



Project Review Committee

Regular Meeting

Thursday, August 28, 2025

4:00 PM – 5:00 PM

29 Main Street, Suite 4, Montpelier VT

Hybrid Meeting with Remote Participation via Zoom

<https://us02web.zoom.us/j/87815276521?pwd=Mmw5U080SGpCTUFNVHZFSERQUUI0dz09>

Meeting ID: 878 1527 6521, Passcode: 783374

One tap mobile (929)436-2866 or 1(301)715-8592

Agenda

- 4:00 Call to Order & Roll Call
- 4:05 Updates to Agenda
- 4:10 Public Comment
- 4:15 Review & approve minutes from the 8/4/25 meeting
- 4:20 Questions on Project Review Report
- 4:25 Updates on Act 250 cases
 - Memo: Pioneer Street Dam Removal – Keith Cubbon
- 4:30 Updates on Section 248, and Section 248a Applications – Sam Lash
- 4:55 Topics for next meeting (discussion)
- 5:00 Adjourn

Persons with disabilities who require assistance or alternate arrangements to participate in programs or activities are encouraged to contact Nancy Chartrand at 802-229-0389 or chartrand@cvregion.com at least 3 business days prior to the meeting for which services are requested.

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

August 4, 2025 2:00 pm

Remote Participation via Zoom

Draft Minutes

Project Review Committee Members

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

1 Staff: Lorraine Banbury, Sam Lash, Christian Meyer

2

3 Public: None

4

5 L. Cattaneo called the meeting to order at 2:13 pm.

6

7 Public comment

8 None

9

10 Adjustments to the Agenda

11 L. Cattaneo added setting the date and agenda items for the next meeting to the end of the agenda for
12 today's meeting.

13

14 Election of New Officers

15 R. Wernecke nominated L. Cattaneo for chair. A. Peal seconded. There were no other nominations. L.
16 Cattaneo was elected unanimously. L. Cattaneo nominated R. Wernecke for Vice Chair. A. Peal
17 seconded. There were no other nominations. R. Wernecke was elected unanimously.

18

19 Approval of Minutes

20 R. Wernecke moved to approve the May 22, 2025 meeting's draft minutes. A. Peal seconded, all in favor,
21 motion carried.

22

23 There was discussion about whether to limit the agenda to the new Allen Street Battery Storage facility
24 Section 248 application, but as commissioners were prepared and had reviewed the packet, the
25 committee decided to cover the full agenda including the revisions to the Rule of Process and Guidelines
26 for Review.

27

28 Reporting to the Board of Commissioners

29 L. Cattaneo raise the issue of how to keep the full commission informed about the work of the
30 committee. In the past, Will Pitkin had included updates in the meeting packets for the full board of
31 Commissioners. One option could be to have the Committee Chair report out at meetings. Another
32 would be to share the summary packet of cases that is prepared for each meeting with the full

Commission, but those packets are already quite dense. The desire was to highlight actions taken by the Committee, so a summary of actions taken would be a good way to formalize that reporting to the full Commission. Staff will begin preparing that going forward.

Project Review Guidelines and Rules of Process

L. Cattaneo suggested the following edits to the documents in the meeting packet: in Appendix 2: Project Review Guidelines, instead of listing the Substantial Regional Impact definition in the Additional Considerations section in full and also in the definitions, write “Substantial Regional Impact - See Definition 7” in the Additional Considerations section. The Rules of Process document needs to have Appendix 1 added to the title. S. Lash noted that the link to the review checklist for Section 248 and 248 (a) cases was missing from the guidelines and needed to be added back in. With those edits, R. Wernecke moved to recommend the amended Rule of Procedure with new Appendix 1: Rules of Process and Appendix 2: Project Review Guidelines to the full Board of Commissioners for ratification. A. Peal seconded, all in favor, motion carried.

