



Project Review Committee

August 4, 2025 at 2:00 pm

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

- | | |
|----------------------------|---|
| 2:00 pm² | Adjustments to the Agenda |
| | Public Comment |
| 2:05 pm | Election of New Officers (Action) |
| 2:10 pm | Approval of Minutes (Action) |
| 2:15 pm | Review proposed Project Review Guidelines (Action) |
| 2:30 pm | Review proposed revisions to Rules of Process (Action) |
| 2:45 pm | Updates on Section 248, and Section 248a Applications |
| | -Barre City: I Love Cows solar array (Section 248) |
| | - Allen Street Storage CPG (Section 248) |
| | Other new applications |
| 3:20 pm | Conversation easement review process |
| 3:30 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****May 22, 2025 4:00pm****Remote Participation via Zoom****Draft Minutes****Project Review Committee Members**

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

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

2 Public: Mitch Osiecki, Middlesex representative

3

4 L. Cattaneo called the meeting to order at 4:11pm.

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. P. Carbee moved to
14 approve the April 29, 2025 meeting's draft minutes, A. Peal seconded, all in favor, motion carried.

15

16 **Updates on Recent Act 250, Section 248, and Section 248a Applications**

17

18 **Waitsfield/Fayston GMP Substation Upgrade (Section 248)**

19

20 S. Lash summarized Green Mountain Power's most recent advance notice for proposed upgrades to and
21 expansion of a substation on the Waitsfield/Fayston town line, which is the same as the previous
22 advance notice filing but with an updated construction schedule. S. Lash noted that the meeting
23 materials included an assessment of the project's conformance with the Regional Plan based on the
24 information provided in the advance notice, but the conformance of certain elements of the project's
25 conformance could not be assessed until further information is provided in the full petition, for example
26 the natural resources assessment. A. Peal noted that the applicant and their representatives had not yet
27 contacted the Agency of Natural Resources (ANR) wetland division to obtain a wetland permit.

28

29 S. Lash noted that there are class 3 wetlands along the boundary of the project site and that class 3
30 wetlands are not known or possible constraints in the ANR Planning Atlas but had been an area of
31 concern in the committee's previous discussions of the project. A. Peal provided background on the
32 wetlands in and around the project site and conversations with ANR representatives regarding how the

1 project would mitigate impacts to wetlands. S. Lash added that the State of Vermont is currently
2 updating its wetland maps and wetland classifications. S. Lash also noted that many substations in the
3 region are located in and around wetlands and that various utilities are already working to remove their
4 substations and transmission infrastructure from wetlands but are running into permitting hurdles
5 because they need to obtain wetland permits to remove their infrastructure from wetlands. S. Lash
6 suggested that CVRPC could advocate for eased permitting requirements for these specific projects due
7 to the long-term benefits to wetlands, in addition to electric infrastructure resilience.

8
9 P. Carbee stated that the new draft wetland maps that ANR showed at a recent public meeting did not
10 include the wetlands in and around the project site and asked whether anyone knew the reason for that
11 possible inconsistency. S. Lash speculated that because class 3 wetlands might not appear in the new
12 maps because they are not considered known or possible constraints in the ANR Planning Atlas.

13
14 P. Carbee moved to direct staff to tell Green Mountain Power that the committee is concerned about
15 potential impacts to wetlands and wants to see further information in the full petition, A. Peal
16 seconded, all in favor, motion passed.

17 18 **Update: Marshfield Verizon Cell Tower (Section 248a)**

19
20 The committee discussed the Verizon affiliate's new advance notice filing – still not an official petition –
21 for the cell tower in Marshfield. The advance notice application stated that it was the same as the
22 previous application but with updated estimates of ground disturbance during construction.

23
24 W. Pitkin summarized Marshfield residents' statements for and against the project at the public meeting
25 that the developer held in the village several months ago. The concerns included alleged health issues
26 (which the PUC is legally prohibited from considering in Section 248a applications), proximity to the
27 village, and whether the project site to the west of the village was the best location to address the dead
28 zones, which are primarily to the north and northeast of the village. Marshfield residents at that
29 meeting, including the landowner directly across the street from the project site, did state that there
30 were dead zones near the project site, as well, although not to the same extent as to the north and
31 northeast of the village. The committee did not request any actions related to the discussion.

32 33 **Update on the Investigation of Resilience of VT's Electric Grid**

34
35 S. Lash provided a summary of the early stages of the PUC's investigation of VT electric grid resilience
36 and the main goals of the investigation. The investigation is attempting to define, value, measure, and
37 plan for resilience of the electric grid across all utilities in the state, including the three operating in the
38 region. S. Lash also summarized outcomes from a recent roundtable featuring mainly utility
39 representatives, plus regional planning commission, state, and municipal representatives. The
40 committee and staff discussed issues related to the investigation, including its connection to previous
41 investigations into grid resilience and similar topics.

42 **Update on the Investigation of Thermal Energy Exchange Networks**

43
44 S. Lash summarized the early stages of an investigation into thermal energy exchange networks, as
45 required by recent state legislation. The PUC requested information primarily related to siting authority,
46 financing and rate regulation, statutory definitions, and language. The Public Service Department
47 submitted comments on these topics, though there had been several requests for deadline extensions;
48 S. Lash noted that thermal energy exchange networks are an example of how municipalities can take

1 steps to meet the regional plan goals related to energy demand reduction, and utilities are now actively
2 participating in these discussions.

3
4 **Adjournment**

5
6 *P. Carbee moved to adjourn, L. Cattaneo seconded, all in favor, motion carried. Meeting adjourned at*
7 *5:02pm.*

8
9 *Minutes taken by W. Pitkin.*

DRAFT

MEMO

Date: July 21, 2025

To: Project Review Committee

From: Lorraine Banbury, Planner

Re: Revised Rules of Process and Project Review Guidelines

Project Review Guidelines and Rules of Process

- ☐ **ACTION REQUESTED:** Review the attached Project Review Committee Rules of Procedure, Appendix 1: Rules of Process and Appendix 2: Project Review Guidelines and Rules of Process and *vote whether to amend the Rules of Procedure as noted.*
- ☐ **ACTION REQUESTED:** If amendments pass, *vote to recommend ratification of the new Rules of Procedure to the full Board of Commissioners.*

The Project Review Committee is the only committee with Rules of Process. The bylaws state that a Committee can vote to amended their Rules of Procedure and request the full Board of Commissioners to ratify those changes. This is the way the previous revision to the Rules of Process were done in April. For this reason, staff have added the two documents referenced above as Appendices to the Rules of Procedure.

