional impact.
- No major projects applications were received.

Section 248 (Sam)

Section 248 of Title 30 requires companies to obtain a permit (Certificate of Public Good) from the VT Public Utility Commission before beginning site preparation or construction of electric transmission facilities, electric generation facilities and certain gas pipelines within Vermont. CVRPC participates in the permit application review process when there is a hearing or when substantial regional impact is established.

- Staff tracked all regional applications for substantial regional impact.
- No permit applications with substantial regional impact or hearings were received.
- Conducted outreach to Green Mountain Power systems contact regarding status of capital projects in our region (including Irasville substation project), and systems planning coordination.
- Reviewed PUC case for grid resilience study ahead of May 15th workshop.
- Reviewed PUC request for information on Thermal Energy Networks.

Section 248a

Section 248a of Title 30 requires companies to obtain a permit (Certificate of Public Good) from the VT Public Utility Commission before beginning site preparation or construction of telecommunications facilities within Vermont. CVRPC participates in the permit application review process when there is a hearing or when substantial regional impact is established.

- Staff tracked all regional applications for substantial regional impact.
- Reviewed Section 248a advance notice filing with possible substantial regional impact with the Project Review Committee.

Brownfields: (Contact Eli Toohey, toohey@cvregion.com)

- Brownfields Advisory Committee meeting – no quorum
- Announced EPA Grants awards to Brownfields Advisory Committee and partners. Coordinated with grant writer on work plan. (Eli)

EMERGENCY MANAGEMENT & HAZARD MITIGATION

Contact Keith Cubbon, cubbon@cvregion.com, unless otherwise noted.

Local/Regional Planning:

- Local hazard mitigation planning:
 - CVRPC staff are currently working under contract to draft Local Hazard Mitigation Plans for the following member municipalities: East Montpelier, Berlin, and Warren (Keith, Lincoln, Pamela)
 - Held quarterly REMC meeting with Devin Healy ANR Wildland Fire Specialist presenting.
- Provided technical assistance and grant writing on the applications for the Hazard Mitigation Grant Program in Montpelier, Cabot, Waterbury, and Barre City while working through VEM process for final submissions to FEMA (Keith).
- Participated in THRIVE-Emergency Preparedness and Crisis Action Network. (Sam & Keith)
- Researched low-cost flood gauges for possible implementation in region. (Planning Tech)
- Coordinated with dispatch services for region for Computer Aided Dispatch costs for possible Community Development Block Grant for Disaster Recovery application.
- Continued work with Capital Fire Mutual Aid for possible Community Development Block Grant for Disaster Recovery application for radio tower communication upgrades.
- Emergency Watershed Protection Program
 - Staff are currently providing grant application technical assistance to the towns of: Middlesex, Plainfield, and Woodbury (Lincoln & Brian)
- Staff participates in monthly statewide coordination meetings between the RPCs and VEM.
- Resumed Hot Weather Preparedness Planning: prepared Regional Cooling Sites Summary, conducted outreach to towns to review draft Extreme Temperature Plans (LEMP addendum) (Keith & Sam)

TRANSPORTATION

Contact Reuben MacMartin, macmartin@cvregion.com or Keith Cubbon, cubbon@cvregion.com, unless otherwise noted.

Field Services:

- Onboarded planning tech. (Keith)
- Performed traffic count in Warren. (Keith)
- Started Road Erosion Inventory in Middlesex. (Keith and Planning Tech)

Public Transit:

- See Committee Report for participating in GMT Board of Commissioners work.

Municipal Assistance:

- Met with Waitsfield to discuss Meadow Road Bridge and Tremblay Road and municipal options. (Keith)
- Coordinated with Barre City about adoption or development of Road and Bridge Standards to increase City Emergency Relief and Assistance Funding score. (Keith)
- Coordinated site visit in Warren by State River Engineer for landslide location impacting roads. (Keith)
- Pulled Journey-to-work data for Worcester plan update. (Reuben)
- Reviewed Orange Draft Pedestrian Access Scoping Study report. (Keith and Reuben)
-

Regional Activities:

- Attended State Transportation Improvement Plan Hearing. (Keith and Reuben)

- Ongoing management of Mad River Path feasibility study. (Reuben)
- Held May TAC meeting. (Keith and Reuben)
- Held internal team kick-off for Safe Streets and Routes for All (SS4A). (Reuben)
- Developed method and data needs for regional safety action plan and low-stress network gap identification and prioritization work. (Reuben)

NATURAL RESOURCES

Contact Brian Voigt voigt@cvregion.com and Lincoln Frasca frasca@cvregion.com, unless otherwise noted.