Allen Street Storage Project, Barre City

S Lash reviewed a 4.99 MW storage facility pursuing a Certificate of Public Good and authority to own and operate the project. This is in the same area as I Love Cows solar, who also received a CPG last year. The items which Barre City had listed in their letter of support as reasons they support the project were not included in the project petition itself, so staff suggested that the project amend the petition. She did not use the checklist this time because the larger project already had its CPG, but can use that in the future if desired. 2000’ of distribution line is also being upgraded as part of this project. She did the due diligence looking at fire safety report for battery storage. E. Wernecke – moved that staff submit the comments as proposed to have those points added to the petition. B. Arrand seconded, all in favor, motion carried. Staff anticipate seeing more projects as people will be trying to take advantage of federal credits while they still exist. If towns have sites they want to work on siting projects on, now is the time to move that forward, as taxation and listing

Update on Waitsfield-Fayston Substation

A. Peal asked if there were any updates on the substation in Waitsfield-Fayston. S. Lash talked to wetlands specialist and engineer on the project it is proceeding as expected. Once get notice to file will review again. Staff will request if it’s possible for the project to share the impact assessments when ready, instead of waiting for the petition to be filed.

Conservation Easements

Looking for feedback C. Meyer shared that CVRPC receives notifications periodically of conservation easements. There’s a ~500 acre easement in Kent’s Corner/Robinson Cemetery in East Calais that is not affecting a village center, but in the future, it an easement could conceivably be proposed for land in a preferred development area. One guideline could be using Future land Use Map designations of rural areas (rural general, rural agricultural/forestry, or rural conservation), does not require further consideration. But if in one of the other areas: enterprise, transition, village center, town center, etc. it could come to the committee for review. If something unique requires the Committee’s attention, staff could always bring those as well. The Committee cannot remember ever reviewing a conservation easement, but it is conceivable to have a conflict of uses to review. A. Peal asked how the new Tier 3 overlay identifying pinch points and critical forest blocks and if the Committee should weigh in on those considerations? Those areas will likely be designated as rural conservation in the FLU Map. R. Wernecke asked if the Committee should weigh in at all? Currently, the state is notifying CVRPC, likely due to

1 statute. Staff will draft language to amend into process on conservation easements that are contrary to
2 the regional plan and bring it back to the committee.

3
4 **Next Meeting Date and Agenda Items**

5
6 Currently the Project Review Committee meetings are on an “as needed” basis. L. Cattaneo said that
7 having them as a standing meeting that is cancelled when not needed would make it easier to plan
8 around. A. Peal and R. Wernecke said this is how they currently treat the meetings. C. Meyer
9 determined that there may need to be a resolution change for this to take effect, which is something
10 staff will take care of. Going forward Project Review Committee will be a standing meeting on the 4th
11 Thursday of each month at 4:00. The next meeting will be Thursday, August 28.

12
13 R. Wernecke moved to adjourn, A. Peal seconded, all in favor, motion carried. Meeting adjourned 2:56
14 pm.

15
16 Respectfully submitted, L. Banbury
17

Content

Topic 2

Adjournment

R. Wernecke moved to adjourn, A. Peal seconded, all in favor, motion carried. Meeting adjourned at 2:56 pm.

Minutes taken by L. Banbury

**Project Review Committee
Act 250 Cases**

7/29/25

<u>Case Number/ Link</u>	<u>Project Name</u>	<u>Petitioner/ Applicant Name</u>	<u>Municipality</u>	<u>Description</u>	<u>Comment Deadline</u>	<u>Project Status</u>	<u>New, ongoing, dormant, or closed?</u>
JO 5-182	Pioneer St Dam Removal and Davis Homestead Floodplain Restoration	Keith Cubbon Central Vermont Regional Planning Commission	Montpelier	the Pioneer Street Dam to address flooding in two areas: upstream of the Pioneer Street bridge to the Route 2 bridge at Gallison Hill Road and the Jacob Davis Homestead, 5 Home Farm Way, an 18-acre property at the confluence of the Winooski and Stevens Branch Rivers. Reconnecting the floodplain in these two areas will allow floodwaters to move more freely, sediment to be deposited in controlled areas, and reduce peak flood depths in critical infrastructure corridors. The project involves over 10 acres of disturbance and includes the dam removal, the removal of approximately 50,240 cubic yards of sediment, regrading, streambank armoring, and the installation of wood deflectors to protect streambanks. Disturbed areas will be revegetated with native plants and trees. JO request received: 7/29/25, deemed complete 8/13/25, decision issued 8/14/25		JO issued: Act 250 permit required	Closed this month
SW0721-19	C3 Energy Capital LLC - Lot 3 and 4 Reconfiguration	Christopher Lamonia (C3 Energy Capital LLC)	Waitsfield	Reconfigure Lots 3 & 4 per 2018 Survey. Both lots are undeveloped. 7/15/25: Application received. 8/13/25 - Act 250 permit amendment issued		Act 250 permit amendment issued	Closed this month
5W1402-38		(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	7/28/2025	Act 250 permit issued	Closed this month
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) 7/31/25 - Act 250 permit issued		Act 250 permit issued	Closed this month
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: Response to comments supplied by applicant, 8/19/25 - further information provided		Deadline for comments set. Draft Act 250 amendment permit issued	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. 7/18/25 - WW and potabl water permit received 7/29/25: response by applicant		Response by applicant	Ongoing

