



Project Review Committee

Thursday, October 23, 2025

4:00 PM – 5:15 PM

29 Main Street, Suite 4, Montpelier, VT

Hybrid Meeting with remote participation via Zoom

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

Meeting ID: 889 2433 4270 Passcode: 074400

1(929)436-2866 or 1(301)715-8592

AGENDA

- | | |
|----------------------|--|
| 4:00 pm ¹ | Call to Order & Roll Call |
| 4:05 | Updates to the Agenda |
| 4:10 | Public Comment |
| 4:15 pm | Review and Approval of 9/25/25 Minutes ² (action) |
| 4:20 pm | Questions on Act 250 Project Review Report |
| 4:30 pm | Updates on Section 248, and Section 248a applications (memo) |
| 4:50 pm | Letters of Compatibility Guidelines Discussion |
| 5:05 pm | Topics for Next Meeting (discussion) |
| 5:10 | Adjourn |

Next Meeting: TBD due to holiday

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.

¹ All times are approximate unless otherwise advertised

² Anticipated action item(s).

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

September 25, 2025, 4:00 pm

Remote Participation via Zoom

Draft Minutes

Project Review Committee Members

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

1 Staff: Lorraine Banbury, Sam Lash, Christian Meyer, Keith Cubbon

2 Public: Stephen Whitaker (Montpelier)

3

4 L. Cattaneo called the meeting to order at 4:05 pm. A quorum was confirmed with three members
5 present at the outset (L. Cattaneo, J. Brabant, A. Peal), and later B. Arrand joined.

6

7 Adjustments to the Agenda

8 None

9

10 Public comment

11 Stephen Whitaker of Montpelier provided detailed public comment. He informed the committee that
12 Montpelier City Council had voted the previous night to approve a \$7 million Country Club Road upgrade
13 project to raise a section of U.S. Route 2 by nearly three feet between the railroad crossing and beyond
14 the rotary, then lowering it again further down. He emphasized the transportation impacts, citing
15 concerns raised during Montpelier's city plan review by East Montpelier representatives about rotary
16 congestion and Gallison Hill traffic. He suggested the project merited scrutiny and possible review by the
17 PRC, given its dependence on CDBG-DR and other funding sources.

18

19 Discussion followed on whether and how the committee could engage with issues not on the posted
20 agenda. L. Cattaneo asserted that items must be on the agenda for discussion. J. Brabant disagreed,
21 stating that under Robert's Rules public comment can be responded to and discussed briefly, provided
22 no action is taken. A. Peal attempted to ask clarifying questions about the road project but agreed to
23 defer the conversation. Staff recommended gathering additional information on the Council's action and
24 placing the matter on a future PRC agenda, ensuring all relevant schematics and minutes are available to
25 Commissioners before the meeting. Ultimately, consensus emerged to seek clarification on Open
26 Meeting Law and Robert's Rules regarding discussion of public comments, and to revisit the Route 2
27 project at a future meeting with adequate notice to the public.

28

29

30 Approval of Minutes

31 The draft minutes of August 28, 2025 were reviewed. J. Brabant and staff noted a duplicated section on
32 Conservation Easements (both heading and paragraph) that would be corrected. With that amendment,

1 J. Brabant moved to approve the minutes. B. Arrand seconded. The motion passed unanimously.

4 **Letters of Compatibility**

6 C. Meyer presented a review of the letters of compatibility process, explaining their use in grant
7 applications. Projects are often conceptual and submitted under tight deadlines, with staff historically
8 drafting letters based on the Regional Plan. Some letters are municipal (road reconstruction, restoration,
9 large residential) while others involve other entities (e.g., Downstreet Housing, Good Samaritan Haven
10 relocation). The interim Act 250 exemption areas established by the legislature were noted, extending
11 through December 31, 2026.

13 Commissioners discussed whether the PRC should formally review these letters. A. Peal strongly
14 supported PRC involvement, even at a high level, to ensure alignment with the Regional Plan and to flag
15 concerns early. She requested that letters explicitly state they were developed with both staff and PRC
16 review. She also emphasized the importance of reserving the right to comment more substantively as
17 projects progress. L. Cattaneo recommended establishing clear criteria, like Act 250 reviews, to
18 determine which letters rise to the level of PRC review. He suggested distinguishing between significant
19 new development versus other smaller projects.