Tactical Basin Planning Assistance: Provide outreach regarding the Vermont Clean Water Act and Regional Planning Commission Tactical Basin Planning Support through regional, sector-based workgroup coordination, technical assistance to municipalities and participation in water quality trainings.

- Participated in the following meetings & trainings:
 - Winooski Basin Coalition webinar with Scott Whittier of the National Weather Service.
 - Vermont Agriculture Water Quality Partnership discussion with watershed partners regarding updates to federal funding programs.
 - Department of Environmental Conservation:
 - Clean Water Conversation: Vermont Agricultural Water Quality 2024 Annual Report.
 - Flood Resilience Drop-In Discussion: Flood Insurance Rate Maps and how to access flood data across Vermont.
 - Lamoille River Basin Regional Coordination Meeting: Discussed forest road and skid trail water quality restoration projects.
 - Winooski River Basin Regional Coordination Meeting: Discussed sector-based project updates, the interface between water quality and floodplain restoration projects and the changing federal funding landscape.
- Corresponded with Duxbury regarding the adoption of Department of Environmental Conservation Model Hazard Area Bylaws in preparation for Act 121.
- Outreach to Conservation Commissions, Planning Commission, Zoning Administrators regarding VT Significant Wetlands Inventory Update and public meetings.
 - Duxbury: assisted Zoning Administrator with interpreting the proposed updated map layer.

Clean Water Service Provider: CVRPC serves as the [Winooski River Basin Clean Water Service Provider \(CWSP\)](#) to identify, develop, design, implement, operate & maintain non-regulatory water quality restoration projects. Efforts strive to meet or exceed federal pollution targets for the Lake Champlain Basin as identified through the [Clean Water Service Delivery Act 76](#).

- Program Administration:
 - Master Agreement Addendums:
 - Watershed Consulting Associates:
 - Master Agreement Addendum 1 was issued to assist with the development of floodplain restoration projects in Waitsfield.
 - Master Agreement Addendum 2 was issued for the final design of a culvert replacement and gully stabilization project in Calais.
 - Pre-qualification of Engineering & Construction Contractors:
 - Received pre-qualification materials from New England Forestry Consultants, Inc.
 - Attended monthly meeting with other Clean Water Service Providers to discuss forest road project prioritization, invasive species management, project adoption, and outreach efforts.
- Outreach & Education:
 - Coordinated with MadDog Trout Unlimited Chapter for Dog River Day in October 2025