**Project Review Committee
Act 250 Cases**

7/29/25

<u>Case Number/ Link</u>	<u>Project Name</u>	<u>Petitioner/ Applicant Name</u>	<u>Municipality</u>	<u>Description</u>	<u>Comment Deadline</u>	<u>Project Status</u>	<u>New, ongoing, dormant, or closed?</u>
JO 05-180	Goddard Property Housing Development	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	Ongoing
JO 5-180	Goddard Property Housing Development	(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	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
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.	6/16/2025	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 WWV 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
5W0441-2D	RK Miles	(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)	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

**Project Review Committee
Act 250 Cases**

7/29/25

<u>Case Number/ Link</u>	<u>Project Name</u>	<u>Petitioner/ Applicant Name</u>	<u>Municipality</u>	<u>Description</u>	<u>Comment Deadline</u>	<u>Project Status</u>	<u>New, ongoing, dormant, or closed?</u>
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 ft2 . 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.	6/25/2024	Draft Act 250 permit issued Minor notice issued	Ongoing

**Project Review Committee
Section 248 and 248(a) Cases**

7/29/25

Case Number	Date filed	Issue Type	Type of Project	Petitioner / Applicant Name	Municipality	Description	Comment Deadline	Hearing Date	Status Date	CVRPC Action	Project Status	Category (new/ongoing/dormant/closed)
25-1239-PET	7/11/2025	§ 248j	Storage	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. Previous Advanced notice filed 8/28/24 24-2807-AN. Petition Filed June 27, 2025. Filing complete July 11, 2025.	8/13/2025 (was actually 12th)		7/14/2025	Project Review Committee 8/4/2025 went forward with staff recommendations to inquire regarding Barre City Department Training and if back-up power would be available locally. Both questions were clarified by reviewing extensive material (which had been in some cases submitted in duplicate) to ensure training was in fact included (it was), and that the City would have to approach GMP (project off-taker) regarding local back-up power opportunities. Thus comments were not formally submitted. No further action anticipated (staff will follow up to potentially participate in training opportunity).	Requesting CPG	Ongoing
25-0899-AN and 24-0383-AN	5/6/2025	§ 248	Transmission	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. Awaiting petition filing.			5/6/2025	CVRPC will review petition once filed. CVRPC will have the opportunity at that time to call for a hearing, and will be required to participate if one is called by others.	Advance notice filed, awaiting petition filing.	Open
25-0318-NM	2/18/2025	§ 8010 (Net-meter)	Solar	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 24-3498-AN. 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	3/25/2025: CVRPC issued preferred site letter of support. CVRPC will reach out to Town to notify re pending status.	Under Review	Under Review
24-3723-PET	12/20/2024	§ 248	Transmission	Vermont Electric Power Company, Inc. and Vermont Transco LLC	Waterbury	45-day advance submission of Vermont Electric Power Company, Inc. and Vermont Transco LLC, pursuant to 30 V.S.A. § 248, for approval to replace one structure and remove one structure on the VELCO K24-5 transmission line in Waterbury, VT. 10/29/2024: advance notice 24-3295-AN; 12/20/2024: petition filed. 1/22/2025: hearing noticed. Evidentiary hearing is scheduled for 4/4/2025, with discovery scheduled for February and March. 2/14/2025: VT Department of Public Service submitted discovery questions related to the design of the project. 3/17/2025: petitioner and intervenor VT Agency of Natural Resources reached memorandum of understanding and settlement. 3/21/2025: intervenor VT			4/3/2025	3/24/2025: CVRPC commented that project did not have substantial regional impact and did conform with the regional plan.	Certificate of Public Good Issued	Closed
24-3718-NM	10/4/2024	§ 8010 (Net-meter)	Solar	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.) 24-3078-AN			12/31/2024	Preferred site letter of support not requested from CVRPC because project is located on a state preferred site: former granite quarry, now brownfields site.	Certificate of Public Good Issued	Closed
24-3485-PET	9/6/2024	§ 248	Solar	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). 24-2862-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: 45-day advance submission of Encore Renewable Energy, pursuant to 30 V.S.A. § 248, to file a petition for a 5 MW battery storage facility in Barre, Vermont. 8/28/2024: advance notice filed. Petition not yet filed.			7/25/2025	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. 7/25/2025 Staff will continue to follow case. Not additional action anticipated.		Open
24-2807-AN	8/28/2024	§ 248	Storage	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.	moved to next phase		8/28/2024		Petition Filed 25-1239-PET	Closed
24-2504-NM	7/30/2024	§ 248	Solar	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	12/4/2024: CVRPC issued new preferred site letter of support.	Commencing Site prep	Closed	
24-1849-AN	6/14/2024	§ 248	Solar	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. 6/14/24 – Advance submission filed.			6/14/2024		Petition not yet filed	Ongoing
24-1850-AN	6/14/2024	§ 248	Solar	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

