



## **Project Review Committee**

**Monday, November 24 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 <sup>1</sup> | Call to Order & Roll Call                                     |
| 4:05                 | Updates to the Agenda   |
| 4:10                 | Public Comment  |
| 4:15 pm              | Review and Approval of 10/23/25 Minutes <sup>2</sup> (action) |
| 4:20 pm              | Questions on Act 250 Project Review Report                    |
| 4:30 pm              | Updates on Section 248, and Section 248a applications         |
| 4:50                 | Set date for December meeting                                 |
| 5:00                 | 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 us at 802-229-1015 or [cvrpc@cvregion.com](mailto:cvrpc@cvregion.com) at least 3 business days prior to the meeting for which services are requested.

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<sup>1</sup> All times are approximate unless otherwise advertised

<sup>2</sup> 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
x	Robert Wernecke, Berlin Commissioner
x	Alice Peal, Waitsfield Alternate Commissioner

1 Staff: Lorraine Banbury, Sam Lash, Christian Meye

2 Public: Stephen Whitaker (Montpelier)

3

### 4 Call to Order

5 L. Cattaneo called the meeting to order at 4:02 pm. A quorum was confirmed with five members present  
6 at the outset (L. Cattaneo, J. Brabant, B. Arrand, P. Carbee, and R. Wernecke), and later A. Peal joined.

7

### 8 Adjustments to the Agenda

9 None

10

### 11 Public Comment

12 During public comment, D. Whitaker expressed concern about developments in the Montpelier Country  
13 Club Road property, citing transportation impacts, the Route 2 intersection, and unresolved  
14 environmental and brownfield issues. Subsequent public comment was made on single-carrier towers  
15 being a failed approach, and that the committee should push for towers co-hosting emergency planning.

16

### 17 Approval of Minutes

18 Motion: *Approve the September 25, 2025 minutes.*

19 J. Brabant moved B. Arrand seconded, the motion passed unanimously.

20

### 21 Act 250 Case Updates

22 Staff presented the Act 250 case summary. There was a question about the status of the Plainfield  
23 Expansion Project, where the jurisdictional opinion was that an Act 250 permit was **not** required. L  
24 Banbury will share a copy of the spreadsheet with clickable links [This document is now available at  
25 <https://centralvtplanning.org/about/minutes-agendas-staff-reports/project-review-committee/> and will  
26 be posted there each month going forward.]

27

### 28 Section 248 and 248a Case Updates

29 **Berlin – Municipal Solar Canopy (Town Offices/Ice Rink).** Staff reported the resubmittal; as noted  
30 above, the Committee authorized an updated staff letter reaffirming support, conditioned upon there

being no substantive changes made since the previous review. Action: *Authorize staff to issue an updated letter consistent with the previously approved position.*

P. Carbee moved J. Brabant seconded, the motion passed unanimously.

**GMP Irasville Substation Upgrade (Waitsfield/Fayston).** Staff provided an update on the substation improvements and associated wetland constraints. Discussion focused on legacy infrastructure located within mapped wetland areas, the previous disturbance of the wetlands, and the pros and cons of that siting on resilience. Members expressed concern that supporting this project might set a precedent for future projects with wetland impacts. Action: *No action was taken.*

**Washington Cell Tower.** The case was marked closed on the PUC website. Previously, the committee has submitted questions to which answers were not supplied. In order to revive the project the applicant would have to issue a new advance notice. Action: *No action needed.*

**Middlesex – Tower Co-location.** Staff confirmed the **comments**, emphasizing the importance of **co-location** on existing infrastructure to minimize new impacts. The applicant filed the petition which means the project will be moving to the next stage. There were no comments from the town or the public other than those from CVRPC. Action: *Action was not required nor requested.*

There was discussion about new FCC rules around telecommunication and a municipality's role in siting. S. Lash shared that the current PUC chair in Vermont seems to strongly support the status quo.

**Marshfield – Cell Tower (recent filings).** Staff summarized the advance notice(s) (Sept. 2024; May 2025) and shared Route 2 corridor photos of proposed visibility. The project is planned on an existing logging road, allows for future co-location, and has no known resource constraints according to state mapping. Five residents have intervened, sending the case to a Public Utility Commission hearing. The Department of Public Service recommends the certificate be issued, and the Marshfield Selectboard has stated the project does not conflict with the town plan. Action: *Staff will continue to monitor.*

**Moretown Tower.** T-Mobile is seeking a CPG to add equipment to an existing 97-foot monopine tower. The project involves no new clearing, excavation, or expansion of impervious surface and uses existing access. Staff noted no major environmental constraints and suggested submitting comments similar to those for recent co-location projects, supporting use of existing towers for limited expansions. Action: *No action taken.*

Staff is continuing the investigation on the safety of the I Love Cows battery siting project and will bring updates as needed.