- Cabot: met with municipal staff to discuss potential culvert replacement project opportunities and Formula Grant funding requirements. Received list of priority culvert replacement projects. Began evaluating list of potential projects. Discussed this opportunity with the Basin Planner.
- Calais & Woodbury: corresponded with Winooski Natural Resources Conservation District regarding potential Strategic Wood Addition projects on farmland.
- Waterbury: met with municipal staff and the Basin Planner to discuss potential water quality restoration and floodplain reconnection projects.
- Department of Environmental Conservation coordination:
 - Clean Water Service Provider Check-in: attended monthly meeting to discuss FY26 Formula Grant awards, herbicide use under Operations & Maintenance, Tier 3 stormwater practices and stakeholder communication and outreach.
 - Basin Planner: phosphorous-crediting methodology for culvert replacement and strategic wood addition projects; assessed potential projects in Waterbury.
- Sub-award Administration:
 - Chittenden County Regional Planning Commission:
 - Huntington River Select Reaches – Project Development: Scope and develop 15 riparian buffer planting, river corridor protection, berm removal and stormwater projects along select reaches of the Huntington River.
 - Site inspections have been conducted. Initial p-reduction estimates have been prepared.
 - Friends of the Winooski River:
 - Coburn Road Floodplain Restoration – Final Design: Restore floodplain connectivity by removing a small berm and streambank armoring at a site that was severely damaged by the July 2023 floods.
 - No updates to report.
 - Fecteau Riparian Buffer Planting: Plant trees and shrubs in the 1.25-acre upstream end of the floodplain situated between the agricultural fields and nearby residence. The project will result in a 50' – 150' riparian buffer averaging 400 stems / acre.
 - Distributed Clean Water Sign to display at planting site. Buffer planting has been implemented. Project closeout materials are anticipated in the next reporting period.
 - John Fowler Road Riparian Buffer Planting: Plant trees and shrubs on 1.25 acres of a former hayfield situated along the main stem of the Winooski River. The project will result in a 50' riparian buffer averaging 400 stems / acre.
 - Contractor has been selected and planting plan has been finalized. This project will be completed once the Vermont Land Trust John Fowler Road Berm Removal project has been implemented.
 - Huntington Acres Buffer Planting: Plant trees and shrubs on 1.25 acres of land on parcels that were bought out by the Federal Emergency Management Agency following a flood event. The project will result in a 150' riparian buffer averaging 300 stems / acre.
 - Buffer planting has been implemented. Project closeout materials are anticipated in the next reporting period.
 - Tyler Place Buffer Planting: Plant trees and shrubs on 1.5 acres of land owned by the Jericho Land Trust. The project will result in a 50'+ riparian buffer averaging 400 stems / acre.
 - Distributed Clean Water Sign to display at planting site. Project has been 75% implemented. Remaining stems to be planted during the next reporting period.
 - Lamoille County Conservation District:
 - Upper Little River – Project Development: Identify and develop up to 15 riparian buffer planting, stream / floodplain restoration, river corridor easement and wetland restoration projects in the Upper Little River Watershed.
 - No updates to report.

- Vermont Land Trust:
 - John Fowler Road Berm Removal – Implementation: Remove berm to reconnect ~4.5 acres of floodplain along the main stem of the Winooski River in Marshfield.
 - Provided reporting materials for implementation phase of project. Contractor has been selected. Work on berm removal has been delayed due to weather.
- Meetings & Trainings
 - Department of Environmental Conservation:
 - Forest Road Erosion Inventory Training in Jay State Forest with Department of Forest Parks and Recreation

CVRPC Water Quality Restoration Projects:

- Berlin Riparian Buffer Planting and Culvert Replacement – Project Development: The Berlin Conservation Commission and CVRPC are developing nonregulatory, water quality restoration projects that will reduce the amount of phosphorus entering local waterways. This project is focused on identifying culvert replacement and riparian buffer planting opportunities.
 - Corresponded with project engineer regarding prioritization of buffer plantings, project deliverables and culvert site visit findings.
- Waitsfield (Floodplain Restoration Project Development): The Waitsfield Conservation and Planning Commissions, in collaboration with CVRPC, are developing nonregulatory, water quality and flood resilience projects along the reaches of the upper Mad River. This project is focused on developing floodplain reconnection projects on four municipal- and one privately-owned parcels.
 - Met with Friends of the Mad River, the Waitsfield Conservation Commission, the private landowner and the project consultant (Watershed Consulting Associates) to conduct project kick-off meeting and initial site visits to project locations.
- Marshfield Road Gully Stabilization and Culvert Replacement (Calais): This project will produce a final design to stabilize a gully and identify a suitable replacement structure for an undersized, perched culvert.
 - Met with the landowner and the project consultant (Watershed Consulting Associates) to conduct project kick-off meeting and initial site visit to the project location.

CVRPC Stormwater Projects:

- Upper Winooski Stormwater Implementation (Calais):
 - Attended pre-construction site visit with project engineer, municipal staff, post office staff and construction contractor.
 - Underground chamber, culvert and gully stabilization work is largely complete.

604b Water Quality Program: Compile assessment-based priority projects for integration with the Department of Environmental Conservation (DEC) Watershed Project Database. Additional work activities include enhanced regional planning for water quality as it related to climate change, flood resilience, and environmental justice. Project stakeholders include the municipalities served by the CVRPC, watershed and land conservation groups, the Agency of Natural Resources, the Winooski Clean Water Service Provider and its Basin Water Quality Council, and the Winooski Natural Resources Conservation District.

- No updates to report.

Federal Emergency Management Agency Flood Insurance Rate Map & Flood Bylaw Updates: Outreach and technical assistance to municipalities to support the adoption of new FEMA Flood Insurance Rate Maps and update municipal flood hazard bylaws.