Appendix 2: Project Review Guidelines

Before his departure from CVRPC, Will made revisions to the Substantial Regional Impact Guidelines. The revised document is now titled Project Review Guidelines and includes specific thresholds to determine if the Committee will review an Act 250 project. The document was renamed partly to eliminate confusion between review guidelines and Substantial Regional Impact, which is a separate issue. The bulk of the revisions to the document relate to updating the language used within it.

Appendix 1: Rules of Process

Will also drafted revised Rules of Process which clarify the use of the Project Review guidelines in how the Committee functions internally. The Project Review Committee is the only committee with Rules of Process. The bylaws state that a Committee can vote to amended their Rules of Procedure and request the full Board of Commissioners to ratify those changes. This is the way the previous revision to the Rules of Process were done in April. For this reason, staff have added the two documents referenced above as Appendices to the Rules of Procedure.



PROJECT REVIEW COMMITTEE

Appendix 2: ~~SUBSTANTIAL REGIONAL IMPACT~~

PROJECT REVIEW GUIDELINES

~~April 8~~ July 30, 2025

PURPOSE: To provide uniform and consistent guidelines for ~~the Project Review Committee~~ staff to use in evaluating which land development projects to determine ~~if they are regionally significant~~ which projects to bring before the Project Review Committee for the committee to review whether the projects conform with the Regional Plan and have substantial regional impact.

PROCESS: The Project Review Committee and staff will use these thresholds to select which projects should be subject to committee review in order to evaluate the regional impacts a land development project may have. Projects that meet or exceed these thresholds will be evaluated at a scheduled committee meeting for conformance with the Central Vermont Regional Plan and for substantial regional impact. Comments will be sent to the District 5 Environmental Commission, the Vermont Public Utility Commission, or municipal permitting authority, as appropriate. CVRPC reserves the right to participate in permit application review for projects that do not meet or exceed these thresholds.

GENERAL GUIDELINES: The following general criteria will apply to all applications that are submitted to the Central Vermont Regional Planning Commission for review. If a project meets any of these criteria it will be reviewed at a scheduled Project Review Committee meeting for conformance with the Central Vermont Regional Plan and for substantial regional impact.

1. The project is located in more than one municipality or is located ~~on property that is near~~ within 1,000 feet of a municipal boundary.
2. The project will impact a natural, historic, cultural, or significant resource that is described or identified in the Central Vermont Regional Plan. Examples include but are not limited to: wetlands, floodplains/Special Flood Hazard Areas, river corridors, or named waterbodies; critical resource areas as identified in the Central Vermont Regional Plan¹, or similar regionally significant resources including priorities identified within the Vermont Conservation Design.

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

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

GUIDELINES FOR DETERMINING SUBSTANTIAL REGIONAL IMPACT FOR PROJECT REVIEW COMMITTEE REVIEW OF NEW PROJECTS OR EXPANSIONS OF EXISTING USES		
TYPE OF DEVELOPMENT	MUNICIPALITIES WITH A POPULATION GREATER THAN 2,500 ²	MUNICIPALITIES WITH A POPULATION LESS THAN 2,500 ²
Office	Greater than 30,000 gross square feet	Greater than 20,000 gross square feet
Commercial/Retail	Greater than 25,000 gross square feet	Greater than 15,000 gross square feet
Wholesale & Distribution	Greater than 50,000 gross square feet	Greater than 30,000 gross square feet
Hospitals & Health Care Facilities	Greater than 25 beds or 20,000 gross square feet	Greater than 10 beds or 10,000 gross square feet
Housing	Greater than 30 new lots or units	Greater than 20 new lots or units
	Adds >2% year-round housing units Adds > 5 affordable housing units*	
Industrial	Greater than 50,000 gross square feet	Greater than 30,000 gross square feet

TYPE OF DEVELOPMENT	MUNICIPALITIES WITH A POPULATION GREATER THAN 2,500 ²	MUNICIPALITIES WITH A POPULATION LESS THAN 2,500 ²
Hotels	Greater than 200 rooms	Greater than 75 rooms
Mixed Use	Gross square feet greater than 45,000 (with residential calculated at 1,500 square feet per unit) or if any of the individual uses meets or exceeds a threshold defined herein	Gross square feet greater than 30,000 (with residential calculated at 1,500 square feet per unit) or if any of the individual uses meets or exceeds a threshold defined herein
Airports	All new airports, runways, and runway extensions	
Attractions & Recreation Facilities	Greater than 200 parking spaces or a seating capacity of more than 1,000	Greater than 75 parking spaces or a seating capacity of more than 500
Schools & Institutions (including post-secondary facilities)	A capacity of more than 300 students or 30,000 gross square feet	A capacity of more than 150 students or 15,000 gross square feet
Waste Handling Facilities	New facility or expansion of capacity for an existing facility	
Quarries, Asphalt, & Cement Plants	New facility or expansion of capacity for an existing facility	
Wastewater Treatment Facilities	New conventional treatment facility or expansion of the permitted capacity for an existing facility or community septic treatment facilities exceeding 25,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein	New conventional treatment facility or expansion of the permitted capacity for an existing facility or community septic treatment facilities exceeding 10,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Electric Generation, Storage, and Transmission Facilities	Renewable Energy Generation above 150kW, energy storage with a footprint of more than 2 acres, distribution or transmission infrastructure that exceeds existing ROW. Projects to address hazard mitigation concerns that meet these criteria will be reviewed but expedited.	
Communication Facilities	New project or expansion of an existing project of limited size and scope and larger that requires approval by the Public Utility Commission	
Public Drinking Water Supplies	New facility or expansion of permitted capacity for an existing facility	
Intermodal Freight Terminals	New facility or expansion of an existing facility	
Intermodal Passenger Terminals	New facility or expansion of an existing facility	

