



## **Project Review Committee**

**Thursday, January 22, 2026**

**4:00 PM – 5:30 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 11-24/25 Minutes <sup>2</sup> (action) |
| 4:20 pm              | Questions on Act 250 Project Review Report                    |
| 4:35 pm              | Updates on Section 248, and Section 248a applications         |
| 5:15                 | Set date for February meeting                                 |
| 5:20                 | Adjourn   |

**Next Meeting: February 26, 2026**

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

November 24, 2025 4:00pm

*Remote Participation via Zoom*

## Draft Minutes

### Project Review Committee Members

X	Lee Cattaneo, Orange Commissioner
	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, Christian Meyer

2

3 Public: Steven Whitaker, Montpelier

4

5 L. Cattaneo called the meeting to order at 4:07 pm.

6

### 7 Public comment

8 None

9

### 10 Adjustments to the Agenda

11 None

12

### 13 Approval of Minutes

14 P. Carbee moved to approve the 10/23/25 meeting's draft minutes, B. Arrand seconded, all in favor,  
15 motion carried.

16

### 17 Act 250 Case Review

18 Staff gave overview of new projects. Several were single-family housing and 2 were post-flood related  
19 projects.

20

21 The Committee discussed the Warren Town Garage and Salt Shed project, which includes a new salt  
22 shed, town garage, with access from Vaughn Brown Road. The project remains listed as "pending"  
23 because the District Commission has not yet reviewed the application they received. The committee  
24 speculated need for an Act 250 permit application might be due to stormwater runoff issues.

25

### 26 Section 248

- 27
- 28 • There was a spike in solar installations in October, likely due to expiring federal tax credits. The  
29 Montpelier wattage, while looking high, is actually a down-sizing of 2 previously proposed  
30 projects.
  - 31 • The PUC recommended a CPU for the I Love Cows installation. Sam will keep the committee  
informed around interest in possible fire safety training.

- The Irasville substation project will have a visit on 12/11/2025 that S. Lash will be attending. She clarified that this is a replacement and upgrade expansion of existing infrastructure into already impacted wetlands. Links to the previous 10/20/2025 memo on the project can be found here: [https://centralvtplanning.org/wp-content/uploads/2025/10/2025-10-23\\_PRC\\_Meeting\\_Packet.pdf](https://centralvtplanning.org/wp-content/uploads/2025/10/2025-10-23_PRC_Meeting_Packet.pdf)
- L. Cattaneo asked how projects are certified to be in compliance with their conditions once built. S. Lash will investigate.

#### **Section 248a**

- The committee previously wrote a letter appreciating the co-location of a town in Middlesex. That project has received a CPG.
- The Marshfield tower will be going to a hearing after 5 residents requested one. Their discovery request thoroughly investigated all aspects of the Verizon application: software, file format, etc. The deadline for Verizon response to comments is 12/15/2025. An evidentiary hearing is likely in April, 2026.
- The Washington tower project closed on 10/14/2025 without a petition being filed. To reopen, they would need to restart the process with a new advanced warning.

#### **Next Meeting**

Due to the holiday, the next meeting will be on Monday, December 22, 2025 at 4:00 pm.