21 J. Brabant raised concerns about the addressee Gary Golka of Cabot lacking identification of his official
22 role. Staff agreed to confirm recipient roles and titles, including for Downstreet and other organizations,
23 and update addressees as appropriate. Commissioners generally agreed staff should continue
24 submitting letters to meet deadlines, while PRC and the full Board of Commissioners work together to
25 develop a standardized process for involvement and possible ratification. Staff will draft proposed
26 criteria and procedures and bring them to the Board of Commissioners for consideration before
27 returning to PRC.

29 **Act 250 & Section 248 Updates**

30 S. Lash reported no new major applications but provided updates: the Berlin Solar Canopy project (ice
31 rink/town offices) had resubmitted, and CVRPC's prior letter of support was acknowledged. The
32 Middlesex tower co-location petition was still under review, with a staff letter supporting the use of
33 existing infrastructure already prepared. She also presented monthly tracking of smaller distributed
34 energy projects. July and August saw 230–240 kW of rooftop and backyard solar across about 20–27
35 projects in 10 towns. September was trending similarly. There is an expectation that this will fall off as
36 rebates and incentives expire. Staff is tracking trends and hopes to add mapping and utility territory
37 information. Commissioners noted the importance of monitoring smaller-scale projects, even if CVRPC
38 has no formal role, to understand regional patterns. J. Brabant commented on emerging micro-solar
39 technologies, and the discussion touched on “plug-in” balcony solar, regulatory changes, and the pause
40 in Solar for All funding. Staff confirmed developer responsibility for infrastructure upgrades remains the
41 norm in Vermont.

43 **Next Meeting Topics**

44 Potential agenda items identified included:

- 45 • further discussion of the Route 2 / Country Club Road project,
- 46 • clarification of Roberts Rules/Open Meeting Law on public comment,
- 47 • continued review of letters of compatibility process,

- staff's tracking of distributed energy, and
- a presentation by S. Lash on grid resilience based on ongoing Public Utility Commission proceedings.

Commissioners expressed strong interest in receiving updates on utility planning, beneficial electrification, and the impacts of flooding on electric infrastructure.