* As defined by VSA Chapter 117 § 4303

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

1. Speculative Developments – If the final development type is difficult to determine or unknown because a project tenant has not been identified, the thresholds for the highest intensity development type allowed under current land use regulations will be used. If local regulations do not exist, staff will consult with the municipality and the applicant to determine the possible development type.
2. Multi-Phased Developments – If a project is proposed in multiple phases, the cumulative total of the project will be ~~reviewed~~evaluated against the thresholds for ~~substantial regional impact~~committee review. If the total project meets or exceeds any of the identified thresholds, the entire project will be evaluated ~~reviewed for substantial regional impact~~ regardless of the timing of phases. If, over the course of the project, the phasing or type of development changes, projects that have previously been ~~reviewed for substantial regional impact~~evaluated for committee review will be ~~reviewed~~evaluated again to determine if additional thresholds have been met.
3. Multiple Land Parcels – If parts of the project are located on separate land parcels, the decision whether the project is a single (perhaps multi-phased) development, or actually separate projects should be based on such considerations as whether the separate parcels are owned by the same entity, whether a master plan has been prepared for the overall project, or whether any approvals have been sought for the overall project as a unit.
4. Substantial Regional Impact – Having an impact on 2 or more municipalities, including the host municipality,
 - 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.

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

1. Attractions & Recreational Facilities means an establishment or set of establishments that provide leisure time recreational or entertainment activities occurring in either an indoor or outdoor setting.
2. Communication, Utility, and Transmission Facilities means any project that involves the transmission, storage, production, or distribution of fuels or electricity; or any expansion or creation of telecommunication facilities.
3. Intermodal Freight Terminals means an area and building where the mode of transportation for cargo or freight changes and where the cargo and freight may be broken down or aggregated in smaller or larger loads for transfer to other land-based vehicles. Such terminals do not include airports or facilities primarily intended for the transfer of people from passenger rail to other modes.
4. Intermodal Passenger Terminals means an area and building where people change transportation vehicles in order to complete a trip. This could include but is not limited to, rail, bus, passenger car, or taxi service.
5. Waste Handling Facility means structures or systems designed for the collection, processing or disposal of solid waste, including hazardous wastes, universal waste, household waste, and includes transfer stations, processing plants, recycling plants, composting facilities, and disposal systems.
6. Wholesale and Distribution means activities within land areas that are predominantly associated with the receipt, storage, and distribution of goods, products, cargo and materials.
7. Substantial Regional Impact means having impact on 2 or more municipalities, including the host municipality,
 - That will likely impact on a resource within the Region which is widely used or appreciated by people outside of the locality in which it is located;
 - Which may affect settlement patterns to the extent that the character or identity of the Region (or its sub- Regions) is significantly affected;
 - Are likely to alter the cost of living, availability of choices, access to traditional way of life or resources widely used or appreciated by Regional residents.

In addition, because CVRPC has defined housing as a critical need for the Region, CVRPC will participate in the Act 250 review for any project which proposes to:

- increase the total number of year round housing units (according to the most recent U.S. Census) in its host municipality by more than 2%; or create more than 30 housing units of any type; or create more than 5 “affordable” housing units, as defined by VSA Chapter 117 Section 4303. (As identified by the Central Vermont Regional Plan 2016, amended 2018, readopted 2024.)



PROJECT REVIEW COMMITTEE

RULES OF PROCESS

July 21, 2025

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

INVOLVEMENT BY THE REGIONAL PLANNING COMMISSION: The PRC will make a determination on behalf of the full Board of Commissioners regarding conformance or non-conformance with the Regional Plan and substantial regional impact in permit applications that CVRPC is required to participate, when the project meets or exceeds the thresholds in the attached Project Review Guidelines ~~in and when a Substantial Regional Impact has been identified, cumulative impacts will result in a Substantial Regional Impact~~, or when the project may set a precedent within the Region. The conclusions reached will state that they are made on available information. The PRC may also reserve its statutory right to participate in the Act 250/Section 248 hearing process if it must appear to ensure proposed projects are in conformance with the Regional Plan, regardless of whether the proposal ~~has Substantial Regional Impact~~ meets or exceeds the thresholds in the Project Review Guidelines.

The PRC will become involved in the review of a project that is seeking a state permit on behalf of a member municipality according to the following:

1. Staff will provide limited technical assistance at the request of either the municipal legislative body or the municipal planning commission. Limited technical assistance will consist of providing factual information allowing the requesting body to develop its own independent determinations regarding its participation and position. Limited technical assistance will not consist of involvement in hearings on behalf of a municipality or statements of support of municipal participation or positions.

2. PRC involvement on behalf of a member municipality beyond the scope of limited technical assistance as defined above must be at the request of the municipality's legislative body, in writing. This involvement will be provided only if the local position is in conformance with the adopted Regional Plan.

REVIEW PROCESS: Staff will review all Act 250, Section 248, and Section 248a applications that are submitted and provide a monthly summary to the Project Review Committee. Through this review, staff will evaluate the nature of the project and make an initial determination of whether CVRPC is required to participate in the permit application review and whether the project ~~has Substantial Regional Impact based on the established criteria, application type, and project description~~ meets or exceeds the thresholds in the Project Review Guidelines. This determination will guide staff in establishing which of the following processes will be used.

1. **Action by Staff**

Determine whether CVRPC is required to participate in the permit application review. If CVRPC is not required to participate, make an initial determination of whether the project meets or exceeds the thresholds in the Project Review Guidelines ~~has Substantial Regional Impact (per the attached Substantial Regional Impact guidelines and the Regional Plan's definition of Substantial Regional Impact)~~. If CVRPC is required to comment, if a project meets or exceeds the thresholds in the Project Review Guidelines ~~has an identified Substantial Regional Impact~~, or if PRC member(s) request further analysis of a project, staff will prepare an analysis of the project's conformance with the Regional Plan and provide it to the PRC prior to committee meetings.