**Project Review Committee
Section 248 and 248(a) Cases**

7/29/25

Case Number	Date filed	Issue Type	Type of Project	Petitioner / Applicant Name	Municipality	Description	Comment Deadline	Hearing Date	Status Date	CVRPC Action	Project Status	Category (new/ongoing/ dormant/closed)
25-0899-AN	3/22/2024	§ 248	Transmission	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		Petition not yet filed	Ongoing
23-4036-NM	11/22/2023	§ 8010 (Net-meter)	Solar	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 23-2539-AN, 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.	1/3/2024		2/6/2025		Certificate of Public Good issued	Closed
23-3672-PET	10/23/2023	§ 248j	Energy Storage	Northfield BESS 1 LLC	Northfield	Petition of Northfield BESS 1 LLC for a certificate of public good, pursuant to 30 V.S.A. §§ 231 and 248(j), authorizing the installation, and operation of a 3 MW battery electric storage project 3/28/24 - Certificate of Public Good issued			3/28/2024		Certificate of Public Good Issued	Closed
23-3361-AN	10/1/2023	§ 248	Solar	Berlin Williams Solar Project	Berlin	45-day advance notice for an up to 4.99 MW solar photovoltaic ("PV") electric generating facility proposed off the end of Williams Road in Berlin,			12/2/2024		Closed	Closed
23-1994-PET	6/20/2023	§ 248	Solar	Lowery Road LLC (LRS)	Barre Town / Orange	Petition of Lowery Road LLC for a Certificate of Public Good, pursuant to 30 V.S.A. § 248, authorizing the installation of and operation of a 4.999 MW solar electric generation facility off Lowery Road in Barre and Orange Scheduling Conference Order entered 7/20/2023 with procedural schedule		7/11/2023	12/6/2024		Closed	Closed
23-1050-PET	4/5/2023	§ 248	Solar	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.	8/13/2025		7/11/2025	No further action anticipated (already reviewed).	Comment Period	Ongoing
23-0937-PET	3/24/2023	§ 248	Transmission	Green Mountain Power	Berlin	Petition of Green Mountain Power for a certificate of public good, pursuant to 30 V.S.A. § 248, for upgrades to Berlin #40 Substation. Schedule order rec'd 5/1 - hearing request deadline 5/10/23			11/26/2024		Pending required compliance filings	Closed