Adjournment

J. Brabant moved to adjourn. B. Arrand seconded. The motion passed unanimously. The meeting was adjourned at 5:58 p.m.

Respectfully submitted by L. Banbury

**Project Review Committee
Act 250 Cases**

CASE #/ LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	COMMENT DEADLINE	PROJECT STATUS	REPORT STATUS
JO 5-192	Elm Street Culvert Replacements	City of Montpelier	Montpelier	The City of Montpelier proposes to replace three large culverts on Vermont Route 12 that failed during the July 2023 flooding event resulting in the road being overtopped and damaged. The existing 7.75' w x 6' h box culvert (Finch Road culvert), located at 2000 Elm Street will be replaced with a new 15' w x 6' h box culvert. New wing walls and rip rap along Finch Road will secure the unnamed stream. There will be a removal of 2900 cubic yards of material upstream to increase flood capacity. Stream bed stabilization will be added to arrest any head-cuts. The 12' w x 7' h arch culvert at 2900 Elm Street will be replaced with a 18'W X 9' h box culvert. Removal of upstream debris and rip rap stabilization will align the stream and the culvert. Finally, the existing culvert located at 3290 Elm Street will be replaced with a new 14' w X 8' h box culvert. Some grading, streambed stabilization, and debris removal will complete this project. The projects will disturb a total of 2.67 acres. 10/3/2025 NO Act 250 permit required		JO - Act 250 permit not required	CLOSED THIS MONTH
				NEW			NEW
JO 5-191	Plainfield Village Expansion	Town of Plainfield	Plainfield	Development of a housing project with a maximum of 40 residential units comprised of a combination of single family homes and duplexes, as well as likely triplexes and quadplexes. Each building will be on its own sub-divided and independently deeded lot. The 23.8 acres project tract is located off East Hill Road in Plainfield, Vermont. The project and any infrastructure incidental is located entirely within the Town of Plainfield's designated neighborhood development area. Soils are adequate for wastewater disposal are available to serve the project. The Town has stipulated that construction shall commence before January 1, 2027. 9/19/2025 - application received 10/1/2025 JO issued		JO - Act 250 permit not required	NEW
JO 5-194	Bailey Dam Removal	City of Montpelier	Montpelier	The removal of the existing Bailey Dam located within the Winooski River adjacent to the Main Street Bridge in Montpelier, VT. The project also involves the removal of sediment behind the dam to increase the flow capacity of the Winooski River within the current riverbed. The riverbank will subsequently be armored with the installation of stone. Live stake joint plantings will be installed within the stone armor. The project is designed to limit the impact to road infrastructure during a flooding event and lessen the extent of flooding in the upstream area behind the dam. Ideally, the project will allow for greater emergency services access during flood events by protect Barre Street and U.S. Route 2 and their connectors. 9/26/25 Application received 9/26/25 - JO issued - Act 250 permit required		JO - Act 250 permit required	NEW
SW1206-10	Ripley Rd Wetland Pond Reclamation	Federal National Mortgage A	Waterbury	Reclamation of a pond that was constructed in a Class 2 wetland without prior approval form Act 250. 10/1/2025 Application received			NEW
				ONGOING			ONGOING
JO 5-187	Plainfield School Street Waterline Replacement	Mary Lane (Town of Plainfield)	Plainfield	Town of Plainfield, Vermont proposed replacement in kind of the existing municipal waterlines serving residential homes from Harvey Hill Road to School Street (Route 2) to Hillside Drive and up Bunker Hill Road. The 1,650 foot long project will result in a total earth disturbance of approximately 2.316 acres. JO Issued: 09-17-2025: No Act 250 permit required.		JO - Act 250 permit not required	ONGOING
JO 5-183		Main Street Apts LLC	Montpelier	29 Main Street Building Conversion: Conversion of an existing commercial building to 15 one-bedroom apartments and 6 commercial units. 8/5/2025 Application received - deemed incomplete			ONGOING
SW1130-5	Mason Drive Land	John Reynolds (EIA LLC)	Moretown	This permit specifically authorizes approval of the existing landscaping plan, which differs from the previously approved plan in that some plantings were not installed. (However, two evergreen trees within the flagpole island will be installed.) Also proposed is the creation of two new adjacent outdoor storage areas: a seasonal boat storage yard, measuring approximately 200' x 60' to accommodate 50 to 70 boats (no pre-storage maintenance will be conducted on-site), and an outdoor equipment storage area for small trailers, an asphalt roller, a loader, etc. No construction is required. The existing vegetation along Cobb Hill Rd will be retained. The project is located at 33 Mason Drive in Moretown, Vermont. 9/15/25 application received, pending comment period 10/14/25 Deraft permit issued 10/7/2025 Request for party status - hearing requested		Act 250 permit issued	ONGOING
SW0857-4		(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
SW0838-6	Swenson Granite Co Quarry Expansion	Michael Sylvester (Swenson)	Woodbury	This project proposes to expand the footprint of the existing quarry including stockpile, waste block, stockpile areas and the extraction area. Operational modifications are also proposed including the addition of a mobile crusher, stormwater improvements and other related ancillary improvements. No changes are proposed to the previously approved 750,000 cubic yards of annual saleable extraction volume. 8/25/25: Application received		Pending: in review	ONGOING

**Project Review Committee
Act 250 Cases**

CASE #/ LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	COMMENT DEADLINE	PROJECT STATUS	REPORT STATUS
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. 10/10/2025 Draft permit amendment issued	11/3/2025	Draft permit amendment issued	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: Response to comments supplied by applicant, 8/19/25 - further information provided		In Comment Period Draft Act 250 amendment permit issued	ONGOING