### **Letters of Compatibility Guidelines**

The committee discussed developing formal guidelines for how letters of compatibility will be handled over the next year. Staff provided a draft flow that outlines when projects should come before the PRC based on factors like grant type, project location in Tier 1 areas, and thresholds for housing or commercial development. Members suggested refining criteria, including accounting for differences between one-acre and ten-acre Act 250 towns and clarifying traffic thresholds. There was general support for the framework, and staff will draft formal language, potentially requiring bylaw and process updates, before bringing it to the full board. Action: *Staff will prepare memo and policy language.*

1  
2 The next meeting will be on Wednesday, November 26.

3 **Adjournment**

4 R. Wernecke moved to adjourn. J. Brabant seconded; the motion passed unanimously.

5  
6 Respectfully submitted by L. Banbury

DRAFT

**Project Review Committee**  
**Act 250 Cases**

CASE #/ LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
<a href="#">SW1130-5</a>	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. Draft permit issued 10/7/2025. Request for party status - hearing requested <b>10/14/2025 revised landscape plan received</b>	Act 250 permit issued
<a href="#">JO 5- 192</a>	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. <b>10/3/2025 NO Act 250 permit required</b>	JO - Act 250 permit <b>not</b> required
<a href="#">SW1206-1D</a>	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 from Act 250. 10/1/2025 Application received <b>11/10/2025 application deemed incomplete</b>	Application incomplete
<a href="#">SW0555-1</a>		Suburban VT Property Acquisitions	Middlesex	An existing office building at this facility was damaged by flooding. The building was constructed on a concrete slab that has two elevations: the southern two-third of the building slab is a few inches above the surrounding grade, while the northern one-third is about 3.5 feet higher. This project involves demolishing the building but leaving the slab in place, and rebuilding a new two-story wood-framed building only on the northern portion of the slab, at the higher elevation. <b>11/19/2025 Application received and deemed incomplete</b>	Application incomplete
<a href="#">SW0572-25</a>	CVMC Medical Of	Central Vermont Medical Ce	Berlin	The demolition of Medical Office Building D (MOB D) and associated utility disconnections. <b>10/29/2025 Application received</b>	Application received
<a href="#">JO5-195</a>	Stowebury Villas	Stowebury Properties, LLS is owner	Waterbury	Proposed 8-unit lodging development with office building and 1-bedroom apartment served by on-site water supply and wastewater disposal system. Associated improvements will include a new driveway for access off Route 100 and installation of stormwater treatment practices to meet ANR permitting requirements. Disturbance to natural wetlands and buffer areas will be permitted with ANR and the new curb cut with VTrans. <b>9/30/3035 Application filed. 11/7/2025 JO Issued: Act 250 permit not required</b>	JO - Act 250 permit <b>not</b> required
<a href="#">SW0850-4</a>		Town of Warren	Warren	The proposal is to construct a new 14,035 sq ft Town Garage and Salt Shed that will replace the current facility located off School Road. Historically, the site has been utilized for gravel extraction but now functions as a material storage and stockpile area for the Town of Warren. The building will be served by on-site water and wastewater disposal systems. On-site stormwater management is proposed to collect, treat and detain stormwater runoff associated with the proposed impervious surface. The site will utilize the existing access off Vaughn Brown Road which has adequate site distance along Route 100. Construction is anticipated to commence in Spring 2026. <b>11/13/2025 Application received</b>	Pending
<a href="#">SW0542-9</a>	Saltzman Cider M	Alex Saltzman	Warren	Continuation of Cider Mountain Road to a new driveway for the construction of a 5-bedroom single-family residence and 2-bedroom apartment. A mound system and drilled well will be constructed to serve the single family home. <b>11/5/2025: pending (in review)</b>	Pending
<a href="#">SW0489-4A</a>		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
<a href="#">SW0857-4</a>		(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

**Project Review Committee  
Act 250 Cases**

CASE #/ LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
<a href="#">SW0584-22</a>		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 <b>11/3/2025 VTrans comments issued</b>	Draft permit amendment issued
<a href="#">SW0584-21</a>		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
<a href="#">JO 5-191</a>	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. <b>9/19/2025 - application received 10/1/2025 JO issued</b>	JO - Act 250 permit <b>not</b> required
<a href="#">JO 5-187</a>	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. <b>JO Issued: 09-17-2025: No Act 250 permit required.</b>	JO - Act 250 permit <b>not</b> required
<a href="#">JO 5-194</a>	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. <b>9/26/25 Applcation received 9/26/25 - JO issued - Act 250 permit required</b>	JO - Act 250 permit <b>required</b>
<a href="#">SW0441-2D</a>	RK Miles	SW0162-7	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)