- Staff updated 2023 NFIP bylaw checklists in preparation for the May 2025 CVRPC Municipal Training on flood insurance for the towns of Barre City, Barre Town, Montpelier, Berlin, Warren, Marshfield, and Plainfield.
 - Targeted outreach to zoning and planning staff encouraging training attendance.

- Duxbury & Marshfield: Corresponded with Zoning Administrators regarding NFIP minimum requirements.

CLIMATE & ENERGY

Contact Sam Lash, lash@cvregion.com unless otherwise noted.

Municipal Energy Resilience Program (MERP) Implementation Phase

Summary: all 20 eligible municipalities applied for a total of over \$6.5million in projects across 39 municipal buildings (focused on building envelope & fuel switching); **7 towns received \$2,475,644.44 in awards**

- CVRPC provides technical assistance to both towns that were awarded and to those who were not, this month CVRPC focused on developing projects scopes and RFPs for awarded projects, meeting with towns to review awarded measures and priorities and identify working groups/next steps, prepared and submitted hardship case (Barre City), guided first quarter reporting (Roxbury, Worcester, Orange, Plainfield, Barre City, Cabot, and Washington).
- Attended Better Buildings By Design Conference including sessions on deep weatherization (including one featuring Marshfield's Mike Xenakis), electrification analysis of a town garage (given by East Montpelier's Andy Shapiro), how to achieve high performance with complex community-based projects, and the MERP session (including Plainfield's Bob Atchinson) among others.
- Met with construction firm regarding MERP workflow: types of projects, town support gaps, project scope development, etc.
- Provided Middlesex guidance re mini-grant use (Town Energy Fair), and supported outreach regarding event.
- Coordinated with BGS and VDHP on grant amendments, historic preservation review, and more.
- Began development of municipal building and facilities inventory to support future project scoping and tracking, energy siting, shared procurement, and capital planning.

Municipal Planning and Implementation

- Helped coordinate and attended site visits in Northfield with Town Energy Committee, local business owners, technical experts, and municipal staff at identified potential sites for thermal energy networks to support economic development and follow-up meeting to discuss next steps for feasibility and funding. Conducted follow-up with Energy Committee, municipal staff, and Efficiency VT towards energy walk through campaign in Depot Square.
- Ongoing work on municipal data and analysis breakouts- updated Efficiency VT Data, answered energy data inquiries from East Montpelier and integrated these into FAQ and introductory materials.
- Reviewed East Montpelier's Energy Efficiency and Conservation Block Grant EV application.
- Provided Montpelier some recommendations regarding funding opportunities for existing projects and MEAC focus.
- Prepared visuals of town updates (re energy projects and plans) and committee vacancies for municipal and regional public events (VT Climate Action Plan regional session, Middlesex Energy Fair, etc).
- Supported Orange regarding municipal buildings & facilities projects and wrapping up planning grants.
- Attended CCRPC RBES webinar and provided resources throughout presentation; coordinated regarding additional municipal trainings.
- Provided assistance to Calais resident regarding affordable housing project and electric extension request.

Climate Pollution Reduction Grant:

- Conducted regional outreach on behalf of Climate Council/Agency of Natural Resources on Climate Action Plan Public Engagement sessions. Provided logistic and content support at our regional session which was April 28th, 5:30-7:30pm at the Old Labor Hall in Barre City, 56+ community members attended.
- Supported Worcester's Energy Working Group community meeting- including developed large format energy goals & strategies and siting map activities to engage on key aspects of draft enhanced energy plan, aggregated energy program materials from key partners (Efficiency VT, Capstone, VEEP, Drive Electric, WindowDressers, EAN, etc), co-drafted FAQ, etc. Over 50 Worcester community members attended!
- Provided drafting support for Worcester's Enhanced Energy Plan and data supplement.