**Project Review Committee
Section 248 Cases**

<u>Case Number</u>	<u>Date filed</u>	<u>Issue Type</u>	<u>Petitioner / Applicant Name</u>	<u>Municipality</u>	<u>Description</u>	<u>CVRPC Action</u>	<u>Project Status</u>
25-1239-PET	7/11/2025	§ 248j	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. 10/3/25 Procedural order Requesting Supplemental Information and reconciled?	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 review updates (staff will follow up to potentially participate in training opportunity).	Requesting CPG
25-2468-PET (25-0899-AN and 24-0383-AN)	10/10/2025	§ 248	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. 10/10/25 (administratively complete 10/17) petition filed.	Reviewed (memo). 30 Day Period to File Public Comments, Requests to Intervene, and Requests for Hearing (not anticipated).	Petition Filed.
25-2263-AN (25-0318-NM)	9/23/2025	§ 8010 (Net:	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. 9/11 Closed (Instructed to File a New AN). Refiled as 25-2263-AN. Unclear if we need to resend Preferred Site Letter.	3/25/2025: CVRPC issued preferred site letter of support. September 2025 staffed reached out re project status. No further action anticipated unless preferred site letter needs to be updated	Ongoing (AN)
24-3485-PET	9/6/2024	§ 248	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: 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. 7/8/25 Public Comment (Acknowledged). 7/25/25 Request for Final Order and CPG from Berlin Williams Solar. 9/8/2025 Pending Required Compliance Filings; CPG Issued.	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.	Pending required compliance filings; CPG Issued
24-2807-AN; 25-1239-PET	8/28/2024	§ 248	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 Filed 7/11/25 see Allen Street Storage Project Above		Petition Filed 25-1239-PET
25-0899-AN	3/22/2024	§ 248	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 filed (see above)		Petition filed see above.

**Project Review Committee
Section 248 Cases**

<u>Case Number</u>	<u>Date filed</u>	<u>Issue Type</u>	<u>Petitioner / Applicant Name</u>	<u>Municipality</u>	<u>Description</u>	<u>CVRPC Action</u>	<u>Project Status</u>
23-4036-NM	11/22/2023	§ 8010 (Net)	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. 8/12/25 Request for non-substantial change. 9/12/2025 PSD and ANR recommended approval; PUC approved 10/6/2025.		Certificate of Public Good issued
23-1050-PET	4/5/2023	§ 248	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. 8/25/25 Amendment 9/10/2025 CPG Issued.	No further action anticipated (already reviewed).	tied to Allen St Storage project see above

**Project Review Committee
Section 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>CVRPC Action</u>
25-2567-AN	10/20/2025	§ 248a Regular and Limited Size and Scope	Telecommunications	T-Mobile Northeast, LLC	Moretown	Advanced Notice (60days) of application to the Vermont Public Utility Commission pursuant to 30 V.S.A. § 248a seeking approval for modification of a personal wireless service facility, at 3 73 Hoover Hill Road, Moretown, VT	Review
25-2355-PET	10/2/2025	§ 248a De Minimis Application	Telecommunications	New Cingular Wireless PCS, LLC (AT&T)	Cabot	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 940 Bothfeld Hill Road in Cabot, Vermont	Reviewed De Minimis Criteria. No Anticipated Action.
25-2285-PET	9/25/2025	§ 248a De Minimis Application	Telecommunications	Bell Atlantic Mobile Systems, LLC (Verizon Wireless)	Northfield	Petition of Bell Atlantic Mobile Systems, LLC requesting a certificate of public good, pursuant to 30 V.S.A. § 248a, authorizing the installation of wireless telecommunications equipment at 138 Camp Road in Northfield	Reviewed De Minimis Criteria. No Anticipated Action.
25-2250-PET	9/22/2025	§ 248a De Minimis Application	Telecommunications	Bell Atlantic Mobile Systems, LLC (Verizon Wireless)	Berlin	Petition of Bell Atlantic Mobile Systems, LLC requesting a certificate of public good, pursuant to 30 V.S.A. § 248a, authorizing the installation of wireless telecommunications equipment at 400 Marvin Road in Berlin	Reviewed De Minimis Criteria. No Anticipated Action.
25-2235-PET	9/19/2025	§ 248a De Minimis Application	Telecommunications	New Cingular Wireless PCS, LLC (AT&T)	Berlin	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 400 Marvin Road in Berlin	Reviewed De Minimis Criteria. No Anticipated Action.
25-2002-PET	9/3/2025	§ 248a De Minimis Application	Telecommunications	Bell Atlantic Mobile Systems LLC	Warren	Petition of Bell Atlantic Mobile Systems, LLC requesting a certificate of public good, pursuant to 30 V.S.A. § 248a, authorizing the installation of wireless telecommunications equipment at 929 Upper Village Road in Warren, Vermont. *No Advanced Notice for De Minimis Modification Projects. 10/10/25 CPG Issued (and Final order De Minimis Order)	Reviewed De Minimis Criteria. No Anticipated Action.
25-2403-PET (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. Submitted letter PUC at direction of PRC. Petition filed 10/7/2025.	Submitted Comments per recommendation of Project Review Committee (August meeting), submitted 10/4. Petition filed 10/7/2025, no further action anticipated.
25-0925-AN	5/8/2025	§ 248a	Telecommunications	Bell Atlantic Mobile Systems of Allentown, Inc. and Celco 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	CVRPC
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: CVRPC Project Review Committee submitted memo to CVRPC Board of Commissioners (CC applicants and the PUC) requesting further information on the project. Awaiting petition to be filed. 10/14/2025 Case Closed- not petition filed.	PRC gave memo to Board of Commissions, applicant and PUC requesting further information (5/13/2025). Awaiting notification that petition is filed.