2. **Action by the Project Review Committee**

If CVRPC is required to comment, if a project meets or exceeds the thresholds in the Project Review Guidelines ~~has an identified Substantial Regional Impact~~, or if Committee member(s) request further analysis of the project, the PRC will discuss the project and make a determination regarding whether the project conforms with the Regional Plan and whether the project has substantial regional impact ~~Substantial Regional Impact~~. The applicant and Commissioner from the host municipality (if not a PRC member) will be invited to attend and provide information related to the project or answer questions. ~~If the PRC determines that Substantial Regional Impact has been met, they will identify whether the project is in conformance or not in conformance with the Regional Plan.~~ Staff will prepare a letter to the District 5 Environmental Commission, the Public Utility Commission, or the relevant municipal permitting authority outlining the position of the PRC including any follow-up that may be requested.

3. **Action by the Board of Commissioners**

If, after review and discussion by the PRC, the scope and potential impacts are such that

the PRC cannot reach a decision, the PRC will request that the project be reviewed by the full Board of Commissioners in order to provide a position including the project's conformance with the Regional Plan and whether the project has substantial regional impact. If the Board of Commissioners is unable to provide a determination of a project's conformance with the Regional Plan and/or substantial regional impact, the Board of Commissioners can choose to:

- a. Refer the project back to the PRC and request that the PRC continue the discussion in an effort to provide a determination.
- b. Transmit correspondence to the District 5 Environmental Commission or the Public Utility Commission outlining the Board of Commissioners' discussion and indicating that no decision could be reached. In this case, specific reasons shall be included to fully inform and detail the reasons or issues that led to this result.

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

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

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

Adopted by the Board of Commissioners: ~~04/08/2025~~ [DATE]

~~Jerry D'Amico~~ Peter Carbee, Chair
CVRPC Board of Commissioners

Case Number	Petitioner / Applicant Name	Municipality	Description	Status Date	Project Status	Category (new/ongoing/dormant/closed)
23-2539-AN & 23-4036-NMP	Duxbury 100 Solar LLC	Duxbury	Application for a certificate of public good under 30 V.S.A. § 248 and 8010 for a 500-kW AC group net-metered, ground mounted solar electric system to be installed at 5421 VT Route 100. Advance Notice filed July 31, 2023, preferred site designation letter provided 9/5/23. Petition filed November 22, 2023, comments due 1/3/2024. On 1/3/2024 and 1/17/2024, neighbors filed requests for hearing. Hearing scheduled for 6/27/2024. Certificate of Public Good issued 12/23/2024 pending approval of applicant's revised aesthetic mitigation plan (due 1/7/2025). 2/6/2025: applicant's revised aesthetic mitigation plan approved.	2/6/2025	Certificate of Public Good issued	Closed - this month
25-1239-PET	Allen St. Storage LLC	Barre City	Petition of Allen St. Storage, LLC for a certificate of public good, pursuant to 30 V.S.A. § 231 and §248 (j) for a 4.999MW battery storage facility off Allen St. in the City of Barre. Petition Filed June 27, 2025. Filing complete July 11, 2025. Comments due August 13th, 2025.	7/14/2025	Requesting CPG	NEW
23-1050-PET	I Love Cows Solar, LLC	Barre City	Petition of I Love Cows Solar, LLC for a certificate of public good, pursuant to 30 V.S.A. § 248, for a 2.475 MW ground-mounted solar array in Barre City. Hearing held 5/31/23. Motion to intervene granted to Historic Preservation 6/16/23. 4/18/25 Motion for approval of surety bond. 6/25/25 CPG requested. 7/14/25 Notice of complete filing.	7/11/2025	Comment Period	Ongoing
25-0899-AN	Green Mountain Power	Waitsfield and Fayston	3/22/2024: 45-day advance notice of upcoming petition for Certificate of Public Good to upgrade Irasville #39 Substation at 236 Carroll Road in Waitsfield and Fayston (24-0838-AN). Updated 45-Day Advance Notice 5/6/25. Petition not yet filed.	3/22/2024	advance notice filed	Ongoing
24-1849-AN	Comstock Road GLS-VT Solar, LLC	Berlin	45-Day advance submission filed 6/14/2024 by Comstock 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 submission filed	Ongoing
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.	8/28/2024	petition not yet filed	Ongoing
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.)	12/31/2024	Certificate of Public Good Issued	Ongoing
24-2988-AN	Bell Atlantic Mobile Systems of Allentown, Inc. and Celco 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.	1/20/2025	Certificate of Public Good Issued	Ongoing

Project Review Committee

Section 248 and 248(a) Cases

Case Number	Petitioner / Applicant Name	Municipality	Description	Status Date	Project Status	Category (new/ongoing/dormant/closed)
24-2862-AN 24-3485-PET	Berlin Williams Solar LLC	Berlin	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. (Portion of the same site proposed on 9/27/2023 in 23-3361-AN). 11/22/2024: petition filed. 12/4/2024 and 12/5/2024: VT Department of Public Service and VT Agency of Natural Resources request hearing. 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. 3/27/2025: CVRPC commented that the project does not have substantial regional impact and is in conformance with the regional plan.	3/3/2025	MOU reached	Ongoing
24-3498-AN and 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. 3/25/2025: CVRPC issued preferred site letter of support. 4/3/2025: application incomplete. Current status: under review.	4/3/2025	under review	Ongoing
24-3108-AN	Bell Atlantic Mobile Systems of Allentown, Inc. and Celco Partnership, each d/b/a Verizon Wireless The Towers, LLC	Washington	60-day advance submission of Bell Atlantic Mobile Systems of Allentown, Inc. and Celco 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).	4/15/2025	Second advance Notice filed	Ongoing
25-0899-AN and 24-0383-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.	5/6/2025	Advance notice filed	Ongoing
25-0925-AN	Bell Atlantic Mobile Systems of Allentown, Inc. and Celco 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.	5/8/2025	Advance notice filed	Ongoing