Regional Energy Planning and Implementation

- Participated in Energy Action Network event, Building for the Future: Challenges and benefits to ensuring new housing in Vermont is clean, energy-efficient, and cost-effective.
- Participated in Vermont Climate Assessment Stakeholder Survey.
- Attended Solar for All stakeholder session on the RAISE program development; provided feedback on messaging, program parameters, and local partners to work with residents (Public Service Department and Vermont Energy Investment Corporation).
- Attended Electrify VT Summit.
- Provided update to VPPSA representative on regional plan update and coordinating future stakeholder engagement.
- Attended monthly RPC Energy Planner Meeting which met with the Public Service Department to discuss initial key feedback heading into Enhanced Energy Planning (174) updates and the upcoming Comprehensive Energy Plan update.

Vermont Climate Council Climate Action Plan Update: participated as member of Just Transitions Sub-Committee & Cross-Sector Mitigation Liaison (thermal working group); attended public meeting on the climate action plan update.

Energy Efficiency & Conservation Block Grant:

- No Action this Month

GIS – Geographic Information System Mapping

Contact Brian Voigt, voigt@cvregion.com, unless otherwise noted.

- VAPDA: attended Enterprise Geospatial Consortium meeting to discuss the National States Geographic Information Council 2025 Geospatial Maturity Assessment, the Vermont Spatial Data Infrastructure, data standards update for the Protected Lands dataset and the National Agricultural Imagery Program data acquisition plan for Summer 2025.
- Barre City: revised infill analysis interactive map to include additional data.
- Cabot: prepared a draft trail map for the Trails Committee.
- East Montpelier: completed map set for Local Hazard Mitigation Plan.
- Plainfield: completed map packet to be included in the Neighborhood Development Area application.
- Warren: prepared flood hazard area map of the town.

OFFICE & ANNOUNCEMENTS**Office:**

- Provided staff support to FY26 Nominating Committee
- Onboarding of new Financial Manager Dee Gish and Planning Technician Emily Lelli
- Job offer made for new Municipal Planner who will be starting June 2nd
- Initiated coordination of region-wide Selectboard Meet-Up with VLCT

- Attended Vermont Council of Native American Affairs training

Upcoming Meetings:

CVRPC meetings currently offer remote access unless otherwise noted. Meeting access information is provided on agendas at www.centralvtplanning.org.

June

June 2	4 pm	Executive Committee
June 4	4 pm	Regional Plan Committee
June 10	6:30 pm	Board of Commissioners Annual Meeting – Alumni Hall – Barre City
June 17	4 pm	Regional Plan Committee
June 19	10 am	Brownfields Advisory Committee
June 19	1 pm	Winooski River Basin Water Quality Council
June 24	6:30 pm	Transportation Advisory Committee
June 27	4 pm	Project Review Committee
June 30	4 pm	Executive Committee

July

July 1	4 pm	Regional Plan Committee
July 8	4 pm	Municipal Plan Review Committee
July 8	6:30 pm	Board of Commissioners
July 10	4 pm	Clean Water Advisory Committee
July 15	4 pm	Regional Plan Committee
July 17	10 am	Brownfields Advisory Committee
July 17	1 pm	Winooski River Basin Water Quality Council
July 22	6:30 pm	Transportation Advisory Committee
July 24	4 pm	Project Review Committee

RECENT CVRPC NEWS HEADLINES

Click on a week to read more about the headlines listed. *To receive Weekly News via email, sign up on our [website](http://www.centralvtplanning.org).*
Visit CVRPC's web site at www.centralvtplanning.org to view our blog and for the latest publications and news.

May 2nd

- Request for Proposals - Auditing Services
- Central Vermont Housing Development Roundtable and Workshops
- 2025 Downtown and Village Center Tax Credit Program
- Flooding and Forecasting in the Winooski Watershed

May 23rd

- Save the Date - UVM RISE Summit
- CVRPC's Field Work has Begun
- Resilience Walking Tours in Barre & Montpelier

May 16th

- Notice of Public Hearing
- 2025 Downtown and Village Center Tax Credit Program
- Homes For All – Phase 3 Request for Proposals (RFP)
- Municipal Planning Grants Awarded in Central Vermont Region



May 13, 2025

Susan Baird, District 5 Coordinator
State of Vermont Land Use Review Board
District 5 Environmental Commission
10 Baldwin Street
Montpelier, VT 05633-3201

Dear Susan,

The Central Vermont Regional Planning Commission's Project Review Committee has reviewed Application [5W0441-2D](#), rk Miles Berlin, for substantial regional impact and for conformance with the 2024 Central Vermont Regional Plan. The committee has determined that the project does not have substantial regional impact, and the project is in conformance with the Regional Plan.