**Project Review Committee
Section 248 and 248(a) Cases**

<u>Case Number</u>	<u>Date filed</u>	<u>Issue Type</u>	<u>Type of Project</u>	<u>Petitioner / Applicant Name</u>	<u>Municipality</u>	<u>Description</u>	<u>Comment Deadline</u>	<u>Hearing Date</u>	<u>Status Date</u>	<u>CVRPC Action</u>
25-1632-AN	8/5/2025	§ 248a	Telecommunications	T-Mobile Northeast, LLC,	Middlesex	60-day advance submission of T-Mobile Northeast, 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 126 Feral Mountain Road in Middlesex, Vermont 8/4/25 Advance Notice application received. Preliminary Review shows no known constraints, 1 possible constraint (highest priority landscape block but not extending existing footprint of tower); co-locating on existing tower infrastructure per Regional Plan preference.	Oct 4th, 2025 (60 days from AN)		8/5/2025	No anticipated action.
25-0925-AN	5/8/2025	§ 248a	Telecommunications	Bell Atlantic Mobile Systems of Allentown, Inc. and Cello Partnership, each d/b/a Verizon Wireless	Marshfield	(see previous 24-2988-AN) 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. 8/7/25 - application deemed complete. See Petition 25-1543-PET	Moved to next stage	Moved to next stage	8/7/2025	
25-0703-AN	4/15/2025	§ 248a	Telecommunications	Bell Atlantic Mobile Systems LLC The Towers, LLC	Washington	60-day advance submission of Bell Atlantic Mobile Systems LLC and The Towers, LLC, pursuant to 30 V.S.A. § 248a(e), proposing to request a certificate of public good authorizing the installation of wireless telecommunications equipment at 97 Hart Hollow Road in Washington, Vermont. 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	PRC gave memo to Board of Commissions, applicant and PUC requesting further information (5/13/2025). Awaiting notification that petition is filed.
25-1543-PET	7/29/2025	§ 248a Regular and Limited Size and Scope	Telecommunications	Bell Atlantic Mobile Systems of Allentown, Inc. and Cello Partnership, each d/b/a Verizon Wireless	Marshfield	Petition of Bell Atlantic Mobile Systems, LLC and The Towers, LLC requesting a certificate of public good, pursuant to 30 V.S.A. § 248a, authorizing the installation of telecommunications equipment at 2264 U.S. Route 2 in Marshfield, Vermont. Advanced Notices 25-0925-AN and 24-2988-AN , filed 5/8/25 and 9/23/2024 respectively. No overlap with known or possible constraints.	Could submit public comments by Aug 28th	Could request a hearing before Aug 28th (30 days from filing)		CVRPC would be required to review and participate if goes to hearing. CVRPC could intervene and ask for a hearing (typically leave to municipality or other stakeholders but within options). Previously conducted outreach with Marshfield and attended public meetings.
25-1549-PET	7/30/2025	§ 248a De Minimis Application	Telecommunications	New Cingular Wireless PCS, LLC	Middlesex	Petition of New Cingular Wireless PCS, LLC requesting a certificate of public good, pursuant to 30 V.S.A. § 248a, authorizing the installation of wireless telecommunications equipment at 126 Feral Mountain Road in Middlesex, Vermont. 7/30/2025 Petition Filed for updating and relocating equipment on existing tower (de minimis modification, consistent with conditions of CPG previously issued for the Facility). ATT and T-Mobile co-location. *No Advanced Notice for De Minimis Modification Projects.	Could submit comments on de minimis classification before Aug 29th (30 days from filing)	<i>No hearing for de minimis (if found does not qualify then will go through 60 day process as regular project with further comment and hearing opportunities for CVRPC)</i>		No anticipated action (de minimis).
25-1391-PET	7/15/2025	§ 248a De Minimis Application	Telecommunications	New Cingular Wireless PCS, LLC	Warren	Petition of New Cingular Wireless PCS, LLC requesting a certificate of public good, pursuant to 30 V.S.A. § 248a, authorizing the installation of wireless telecommunications equipment at 849 Upper Village Road in Warren, Vermont. *No Advanced Notice for De Minimis Modification Projects.	Could submit comments on de minimis classification before Aug 14th (30 days from filing)	<i>No hearing for de minimis (if found does not qualify then will go through 60 day process as regular project with further comment and hearing opportunities for CVRPC)</i>		No anticipated action (de minimis).
25-1337-PET	7/9/2025	§ 248a De Minimis Application	Telecommunications	T-Mobile Northeast, LLC	Northfield	Petition of T-Mobile Northeast, LLC requesting a certificate of public good, pursuant to 30 V.S.A. § 248a, authorizing the installation of wireless telecommunications equipment at 190 Upper Parade Ground in Northfield, Vermont	Past 30 days from filing	<i>No hearing for de minimis (if found does not qualify then will go through 60 day process as regular project with further comment and hearing opportunities for CVRPC)</i>		No anticipated action (de minimis).
25-1318-PET	7/8/2025	§ 248a De Minimis Application	Telecommunications	T-Mobile Northeast, LLC	Montpelier	Petition of T-Mobile Northeast, LLC requesting a certificate of public good, pursuant to 30 V.S.A. § 248a(k), authorizing the installation of wireless telecommunications facility at One National Life Drive in Montpelier, Vermont	Past 30 days from filing	Public Service Department confirmed De Minimis 8/7/2025		No anticipated action (de minimis).
25-1174-PET	6/16/2025	§ 248a De Minimis Application	Telecommunications	T-Mobile Northeast, LLC	Waitsfield	Petition of T-Mobile Northeast, LLC requesting a certificate of public good, pursuant to 30 V.S.A. § 248a(k), authorizing the installation of wireless telecommunications equipment at 3337 Main Street in Waitsfield, Vermont	Past 30 days from filing	<i>No hearing for de minimis</i>		No anticipated action (de minimis).
25-0952-PET	5/13/2025	§ 248a De Minimis Application	Telecommunications	New Cingular Wireless PCS, LLC	Barre Town	Petition of New Cingular Wireless PCS, LLC requesting a certificate of public good, pursuant to 30 V.S.A. § 248a, authorizing the installation of wireless telecommunications equipment at 115 Taplin Road in Barre, Vermont	Past 30 days from filing	<i>No hearing for de minimis</i>		No anticipated action (de minimis).