Case Number	Petitioner / Applicant Name	Municipality	Description	Status Date	Project Status	Category (new/ongoing/dormant/closed)
25-0703-AN	Bell Atlantic Mobile Systems LLC The Towers, LLC	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 97 Hart Hollow Road in Washington, Vermont. 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. 4/15/2025: advance notice filed. 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.	5/13/2025	Requested further information	Ongoing
24-1850-AN	Scott Hill Road GLS-VT Solar, LLC	Berlin	45-Day advance submission filed 6/14/2024 by Scott Hill Road, GLS-VT Solar, LLC, pursuant to 30 V.S.A. § 8010, for a 500W group net-metered solar array in Berlin, Vermont. 6/14/2024: advance notice filed. Petition not yet filed.	6/14/2025	Petition not yet filed	Ongoing
24-2504-NM	Comstock Road GLS-VT Solar, LLC	Berlin	Application of Comstock Road GLS-VT Solar, LLC for a certificate of public good for a 500.0 kW solar net-metered electric power system in Berlin, Vermont. CVRPC previously provided a preferred site letter of support on 1/12/2024. 7/30/2024: net metering petition filed. 7/31/2024: petition deemed incomplete because preferred site letters of support from CVRPC and Town of Berlin provided prior to filing 45-day advance notice; petitioner requested that the PUC alter the ruling that the petition was incomplete. 8/12/2024: PUC denied motion to alter incomplete ruling. 8/19/2024: petitioner filed motion to alter the order from 8/12/2024 on the basis that the rule requiring preferred site letters of support be issued after the filing of the 45-day advance notice came into effect on 3/1/2024 and that the preferred site letters of support were issued prior to that rule coming into effect. (Essentially, the petitioner is arguing that the new rule is not applicable because the preferred site letters of support were issued prior to 3/1/2024 and the PUC is arguing that the new rule is applicable because the 45-day advance notice was filed after 3/1/2024. Depending on the outcome of that dispute, the petitioner may need to request a new preferred site letter of support from CVRPC.) 12/4/2024: CVRPC issued new preferred site letter of support. 12/9/2024: application complete. 2/21/2025: PUC issued proposed Certificate of Public Good, comment period until 3/7/2025. 3/28/2025: Certificate of Public Good issued. 7/25/2025: Commencing site prep	7/21/2025	Commencing Site prep	Ongoing



MEMO

Date: July 21st, 2025

To: Project Review Committee

From: Sam Lash, Climate & Energy Planner

Re: Allen Street Storage Project, Barre City

☐ **ACTION REQUESTED:** Initial Review of Petition of Allen St. Storage, LLC for a certificate of public good, pursuant to 30 V.S.A. § 231 and §248 (j) for a 4.999MW battery storage facility at 107 Allen St. in the City of Barre. Petitioner also seeks approval under §231 to own and operate the project as a non-utility competitive supplier of energy storage services within the meaning of 30 V.S.A §209(k).

Summary

Staff supports Barre City's support of the project; staff would recommend submitting comments that state this and include two questions:

- Inquire regarding the training with the local fire department that is described in the planning commission letter but not the petition itself.
- Inquire regarding whether there are agreements in place regarding the distribution of back-up power locally in outage conditions or otherwise.

This review is based on the information currently available.

1. Basic Project and Petition Information

Project Basics: 4.999MW front-of-meter battery energy storage system (BESS) adjacent to I Love Cows solar facility (currently under construction; approved for CPG in Case No. 23-1050-PET).

Petitioner: Allen St. Storage, LLC (subsidiary of Encore Renewable Energy)

Utility: GMP

Address: 107 Allen Street, Barre City (1/3 acre of a 44.9 acre parcel; 500ft set back).

Composition:

- 32 battery storage units (blocks) installed within a fenced area (each block is 7.5'x7'x10').
- 4 additional battery blocks to be installed in 10 years (does not change AC size)
- 5 conversion systems (inverters)
- 1 plant automation and control system (EMS)
- 2 3100 KVA skid-mounted transformers with secondary oil containment
- 7-8ft agricultural style perimeter fence
- Temporary staging area
- 500ft access road shared with I Love Cows Solar facility (already reviewed & obtained CPG)



- For details, including fire systems, see attached petition.

Project and Petition Process:

- On October 10th 2024, Encore Renewable Energy presented the project to the Barre City Planning Commission, subsequent communications with Barre City staff also included the Barre City Fire Department who was given a site tour and reviewed the project with a favorable outcome. The Planning Commission letter of support¹ was approved by the Commission January 23rd, 2025 and subsequently Barre City Council on January 28th, 2025
- An Advanced Notice (24-2807) was filed 8/28/24.
- The Petition was filed 7/11/2025 (25-1239-PET)

Project Impact:

The attached site plan includes an overall site plan including the solar array under construction, layout and materials plan, grading and drainage plan, and other details.

- Staff note that this project is adjacent to and integrated into the I Love Cows solar facility project that has been approved and is under construction. It makes use of the same access road, screen trees, and location of the other project.
- With a storage project, especially one in proximity to a school facility and to housing (e.g. Green Acres across the street), there are additional fire safety considerations. From the petition, Barre City Planning Commission Letter, and ongoing communication with the Barre City Fire Department, it appears fire safety has been taken into account and thoroughly reviewed by the local authorities and the petitioner. **Training with the local fire department is described in the planning commission letter but not the petition itself.**
- An review of the project location shows that both this and the approved solar project do not overlap with any known constraints (Act 174); they overlap with the possible constraint of agricultural soils although given the project location for the solar array has been approved and this only adds an additional 1/3 acre already within the project array, it does not appear to add additional impacts to the surrounding area.
- The petition notes that the BESS will operate as a mechanical plant participating in ISO New England (ISO-NE) regional wholesale markets (Frequency Regulation Market, Real-Time Market, Day-Ahead Energy Market)- **it is not explicitly mentioned that this project would provide local back-up power to the City of Barre.**

Benefits to Barre City:

¹ https://www.barrecity.org/client_media/files/agendas/FY25/PC%20Packet%2001-23-25%20Special%20Meeting.pdf



- \$5,000/year in property taxes (and approx. \$10,000/year Uniform Capacity Tax to the State Education Fund),
- Field-based orientation and training with Barre City Fire Department staff provided by Encore Renewable Energy along with battery manufacturer in system fire prevention and response (from Barre City's letter)
- \$20,000 contribution from Encore's "Good Neighbor Policy" (from Barre City's letter)

2. **Next steps** could include:

- **Submit comments by August 13, 2025 including:**
 - **Inquire regarding the training with the local fire department that is described in the planning commission letter but not the petition itself.**
 - **Inquire regarding whether there are agreements in place regarding the distribution of back-up power locally in outage conditions or otherwise.**
- Formal review of substantial regional impact and conformance with regional plan (preliminary review finds that it would likely not have substantial regional impact and would be in conformance with regional plan- **would be required if it goes to hearing**).
- CVRPC also reserves the right to review and comment on materials submitted as the Section 248 review process continues (aka if there is a hearing).