Sincerely,

Will Pitkin
Planner



MEMO

Date: May 13, 2025

To: Central Vermont Regional Planning Commission, Board of Commissioners

From: Central Vermont Regional Planning Commission, Project Review Committee

CC: Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless;
The Towers, LLC d/b/a Vertical Bridge;
Vermont Public Utility Commission

Re: Review of Proposed Telecommunications Tower in Washington, VT

During review of advance notice filings [25-0703-AN](#), the Central Vermont Regional Planning Commission's (CVRPC) Project Review Committee noted the following concerns with the proposed telecommunications tower at 97 Hart Hollow Road in Washington, VT.

Many of these concerns were raised previously in the committee's memo dated December 6, 2024 in relation to the prior advance notice filing for this proposal, 24-3108-AN. In response to that prior letter, the applicants' attorneys stated that the committee's concerns would be addressed at a public meeting in Washington; however, the committee did not find that the concerns were sufficiently addressed at the February 11, 2025 public meeting, nor in the new advance notice filing 25-0703-AN. Furthermore, the committee found that Washington residents raised additional concerns at the public meeting that the applicant has not sufficiently addressed.

The CVRPC Project Review Committee hopes to receive further information to address these concerns in future filings before the Public Utility Commission and reserves the right to intervene in the Section 248a petition proceeding.

In reviewing the filings 25-0703-AN, the CVRPC Project Review Committee noted the following areas of concern:

- How has the applicant addressed potential for colocation with existing towers
- The proposed project is sited in a groundwater source protection area and proposes using a diesel-fueled backup generator with onsite diesel fuel storage
- What would be the aesthetic impacts on Washington's historic village
- How has the project incorporated historic preservation concerns

Potential for colocation with existing towers

At the Washington public meeting, Washington residents stated that there had previously been Verizon service in parts of the town – CVRPC requests further information about this history to determine the potential for colocation with existing towers, as detailed below.

At the public meeting, numerous Washington residents stated that they had Verizon service in Washington until several years ago, when one day service suddenly ceased. The applicants' representatives at the meeting did not explain why Verizon's cell service suddenly ceased and, instead, speculated that service may have diminished gradually over time due to various factors. Washington residents stated that this did not match their experience, which was that service ceased suddenly, not gradually, for numerous residents on the same day. Understanding this history of why Verizon provided cell service then suddenly ceased service – and from what tower(s) – is critical to understanding the potential for colocation on existing towers.

The applicants provided some but not enough information about the potential for colocation, specifically they provided a list of existing nearby towers, maps comparing service area if the proposed tower were built vs. current service area with no new tower and no colocation, and the assertion that no existing towers could provide the same level of service to Washington as the proposed new tower next to Washington's historic village.

This information is insufficient to determine the potential for colocation for the following reasons: 1) there was no comparison of service areas if the proposed tower were built vs. if the applicants colocated their equipment on existing tower(s), especially any tower(s) on which the applicants or their affiliates may have previously colocated equipment, and 2) stating that no other towers could provide the same level of service to Washington as the proposed tower next to the village avoids the question of whether an adequate level of service could be provided by collocating equipment on existing tower(s). Undoubtedly, a new tower right next to Washington's population center would provide better service to more residents, but many residents at the public meeting stated that they found Verizon service in Washington before it ceased several years ago to be adequate (an imprecise metric but a reasonable benchmark for comparison). The applicants' proposed tower near Washington's historic village has faced significant opposition from Washington residents for reasons including aesthetic impacts and impacts to the character of the historic village center. If collocating equipment on existing tower(s) could provide adequate service to Washington without building an unpopular new tower, that information is necessary to determine the potential for colocation.

CVRPC requests that the applicants state:

- **What tower(s) Verizon and its affiliates previously used to provide cell service to parts of Washington**
- **Why they stopped using the aforementioned tower(s)**
- **Why they allegedly cannot use the aforementioned tower(s) to provide service going forward instead of building a new tower**

CVRPC also requests that the applicants provide maps that compare coverage from the proposed tower vs. coverage if they colocated their equipment on the closest existing tower(s), especially on tower(s) that they or their affiliates previously used.