#### **Adjournment**

P. Carbee moved to adjourn, A. Peal seconded, all in favor, motion carried. Meeting adjourned at 4:47 pm.

Respectfully submitted by L. Banbury

**Project Review Committee  
Act 250 Cases**

CASE #/ LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
				<b>CLOSED SINCE LAST MEETING</b>	
<a href="#">JO 5-202</a>	Sandy Pines MHP Nitrate Water System	Housing Foundation Inc.	East Montpelier	Proposed replacement in-kind of the existing nitrate system, to include the following components: 1. One (1) 12" Culligan HE 1.0 Alt Twin Duplex Nitrate 2. One (1) Culligan HE By-Pass Control 3. One (1) Brine System w/ 650lbs Brine Capacity 4. One (1) Culligan HE 1.0 Alt Twin Duplex Cation 12/12/2035 application received 1/9/2026 JO issued	JO issued: Act 250 Permit <b>not</b> required
<a href="#">JO 5-203</a>	Westons MHP Wa	Nick Gagne Weston's	Berlin	Proposed replacement and installation of several infrastructure improvements, including: 1. Replacement of the 5,800 feet of water	JO issued: Act 250 Permit <b>not</b> required
<a href="#">JO 5-204</a>	Rianhard Gregg Hill House and Barn Addition	Andrew Rianhard	5W0850-4	Construction of a 24' x 40' single family residence and a 24' x 40' barn with a 1-bedroom apartment on a 62-acre parcel with an existing single-family residence. Additionally, the landowner proposes subdivision of 5-acres from the existing 62-acre parcel for the existing single-family residence (farmhouse). The remaining lands would be placed in a conservation easement with either the Vermont Land Trust or Stowe Land Trust. <b>1/13/2026 JO issued</b>	JO issued: Act 250 Permit <b>not</b> required
<a href="#">5W1267-6A</a>	Gristmill Properties Building 3 Apartment Addition	Gristmill Properties L	Waterbury	This permit specifically authorizes the construction of Building #3 to now include two additional 1-bedroom apartment units for a total of 4 apartment units with storage space on the ground floor. The site layout remains consistent with previous approvals, however, no employees will be assigned to this building as previously permitted. Additionally, the number of employees in Building #1 has been reduced from 21 to 14. <b>11/25/2025 Application received 12/18/2025 Permit issued</b>	Act 250 Permit issued
				<b>NEW</b>	
<a href="#">5W1030-7B</a>	Randy George Red Hen Baking Company	Randy George Red Hen Baking Company	Middlesex	The relocation of the Red Hen Baking Company (currently located at 961 Route 2 in Middlesex) to an existing 12,000 square foot warehouse/trucking facility (formerly Farmers to You) to be converted into the Red Hen Bakery/Office. W0838-6	Draft Permit amendment issued (comment period until 1/26/2026))
<a href="#">5W1379-1A-1</a>	Goddard Lot D Building Zone Relocation	Andrew Goddard	Warren	This permit specifically authorizes a revised building zone for a five-bedroom single family residence on previously approved Lot D of 13.95+/- acres. The previously approved single lot driveway is proposed to be extended to a more buildable building zone that contains little to no steep slopes. Tree clearing required is minimal to the driveway and building zone, resulting in 11.4+/- acres of forested area to remain on the 13.95+/- acre lot (the "Project"). <b>12/26/2025 application received 1/15/2025 JO issued</b>	Draft Permit issued (comment period until 2/5/2026)
<a href="#">JO 5-198</a>	Sugar Mountain F	Walter V. Jeffries	Orange	Subdivide acreage into 1 more lot <b>11/21/2025 Application submitted 12/9/2025 Application deemed incomplete 12/18/2025 Supplemental information sent</b>	Application incomplete
				<b>ONGOING</b>	
<a href="#">5W0542-9</a>	Saltzman Cider Mountain Road Extension	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 serve the single family home. 11/5/2025: pending (in review) <b>11/25/2025 Application incomplete</b>	Pending review
<a href="#">5W0572-25</a>	CVMC Medical Office Building D Demolition	Central Vermont Medical Center (CVMC)	Berlin	The demolition of Medical Office Building D (MOB D) and associated utility disconnections. 10/29/2025 Application received. 11/20/25Application incomplete 12/4/2025 Application incomplete <b>1/14/1016 Application resubmitted with supplemental information</b>	Pending review
<a href="#">5W0857-4</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. 6/25/2025 Awaiting information	Draft Act 250 Permit issued Awaiting information
				To find documents about any case, go to <a href="https://anrweb.vt.gov/ANR/Act250/Default.aspx">https://anrweb.vt.gov/ANR/Act250/Default.aspx</a> and enter the case #.	