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 passed 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), these are due August 13th, 2025 for this project.***

Project Number	Petitioner/Applicant Name	Municipality	Description	Project Status	New, ongoing, dormant, or closed?
			CLOSED SINCE LAST MEETING		
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. 6/3/2025: declared minor and proposed Act 250 permit issued pending wetland and stormwater permits from VT DEC. Comment period until 6/23/2025. 6/20/2025: VTrans requested that any Act 250 permit require a state highway access and work permit from VTrans. 6/23/2025: VT DEC/ANR provided comments, requested additional information from the applicant, and requested an extension of the comment period. 6/24/2025: comment period extended until 7/7/2025. 7/29/25: Permit issued	Act 250 permit issued	Closed this month
JO 5-179	Bill Woodruff Town of Waterbury, Public Works	Waterbury	The Town of Waterbury proposes to extend its existing municipal water system, beginning at Guptil Road, heading west on a cross-country alignment to provide water service to residential homes on East Wind Drive and McNeil Road. The project will terminate just short of the VT Route 100 State right-of-way. Approximately 0.6 acres will be disturbed. Work will occur between the right-of-way and on easements obtained by the town. The project will result in an approximate demand increase for the water supply system of 4.6%. 02/06/24: Application received 07-24-2025: JO Issued: permit required	JO issued: Act 250 permit required	Closed this month
5W0542-8	Brice Ruiz / Rebecca Willis	Warren	The project consists of relocating the previously permitted 3-bedroom residence to an alternative location within the approved building envelope, and redesigning the wastewater and water supply system. 6/1/25: Application received, 6/10/25: Application deemed complete 7/16/25 Act 250 permit amendment issued	Act 250 permit amendment issued	Closed this month
W0721-17	Mad River Path	Waitsfield	A project generally described as construction/installation of approximately 1.3 miles of trails, 400 feet of which will be a 5-foot-wide boardwalk across a Class 2 wetland built two feet above emergent vegetation. The majority of trails will be low-impact single track while about 0.2 miles will serve as a flow trail. The Project is designed to connect with existing path/trail infrastructure in the area and is located off of Carroll Road in Waitsfield, Vermont. 1/30/2020 Application Filed 6/20/2020 Act 250 permit issued 7/14/2025 Permit abandoned by non-use.	Permit abandoned by non-use	Closed this month
5W1111-5	(Sugarbush Mountain Resort Inc.)	Barre Town	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 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-feet 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. 6/4/2025: declared minor and proposed Act 250 permit amendment issued. Comment period until 7/1/2025. 6/26/25: Applicant issued response to comments	Act 250 permit amendment issued Declared minor	Closed this month
			NEW		
W0680-8	Patrick Crowl LJBC Associates, LLC	Waterbury	Renovation of the existing barn on the subject property. No exterior changes are proposed other than the replacement of louver windows with a weather-tight alternative. The 1st floor interior will be weatherproofed and finished for additional all-season storage and occasional office use/gathering space. The barn will not be open to the public. 7/17/25 Application Received	Application received	NEW
5W0721-19	Christopher Lamonia (C3 Eng)	Waitsfield	Reconfigure Lots 3 & 4 per 2018 Survey. Both lots are undeveloped. 7/15/25: Application received.	Application received	NEW
5W1101-7	Greenway Institute	Montpelier	Greenway Institute, the owner of multiple buildings on the former Vermont College of Fine Arts campus, plans to expand and improve the front entrance to Noble Hall. This project does not involve altering any building structures. It will expand the front porch area by adding a patio directly adjacent to the porch with an area of approximately 540 sq ft and improve the walkways/access to the front of the building. 7/11/25: Application filed 7/14/25: pending (in review)	Pending (in review)	NEW