Risk of Groundwater Contamination

In its December 6, 2024 memo, the CVRPC Project Review Committee suggested using a propane-fueled backup generator instead of a diesel-fueled backup generator in order to reduce the risk of groundwater contamination, since the proposed new tower is sited in a mapped groundwater source protection area. Although this would be an easy and effective solution to reduce the risk of groundwater contamination, the applicants still proposed using a diesel-fueled backup generator in the newest advance notice filing; the only change from the previous filing (24-3108-AN) to the newest one (25-0703-AN) is that the applicants provided more information on the proposed spill retention measures, which meet but do not exceed minimum state requirements.

CVRPC reiterates its request that the applicants use a propane-fueled backup generator to reduce the risk of groundwater contamination. If the applicants continue to propose a diesel-fueled backup generator in the mapped groundwater source protection area, CVRPC requests an explanation of why the applicants cannot use a propane-fueled backup generator instead.

Please find below a preliminary list of clauses in the 2024 Central Vermont Regional Plan that relate to the concerns raised. The CVRPC Project Review Committee will consider these and others while reviewing the project application for conformance with the Regional Plan.

Potential for colocation with existing towers:

“Policies:

2. Telecommunication facilities should be sited, designed, maintained and operated so as to minimize negative impacts on natural, cultural and scenic resources. Use of stealth design and/or use of existing structures are encouraged where appropriate. New towers should be no taller than necessary to provide coverage. The policies of this Plan addressing ridgeline and hilltop development (see Land Use Element, Goal 5) are intended to apply to telecommunication facilities.

3. Use of existing towers, communication facilities, and structures where possible, is encouraged and expected rather than development of new transmission and receiving stations. Permits for tower facilities should require permittees to accommodate additional users, appropriate to the structure, at a fair market rate.” (Utilities, Facilities, & Services 5-55)

Siting in a groundwater source protection area:

“The preservation of ecologically sensitive places is a goal of this Plan.... Resource protection lands include: protected lands, wildlife habitat, high elevation areas, steep slopes, critical resource areas, groundwater recharge areas, surface waters, wetlands, floodplains and scenic areas.” (Land Use 2-6, 2-7)

“It is critical, therefore, that our existing and future groundwater supplies are protected. The future of our municipalities and their prospects for new growth and development depend upon the quality and quantity of this important resource.” (Land Use 2-10)

Aesthetic impacts on Washington’s village:

“Goal 5: To preserve the aesthetic quality of the Region” (Land Use 2-41)

“The location of telecommunication towers is a significant aesthetic issue within the Region.” (Land Use 2-42)

“While Central Vermonters want and expect good cellular service, they also expect the placement and design of new facilities to be guided by a respect for the integrity of the Region’s landscape and compliance with microwave emissions standards. As such, it is important to balance aesthetics, signal quality, health, business and personal needs when deciding whether and where to build new towers and other facilities.” (Utilities, Facilities, & Services 5-27)

“Policies:

1. Telecommunication facilities should not be sited where they may create an attractive nuisance. 2. Telecommunication facilities should be sited, designed, maintained and operated so as to minimize negative impacts on natural, cultural and scenic resources. Use of stealth design and/or use of existing structures are encouraged where appropriate. New towers should be no taller than necessary to provide coverage. The policies of this

Plan addressing ridgeline and hilltop development (see Land Use Element, Goal 5) are intended to apply to telecommunication facilities.”

3. Use of existing towers, communication facilities, and structures where possible, is encouraged and expected rather than development of new transmission and receiving stations. Permits for tower facilities should require permittees to accommodate additional users, appropriate to the structure, at a fair market rate.” (Utilities, Facilities, & Services 5-55)

Historic preservation:

“CVRPC encourages planning that identifies, respects and preserves our important historic, natural, cultural, and recreational resources.” (Introduction 1-7)

“Significant properties and historic resources edify and provide important benefits to individuals, municipalities, and the Region in the forms of aesthetics enhancement, economic revitalization, tourism, job creation and investment tax credits. Central Vermont harbors a rich historic record, in its buildings, in its soil, and in the very fabric of its landscape. It is a goal of this Region to preserve, protect, and perpetuate this record as an important part of Vermont's heritage.” (Utilities, Facilities, & Services 5-47)