**Project Review Committee
Section 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>CVRPC Action</u>
25-1543-PET	7/29/2025	§ 248a Regular and Limited Size and Scope	Telecommunications	Bell Atlantic Mobile Systems of Allentown, Inc. and Cellco 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. 5 residents filed motions to intervene 9/5/2025; scheduling conference for hearing 10/17/25. Awaiting final schedule.	CVRPC will attend hearing and follow case. Previously conducted outreach with Marshfield and attended public meetings. Will attend hearing (scheduling conference 10/17, awaiting schedule)
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.	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	No anticipated action (de minimis).

New Residential and Small Scale Commerical Projects Filed with the PUC

Town Sub-Totals July-October

Town	kW	# Projects
Barre City	52.84	7
Barre Town	57.67	6
Berlin	12.52	2
Cabot	0	0
Calais	0	0
Duxbury	38.02	5
East Montpelier	9.88	1
Fayston	62.5	5
Marshfield	38.7	3
Middlesex	60	4
Montpelier	65.13	7
Moretown	52.78	6
Northfield	23.5	3
Orange	6	1
Plainfield	49.23	8
Roxbury	30.4	3
Waitsfield	68.44	7
Warren	86.29	8
Washington	0	0
Waterbury	139.04	12
Williamstown	87.74	7
Woodbury	10	1
Worcester	56.03	7
Regional Small Scale Projects (PUC Petitions)	1006.71	103

October 2025 (partial)

Town	kW	# Projects
Barre City	9.28	1
Barre Town	13.91	1
Berlin		
Cabot		
Calais		
Duxbury	26.23	3
East Montpelier		
Fayston		
Marshfield	12	1
Middlesex	43	2
Montpelier	32.71	3
Moretown	19.48	2
Northfield	23.5	3
Orange		
Plainfield		
Roxbury		
Waitsfield	5.86	1
Warren	36.34	4
Washington		
Waterbury	19	2
Williamstown		
Woodbury	10	1
Worcester	10	1
Regional Small Scale Projects (PUC Petitions)	261.31	25

September, 2025

Town	kW	# Projects
Barre City	4.88	1
Barre Town	4.76	1
Berlin	12.52	2
Cabot		
Calais		
Duxbury	5.2	1
East Montpelier		
Fayston	7.6	1
Marshfield	11.5	1
Middlesex	17	2
Montpelier	18.1	2
Moretown	11.5	1
Northfield		
Orange	6	1
Plainfield	25.1	3
Roxbury	19	2
Waitsfield	14.27	2
Warren	30.85	2
Washington		
Waterbury	55.13	5
Williamstown	21.5	2
Woodbury		
Worcester	6.59	1
Regional Small Scale Projects (PUC Petitions)	271.5	30



MEMO

Date: October 20, 2025
To: Project Review Committee
From: Sam Lash, Climate & Energy Planner
Re: Updates on Recent Section 248, and Section 248a Permit Applications

Summary: This memo includes updates on five 248 projects the project review committee has previously reviewed/discussed, and one new 248a project.

1. Update: Solar Canopy, 108 Shed Rd, Berlin ([25-2263-AN](#))

Due to delay, the project have submitted a new advanced notice and are updating their existing pre-approvals. This net-metered solar canopy array over the ice rink was co-developed with the Town. The project review committee previously reviewed the project at the February 2025 meeting and provided a preferred site letter (see memo pages 7-14 of that meeting packet for the in depth review <https://centralvtplanning.org/wp-content/uploads/2025/02/25-02-27-PRC-packet.pdf> and the attached preferred site letter.