Project Number	Petitioner/Applicant Name	Municipality	Description	Project Status	New, ongoing, dormant, or closed?
5W1052-7	Blue Cross and Blue Shield of Vermont	Berlin	BCBS proposes to change the use of an existing building on the office campus in Berlin from a training center to a daycare. No exterior construction is proposed other than chain-link fences to create safe play areas for the children. 7/3/25: Application received 7/14/25 Act 250 administrative amendment issued.		NEW
5W0489-4A	Melinda Neff (E & E Holdings, LLC) / Melinda Neff (E & E Holdings, LLC)	Montpelier	2016 Change of Use from single use as Masonic Lodge to multiple use for 1) Masonic Lodge meeting place, 2) Green Mountain Behavior Consulting providing childhood counseling services, and 3) a bakery. 6/1/25: application received, 6/10/25: Application deemed complete 7/10/25 Permit Granted	Act 250 permit issued	NEW
5W1402-3B	(Town of Waterbury) / (Capital Soccer Club) / (Ice Center of Washington West)	Waterbury	Proposed expansion of an existing recreation field situated on an upper terrace adjacent to the previously permitted ice center building located at 0 River Road in Waterbury. The 40 acres tract includes the ice center building, parking area and several grassed community playing fields. The project involves grading to increase the field to 150' wide x 230' long. The field will be seeded with grass once grading is completed. No new structures are proposed. 5/17/25: Application received 6/29/25: Application complete 7/23/25: Act 250 permit issued Comment period until 7/28/25	Minor - permit pending Comment Period	NEW
5W1111-5	(Sugarbush Mountain Resort Inc.)	Warren	This permit specifically authorizes the "Clay Brook Flow Augmentation System", required by Department of Environmental Conservation, which is proposed to restore stream flows in Clay Brook by utilizing 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 or 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 and involves the construction of a 70-foot long, 12 foot-wide, 2-foot deep flow equalization channel lined with 12-inch thick VAOT Type I stone fill. When the flow augmentation system is operating a six-inch diameter pipe will transport water from the snowmaking system to through the channel to an existing culvert at the end of the channel that will release water to Clay Brook. The project is located at 121 Gatehouse Lane, Warren, Vermont. 4/12/25: Application received, 5/15/25: Application deemed complete, 6/4/25: Decision issued, permit granted, 7/2/25: permit finalized	Act 250 permit issued	NEW
5W1172-4	Zoie Saunders	Montpelier	To permit, after-the-fact, the construction of a garage on Lot 4 of the 5W1172 project. 7/7/25: Application	Application received	NEW
JO 5-177	(Blue Cross and Blue Shield)	Berlin	BCBS proposes to change the use of an existing building on the office campus in Berlin from a training center to a daycare. No exterior construction is proposed other than a small chain-link fence to create a safe play area for the children. 6/11/25 - application received 6/26/25 - decision issued	JO - Act 250 permit required	NEW
JO 05-180	Ledgeworks	Plainfield	Former college campus (Goddard College) - interest in developing housing. 10 to 60 units. Goddard's tract or property is composed of two parcels, 117 acres in Plainfield and 13 acres in East Montpelier. (See the attached form for more details.) As you can see from the attached NDA map, the Plainfield parcel is entirely in the Village District and only part of it is in the proposed NDA due to a 200 ft rule for sewer service. The East Montpelier parcel is outside both the village district and the proposed NDA. Both parcels have public water and sewer, and both towns have permanent zoning and subdivision bylaws. 6/23/25: Application received	Application Received	NEW
JO 5-180	(Ledgeworks)	Plainfield	Former college campus (Goddard College) - interest in developing housing. 10 to 60 units. Goddard's tract or property is composed of two parcels, 117 acres in Plainfield and 13 acres in East Montpelier. (See the attached form for more details.) As you can see from the attached NDA map, the Plainfield parcel is entirely in the Village District and only part of it is in the proposed NDA due to a 200 ft rule for sewer service. The East Montpelier parcel is outside both the village district and the proposed NDA. Both parcels have public water and sewer, and both towns have permanent zoning and subdivision bylaws. 6/23/25: Application received	Application received	NEW

Project Number	Petitioner/Applicant Name	Municipality	Description	Project Status	New, ongoing, dormant, or closed?
JO - 5-176		Barre City	The project is replacement of a water transmission main for the City of Barre that was constructed prior to 1950. The existing main section that is being replaced is parallel to Route 302 with cross-country portions, from Reservoir Road in Orange to the intersection of Route 110 and Route 302 in East Barre Town. The water main will be installed primarily by open trench construction with directional drilling of the water main under the Jail Branch adjacent to the Route 110/Route 302 intersection. The new water main is 5,200 ft of 24-inch diameter main with no increase in capacity for the City water system. The replacement main was originally designed about 20 years ago but never constructed. Permits were received at that time but since it has been 20 years, new permits are being obtained. The project area is 1.3 acres. 6/6/25 Application received 6/17/25: Decision issued	JO - Act 250 permit not required	NEW
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. 5/20/25 Application pending further information	Pending (Awaiting Information)	NEW
ONGOING					
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. 7/29/25: response by applicant	Response by applicant	Ongoing
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. 6/16/2025: additional information requested about proposed tree clearing in a wooded buffer along Rt. 62 and impact to wetlands, two issues that were of particular concern in previous Act 250 permits/permit amendments on the site. 6/16/25: Information request from applicant. 7/16/25: CVRPC notified of response to comments supplied by applicant	Response to CVRPC comment received	Ongoing

Project Number	Petitioner/Applicant Name	Municipality	Description	Project Status	New, ongoing, dormant, or closed?
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, 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. 6/20/2025: additional application material submitted. 7/15/25 Draft Act 250 Amendment issued. Comment Period Deadline set	Draft Act 250 administrative amendment issued Comment Period opened	Ongoing
5W1402-3B	(Town of Waterbury) / (Capital Soccer Club) / (Ice Center of Washington West)	Waterbury	The proposed project involves enlarging an existing soccer field within at the existing recreational area and facility located on River Road in Waterbury Village, VT. The existing 40 acre parcel was previously permitted for an Ice Center Building under Land Use Permit 5W1402 in 2002, and the original site plan filed included additional conceptual recreational field uses. An updated masterplan for the Village of Waterbury was released in 2023 and has made revisions to the Village's desired field uses and layouts. This application seeks approval for a larger soccer field located on the upper terrace adjacent to River Road, as per the current Village of Waterbury Masterplan. The new field will be roughly 150ft wide x 230ft long with additional level ground provided at each end. Grading revisions will create an even playing surface and drainage as required. There are no new structures associated with this project, and there is no additional impervious surface in the proposed project. 5/23/2025: application received. 7/3/25 approval pending Construction General Permit issued by the ANR Watershed Management Division. Comment period until 7/28/25	In comment period	Ongoing
5W0840-15A	Ellery Packard (E.E. Packard Enterprises, Inc.)	East Montpelier	Project simply involves subdividing existing Lot 3 into two parcels, proposed Lots 3A and 3B. No construction or changes in use are proposed from has been previously permitted. 5/30/2025: application received. 6/27/25: Permit issued	Act 250 permit issued	Ongoing
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. 1/31/2025: application received. 2/11/2025: application incomplete. 6/20/2025: declared minor and draft Act 250 permit issued. Comment period until 7/14/2025.	Draft Act 250 permit issued	Ongoing
5W0489-4A	Melinda Neff (E & E Holdings, LLC) / Melinda Neff (E & E Holdings, LLC)	Montpelier	2016 Change of Use from single use as Masonic Lodge to multiple use for 1) Masonic Lodge meeting place, 2) Green Mountain Behavior Consulting providing childhood counseling services, and 3) a bakery. 6/13/2025: application received.	application received	Ongoing
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.	Draft Act 250 permit issued Minor notice issued	Ongoing