Residential and Small Scale Commercial Projects
Filed with the PUC

August, 2025

Town	kW	# Projects
Barre City	31.18	4
Barre Town	21.5	2
Berlin		
Cabot		
Calais		
Duxbury	6.59	1
East Montpelier		
Fayston	10	1
Marshfield	15.2	1
Middlesex		
Montpelier	8.05	1
Moretown	11.8	2
Northfield		
Orange		
Plainfield	11.87	2
Roxbury		
Waitsfield	20.4	2
Warren	11.5	1
Washington		
Waterbury		
Williamstown	13.3	2
Woodbury		
Worcester	39.44	5
Regional Small Scale Projects (PUC Petitions)	200.83	24

Note: No actions required, no review required



MEMO

Date: August 26, 2025
To: Project Review Committee
From: Keith Cubbon, Planner
Re: Hazard Mitigation Projects

Discussion

CVRPC staff while working through the RIVER (Resilience Initiative for Vermont Empowerment and Recovery) has supported the Pioneer Dam Removal and Jacob Davis Homestead Floodplain reconnection (5 Home Farm Way) project. This project is expected to lower the flood depths at the dam by 2' and tapering down travelling ~ 7900' upstream to the Winooski US2 bridge above the Winooski River/Stevens Branch confluence.

This project was submitted for ACT 250 determination as part of the grant process. The current status of this project is that it is at the national FEMA office being reviewed for funding.

This is a notification of this process. A permit will be coming in front of you in the near future once funding has been secured. This has been determined to need a permit under:

Act 250 Rule 2(C)(3) defines "construction of improvements" as any physical change to a project site.

Act 250 Rule 2(C)(5)(b) defines "Involved land" as those portions of any tract or tracts of land to be physically altered and upon which construction of improvements will occur for state, county, or municipal purposes including land which is incidental to the use such as lawns, parking lots, driveways, leach fields, and accessory buildings, bearing some relationship to the land which is actually used in the construction of improvements, such that there is a demonstrable likelihood that the impact on the values sought to be protected by Act 250 will be substantially affected by reason of that relationship

We as staff wanted to update the project review committee on the status of this project in order to fast track any review of this project in the future.

Floodplain Restoration + Removal of Pioneer Street Dam

100-Year Flood