Possible Action: An updated preferred site letter may be requested, pre-approval from the committee will allow staff to simply update and supply if requested.

2. Update: GMP Irasville Substation Upgrade, Waitsfield & Fayston ([25-2468-PET](#))

The petition was filed for the GMP Irasville Substation Upgrades in Waitsfield/Fayston. Staff and the Project Review Committee previously reviewed this project, which can be found in the memo from **May 22, 2025, pages 9-12** https://centralvtplanning.org/wp-content/uploads/2025/05/25-05-22_PRC-Packet.pdf.

In summary, at that time, according to current information in the Act 174 Energy Planning Tab of the ACCD Planning Atlas (used for review), the proposed project area has no known constraints (there are proximate Class I and II wetlands, shown in greens, although not in the proposed project area, although subsequent work included in ANR's new Wetland inventory update and included in the petition itself identifies wetland overlaying with existing transmission lines and the temporary substation location). The project area does overlap with several possible constraints, including agricultural soil and a strip of hydric soils along the eastern edge of the project area. The project is proximate to RK Miles a large parking lot, as well as commercial and residential properties, along with a solar array to the north adjacent to

the existing powerline corridor. Exhibit 2 in the 45-advanced day notice indicates the presence of class III wetland in the project area, staff expected the potential impacts to be mitigated in the Natural Resource Impact Assessment included in the petition.

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

Since this initial review, staff spoke with both GMP and our DEC Wetland Ecologist Shannon Morrison and confirmed that they have been collaborating on this projects for many years. Upon reviewing the petition, staff note that the Natural Resources Assessments (<https://epuc.vermont.gov/?q=downloadfile/783166/207594>) concludes that while much of the project area includes existing ROW that are cleared and already disturbed, expansion of the current substation to the north and east will impact the Class II wetland and its associated buffer zone, which will result in necessary permitting. **Staff will follow-up with Shannon Morrison and asks if the committee would like to invite her to speak about the project. Note there is a 30 Day Period to File Public Comments, Requests to Intervene, and Requests for Hearing (not currently anticipated).**

3. Update: Washington Cell Tower (Section 248a) (closed)

The installation of wireless telecommunications equipment was proposed at 97 Hart Hollow Road in Washington (via two advance notice filings in October of 2024 and April of 2025). The Project Review Committee submitted a memo to the CVRPC Board, applicants, and PUC requesting further information in May of 2025 after previously attending public meetings pertaining to the project in Washington (held in response to public comments to the first Advanced Notice). CVRPC staff have been monitoring for additional activity; however, the case was closed on 10/14/2025 without a petition having been filed. It seems unlikely this project will move forward at this time.

No action required nor requested.

4. Update: Telecommunications, 126 Feral Mountain Rd, Middlesex (25-2403-PET):

Per request of the Project Review Committee (August 2025), Staff submitted comments in response to the Advanced Notice of T-Mobile Northeast, LLC, pursuant to 30 V.S.A. § 248a(e), proposal to request a certificate of public good authorizing the installation of wireless telecommunications equipment at 126 Feral Mountain Road in Middlesex. The review and discussion emphasized co-location and included a review of the project (see the attached letter). The petition has now been filed. Staff does not anticipate further action but will follow the case.

No action required nor requested.

5. Update: Marshfield Cell Tower ([25-1543-PET](#))

The Project Review Committee has discussed the proposed Cell Tower at 2264 U.S. Route 2 in Marshfield, Vermont (Advanced Notices 24-2988 on 9/23/24 and 25-0925 on 5/8/2025) several times - including no desired further action at the last meeting. To summarize very quickly: staff has noted there are no known or possible constraints on the project site, according to the Act 174 Energy Planning Tab of the ACCD Planning Atlas. The tower would be located on an existing logging road and would include space for other providers to potentially collocate their equipment in the future. The applicants held a public meeting in Marshfield in February 2025, and some Marshfield residents expressed concern with the proposed tower's proximity to Marshfield's village, approximately 0.5 miles, in terms of aesthetics, and disputed the utility of the added coverage. The meeting was generally amicable. Since the last update, the petition has been formally filed for this project, and the Department of Public Service has recommended the CPG to be issued; however, 5 Marshfield residents, but not the Town of Marshfield, have intervened. Thus, a hearing has been scheduled (scheduling conference was 10/17/2025). This hearing will proceed over the course of the next several months with an evidentiary hearing in April of 2026.