Project Number	Petitioner/Applicant Name	Municipality	Description	Project Status	New, ongoing, dormant, or closed?
5W0857-4	(Wildersburg Homeowners Association, Inc.) / (Town of Barre)	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 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. 5/22/2025: minor notice and draft Act 250 permit amendment issued. Comment period until 6/16/2025. 6/9/2025: adjoining landowner requested hearing regarding potential impacts to his property.	Draft Act 250 permit issued Minor notice issued	Ongoing
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 Outlets D and G as well as changes to the existing pylon signs at the Fisher Road and VT Route 62 entrances. 5/21/2025: application received. 6/10/2025: application incomplete.	Application incomplete	Ongoing
5R0891-24	Pierre Gilbert (Industry Street Properties, LLC) / Adam Stone (Adam Stone Trucking, LLC)	Williamstown	The Town of Williamstown applied for federal funding for the dredging removal of 900' of accumulated sediment from within three sections of the stream that feeds the Stevens Branch. One 400' section runs adjacent to Lot 6 (Stone Lot) and the other 400' section runs adjacent to Lot 7 (Gilbert Lot). The project also involves sediment removal from within an additional 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. Application received 7/29/2024. 8/7/2024: application incomplete.	Application incomplete	Ongoing
5W0134-2	Stephen Gavosto (MRV Holdings LLC)	Waitsfield	The project will consist of constructing 2 self storage buildings on an existing 3.5+/- acre parcel. The parcel already has one 12,000sqft commercial building on it. One self storage structure will be approximately 3000sqft and the other will be 6800 ft ² . 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. Application received 3/25/2024. 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.	Draft Act 250 permit issued Minor notice issued	Ongoing



MEMO

Date: July 30, 2025
To: Project Review Committee
From: Lorraine Banbury, Planner
Re: Reviewing Conservation Easements

✉ **ACTION REQUESTED:** Review briefing on when the Project Review Committee will be asked to review proposed conservation easements.

Issue

The Central Vermont Regional Planning Commission regularly receives notifications when a conservation easement is proposed on a property in our region. We do not have a policy on when staff should review, and when the Committee should comment on proposed easements.

CVRPC recently received notification of a conservation easement in Calais. "The Fitch property is located in the Kents Corner/Old West Church historic district of Calais which is recognized in the national register of historic places." The Calais easement is not in the Maple Corner Village Center, so it is not in an area designated for future development.

Actions

Staff will draft a policy for when an easement should be reviewed by the Committee. Areas designated as rural general, rural agriculture and forestry rural, and rural conservation will not trigger review. Proposed easements overlapping with other land use and area designations will trigger review by staff and potentially by the Committee if it meets yet to be determined criteria.

Next Steps

Staff will develop a policy clearly outlining when the Project Review Committee will be asked to review proposed conservation easements in the region.

08/04/25

Project Review Committee

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8 Bailey Ave,
Montpelier, VT 05602

P (802) 223-5234

info@vlt.org
vlt.org

July 10, 2025

Christian Meyer, Executive Director
Central Vermont Regional Planning Commission
(via email)

Dear Christian,

I am writing to notify you that **Diane Fitch, Donna Fitch, and Judith Robert** are working with the Vermont Land Trust (VLT) to place a permanent conservation easement on their farmland property located in Calais. Please see the enclosed map depicting the subject parcel.

Applications have been submitted to the Vermont Housing and Conservation Board (VHCB) for funds to purchase the development rights on this property. I believe that this project conforms with regional planning efforts because the Central Vermont Regional Plan Land Use chapter states that "(f)arming helps to define the Region's cultural identity and provides Central Vermont residents with open space, recreational opportunities, aesthetic pleasure, and a sense of place. More importantly, farms and farm soils, if protected now, can assure us of some degree of Regional self-sufficiency..." The plan goes on to say that, "it is a primary goal of the Regional Plan to preserve and promote a viable agricultural economy, culture, and land base." This project is also supported by language in the Historic Resources section of the plan. The Fitch property is located in the Kents Corner/Old West Church historic district of Calais which is recognized in the national register of historic places. While the conservation easement will not include any buildings, the open land and forests are an important component of the district, especially given its proximity to Robinson Sawmill and Kents Corner. Support for protection of this area is reflected in the Historic Resources section of the regional plan which reads, "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."

VHCB requires a response letter from CVRPC only if you believe that this project may not conform with local or regional planning efforts. If you would like to send a response letter, please send it to me at clarice@vlt.org.

Please call or email me if you or the RPC have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Clarice Cutler". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Clarice Cutler
Project Director

Regional Offices:

226 Bridge Street
P.O. Box 850
Richmond, VT 05477
P (802) 434-3079

Bluffside Farm
171 Scott Farm Road
Newport, VT 05855
P (802) 748-6089

The King Farm
128 King Farm Road
Woodstock, VT 05091
P (802) 457-2369

08/04/25

Locator Map

Fitch - Calais, VT

Project Review Committee

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- | | |
|--|---|
| ■ Subject property | ■ Municipal |
| ■ VLT easement or fee | ■ State |
| ■ Municipal assist | ■ Other Non-Profit |
| ■ State assist | ■ all other values |
| ■ Other non-profit assist | |

0 6,000 12,000 24,000



Scale: 1:100,000

Vermont's University of Vermont's Spatial Analysis Lab (UVM-SAL) creating the initial version of this dataset (CONSPUB) in the mid-1990's. Current VLPD partners include: The TNC, UVM, USFS, NMFS, NRCS, ANR, ACCD, VOR, GMC, UVT, VHC, and VLT. The Vermont Agency of Natural Resources also includes: The Department of Forests, Parks and Recreation (PPR), Fish and Wildlife Department (PWF), the Vermont Department of Environmental Conservation (DEC), the Vermont Department of Land Administration (VLA), the ANR Geographic Information Systems Office (GISO), E911, Esri, NASA, NGA, USGS, FEMA, and the Vermont Department of Transportation (VT DOT).
 Sources: Esri, TomTom, Garmin, Bing, NOAA, USGS, Esri, OpenStreetMap contributors, and the GIS User Community. Metadata.