**Project Review Committee  
Act 250 Cases**

CASE #/ LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
<a href="#">5W0838-6</a>	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 <b>11/4/2025 certificate of service and correspondence received</b>	Pending: in review
<a href="#">JO 5-183</a>		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	
To find case documents, go to Act 250 database search and enter the case number: <a href="https://anrweb.vt.gov/ANR/Act250">https://anrweb.vt.gov/ANR/Act250</a>					

**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>
<a href="#">25-1239-PET</a>	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. <b>10/3/25 Procedural order Requesting Supplemental Information and reconciled. PSD Recommends CPG be Issued 10/3/25.</b>	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. <b>No further action anticipated; staff will review updates (staff will follow up to potentially participate in training opportunity).</b>	PSD recommendation CPG Issued
<a href="#">25-2468-PET (25-0899-AN and 24-0383-AN)</a>	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. <b>10/10/25 (administratively complete 10/17) petition filed. Scheduling Hearing and potential site visit Dec 11/15th.</b>	Reviewed (memo). 30 Day Period to File Public Comments, Requests to Intervene, and Requests for Hearing ( <b>past</b> ).	Potential Site Visit
<a href="#">25-2263-AN ( 25-0318-NM)</a>	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. <b>9/11 Closed (Instructed to File a New AN). Refiled as 25-2263-AN. Unclear if we need to resend Preferred Site Letter.</b>	3/25/2025: CVRPC issued preferred site letter of support. September 2025 staffed reached out re project status. <b>No further action anticipated unless preferred site letter needs to be updated</b>	Open
<a href="#">24-3485-PET</a>	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. <b>9/8/2025 Pending Required Compliance Filings; CPG Issued.</b>	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. <b>7/25/2025 Staff will continue to follow case. Not additional action anticipated.</b>	Pending required compliance filings; CPG Issued
<a href="#">24-2807-AN; 25-1239-PET</a>	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. <b>8/28/2024: advance notice filed. Petition Filed 7/11/25 see Allen Street Storage Project Above</b>		Petition Filed 25-1239-PET
<a href="#">25-0899-AN</a>	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). <b>Updated 45-Day Advance Notice 5/6/25. Petition filed (see above)</b>		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>
<a href="#">23-4036-NM</a>	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. <b>10/6/25 Request for Non-Substantial Change Determination (issued); 10/21/2025 Deadline Extension. PSD recommended for approval 9/12/25.</b>	No further action anticipated (already reviewed).	PSD recommendation CPG Issued (again)
<a href="#">23-1050-PET</a>	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. <b>7/14/25 Notice of complete filing.</b> 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>
<a href="#">25-2828-PET</a>	11/12/2025	§ 248a De Minimis Application	Telecommunications	New Cingular Wireless PCS, LLC	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 352 Bolton Road in Cabot, Vermont	Reviewed De Minimis Criteria. No Anticipated Action.
<a href="#">25-2822-PET</a>	11/12/2025	§ 248a De Minimis Application	Telecommunications	Bell Atlantic Mobile Systems LLC	Barre City	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 5 Perry Street in Barre City, Vermont	Reviewed De Minimis Criteria. No Anticipated Action.
<a href="#">25-2711-PET</a>	10/31/2025	§ 248a De Minimis Application	Telecommunications	New Cingular Wireless PCS, LLC	Montpelier	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 89 Main Street in Montpelier, Vermont	Reviewed De Minimis Criteria. No Anticipated Action.
<a href="#">25-2567-AN</a>	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	Reviewed (October 23, 2025 meeting), could submit comments re
<a href="#">25-2355-PET</a>	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.
<a href="#">25-2285-PET</a>	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.
<a href="#">25-2250-PET</a>	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	Reviewed De Minimis Criteria. No Anticipated Action.
<a href="#">25-2235-PET</a>	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.
<a href="#">25-2403-PET (25-1632-AN)</a>	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. <b>PSD recommended for CPG 11/12/25</b>	Submitted Comments per recommendation of Project Review Committee (August meeting), submitted 10/4. No further action anticipated.
<a href="#">25-0925-AN</a>	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. <b>8/7/25 - application deemed complete. See Petition 25-1543-PET</b>	CVRPC

**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>
<a href="#">25-1543-PET</a>	7/29/2025	§ 248a Regular and Limited Size and Scope	Telecommunications	Bell Atlantic Mobile Systems of Allentown, Inc. and Celco 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. <b>Advanced Notices 25-0925-AN and 24-2988-AN</b> , 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; <b>Attended scheduling conference for hearing 10/17/25. Reviewed Discovery Questions, awaiting responses.</b>	CVRPC will be reviewing all materials throughout hearing and following the case.