Staff have reviewed all materials, including public comments, state agency recommendations, intervener claims, etc. **Staff propose to continue to follow the case and attend the hearing.** Staff note that the initial staff review is still relevant in terms of no known or possible constraints, according to state mapping data, within the proposed site location, where future collocation is proposed, and that the project makes use of an existing logging road. However, an initial natural resources report does include the identification of several small potential wetlands in the project area- including one at the base of a culvert of the old logging road. The interveners cite aesthetics and conflict with the Marshfield Town Plan as their primary concerns, as well as environmental impacts (although the interveners have not yet detailed these). Staff will review the details once they are made available. Staff have noted that a public website does misrepresent the tower, and that some residents voiced that the coverage would, in fact, be important in ensuring all have access to cell service (including at municipal buildings). While staff is awaiting the agreed-upon schedule, the first proposed deadline would be for parties to serve discovery on the petitioner by November 14th, 2025.

Previous Marshfield Tower Discussions (of many):

May 2025 https://centralvtplanning.org/wp-content/uploads/2025/05/25-05-22_PRC-Packet.pdf

February 2025 (page 33) <https://centralvtplanning.org/wp-content/uploads/2025/02/25-02-27-PRC-packet.pdf>

6. NEW: Moretown T-Mobile Tower (New 248a Advanced Notice) [25-2567-AN](#)

The Central Vermont Regional Planning Commission (CVRPC) received the 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 373 Hoover Hill Road, Moretown, Vermont. This project is proposing to collocate telecommunications antennas and equipment with an existing facility (97' monopine tower). The project would entail:

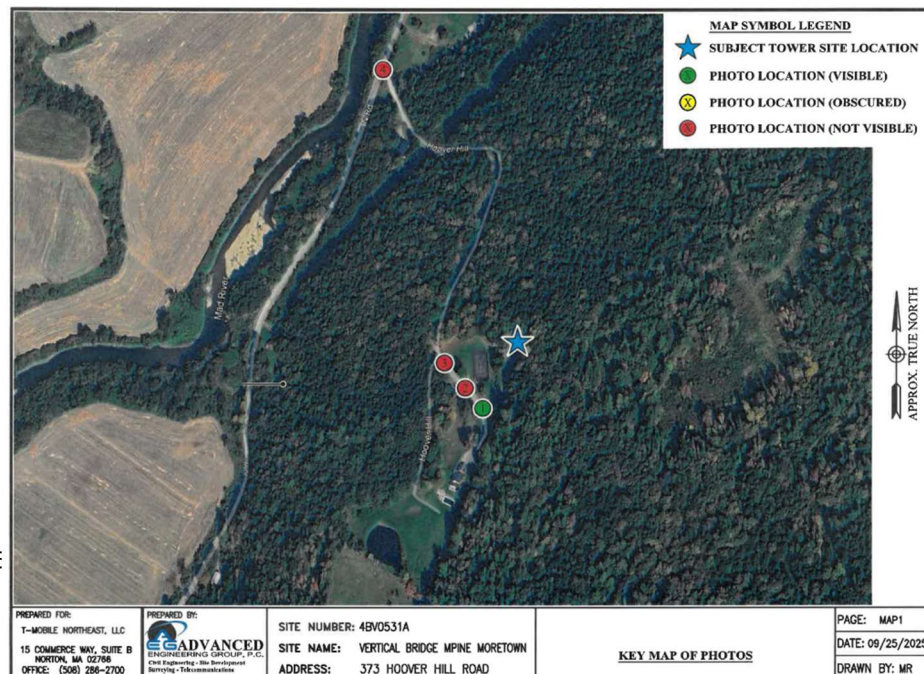
- Extending the existing monopole by 15' (max height 115' above ground level),
- Install 3 new antennas (not above the top of the tower, some of the fake branches will be),
- Install 6 new reverse radio head units; all proposed equipment camouflaged by monopine;
- 10'x20' for base equipment entirely within existing equipment compound; impervious surface remains at 200sqft;
- Utilizing existing access to the tower compound- no clearing nor excavation outside current tower site and existing fence line.

Staff finds, after initial review, that this project will likely meet the definition of a project of limited size and scope and be in compliance with the *Central Vermont Regional Plan, readopted July 9, 2024*. Given the committee's emphasis on co-location and recent submission of comments supporting co-location per the Middlesex telecommunications project at 126 Feral Mountain Rd, staff anticipates submitting similar comments on this case (**potential action**).

- Projects of Limited Size and Scope: smaller new facilities and larger modifications to existing facilities:
 - New structures cannot exceed 140ft in height,
 - Modified structures must remain under 200ft,
 - Cannot extend the width of existing support structure by more than 20ft,
 - Cannot disturb more than 10,000sqft of land total,
 - PUC can apply limited criteria including floodways/River Corridors (10 V.S.A. §6086(a)(1)(D)) and 10 V.S.A. §6068(a)(8) regarding scenic or natural beauty of the area, aesthetics, historic sites, or rare and irreplaceable natural areas
- Mapping layers checked per Regional Plan (consistent with Act 174 Planning Atlas Tab) are represented in checklist below (248 Energy Infrastructure Siting Review).

Existing Facility Location (see photo simulations

<https://epuc.vermont.gov/?q=downloadfile/784310/207791>)



October 17, 2025

Project Site:	373 Hoover Hill Road, Moretown
KNOWN STATE CONSTRAINTS	
Confirmed Vernal Pools	No
DEC River Corridors	No (approx. 1/10mile outside)
FEMA Floodways	No (approx. 1/5mile outside)
Significant Natural Communities & Rare, Threatened, & Endangered Species	No
National Wilderness Areas	No
Class 1 & 2 Wetlands	No
<i>Locally or Regionally Identified Critical Resources</i>	No- proximate to Mad River and tributary but outside corridors, elevated, and proximate to housing (existing tower)
POSSIBLE STATE CONSTRAINTS	
Potential & Probable Vernal Pools	N
(Prime) Agricultural Soils	N
FEMA Special Flood Hazard Areas	N (proximate, w/in a mile but existing development and elevated)
Protected Lands (State fee lands and private conservation lands)	
Act 250 Agricultural Soil Mitigation Areas	
Deer Wintering Areas (DWA)	N/Y on the border of a carve out for the parcel the house and existing tower sits on- existing footprint so would not change current impact
Highest Priority Interior Forest Blocks, Connectivity Blocks, Physical Landscape Blocks, Surface & Riparian Areas (ANR)	Y but existing development (tower) not change current impact- further note that the adjacent house has a carve out for the forest block so relocating would also not change current impact
Hydric Soils	N
<i>Regionally or Locally Identified Resources</i>	N
POSSIBLE REGIONAL CONSTRAINTS	
Elevations above 2500ft	N
Slopes greater than 25% (excludes rooftop and associated with existing development- unless presents new concerns for landslides)	N (Existing tower)
Municipal-Owned lands (excludes rooftop and associated with existing development)	N (Existing tower)
250ft Lake Shore Protection Buffers (excludes rooftop and hydroelectric facilities)	N
Other	
<ul style="list-style-type: none"> • No additional impervious surface, • collocating equipment, • utilizing existing road/access, • Minimal aesthetic, historic, or other impact (existing tower 100' above ground level, additional 15' brings tower to a total of 115' still below the 140' foot new structure threshold and well-below the 200' threshold for modified structures). • Increases coverage. 	
The project is considered to be a preferred site for telecommunications infrastructure because it is co-located with existing infrastructure and uses existing access roads and structure footprints. The	

project is in line with the Wireless Telecommunication Facilities Goal of Effective and efficient communication systems (Utilities, Facilities, & Services, 5-55, page 138) especially policies 1, 2, and 3. ([2016-CVRPC-Regional-Plan-readopted-2024_Effective-July-9-2024.pdf](#))

Potential Action: Review project and await petition (more information) +/- submit comments re collocation and existing facility preference. AKA Review the Section 248a advance notice filing for substantial regional impact and conformance with the regional plan. Possibly direct staff to contact the applicants with initial feedback and/or to request further information.