**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>
26-0014-NMR	1/6/2026		Carr Solar, LLC	Berlin	Application of Carr Solar, LLC for a certificate of public good for a 56.16 kW solar net-metered	Reviewed project- rooftop so existing preferred site. Further evaluation unnecessary.
<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. site visit for 12/11 was canceled due to weather.</b>	Reviewed (memo). 30 Day Period to File Public Comments, Requests to Intervene, and Requests for Hearing ( <b>past</b> ). <b>CVRPC will monitor proceeding. 12/10/25 GMP responded to first round of discovery questions from ANR (soil disturbance total) and PSD (condition of existing transformer (57yo), replacement rationale for equipment less than 30yo, peak load date correction, coincident peak load combined Irasville #39 &amp; Madbush substations (non-cincident provided), cost of alternatives), staff are awaiting materials to be posted.</b>
<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>	
<a href="#">25-2263-AN ( 25-0318-NM)</a>	9/23/2025	10 (Net-mete	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>
<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>

**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>
<a href="#">23-4036-NM</a>	11/22/2023	10 (Net-meter)	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).
<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. 10/3/25 Procedural order Requesting Supplemental Information and reconciled. PSD Recommends CPG be Issued 10/3/25. PSD recommendation CPG Issued (12/9/25). <b>Per PSD recommendations addition of condition that the project shall take commercially reasonable measurements to prevent charging during GMP peak events. CPG Issued 1/8/2025</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. No further action anticipated; staff will review updates (staff will follow up to potentially participate in training opportunity).
<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>	
<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).

## Project Review Committee Section 248(a) 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>
<a href="#">25-3123-PET</a>		§ 248a Regular and Limited Size and Scope	T-Mobile Northeast, LLC	Moretown	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 373 Hoover Hill Road in Moretown, Vermont	Reviewed for changes from Advanced Notice (none)- no further action anticipated
<a href="#">25-3083-PET</a>	12/17/2025	§ 248a De Minimis Application	Bell Atlantic Mobile Systems LLC	Fayston	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 352 Bolton Road in Cabot, Vermont	Reviewed De Minimis Criteria. No Anticipated Action.
<a href="#">25-2828-PET</a>	11/12/2025	§ 248a De Minimis Application	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	Bell Atlantic Mobile Systems LLC	Barre City	Petition of 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	New Cingular Wireless PCS, LLC	Montpelier	Petition of 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	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 affirmation of preference for co-location
<a href="#">25-2403-PET (25-1632-AN)</a>	8/5/2025	§ 248a	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.

## Project Review Committee Section 248(a) 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>
<a href="#">25-0925-AN</a>	5/8/2025	§ 248a	Bell Atlantic Mobile Systems of Allentown, Inc. and Cellco 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
<a href="#">25-1543-PET</a>	7/29/2025	§ 248a Regular and Limited Size and Scope	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. <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.



## New Residential and Small Scale Commerical Projects Filed with the PUC

Note: No Actions Required, No Review Required. Previous 3 months (Nov-Sept) averaging approx. 350kw and 29 projects a month.

**Town Sub-Totals July2025-January 2026**

Town	kW	# Projects
Barre City	52.84	7
Barre Town	57.67	6
Berlin	83.02	6
Cabot	0	0
Calais	41.8	3
Duxbury	38.02	5
East Montpelier	101.98	4
Fayston	85.23	7
Marshfield	38.7	3
Middlesex	66	3
Montpelier	288.57	17
Moretown	66.42	8
Northfield	41	5
Orange	6	1
Plainfield	66.33	9
Roxbury	42.4	5
Waitsfield	95.41	11
Warren	204.38	18
Washington	0	0
Waterbury	167.74	14
Williamstown	97.74	8
Woodbury	10	1
Worcester	67.91	8
<b>Regional Small Scale Projects (PUC Petitions)</b>	<b>1719.16</b>	<b>149</b>

**January 2026 (partial)**

Town	kW	# Projects
Barre City		
Barre Town		
Berlin	56.16	1
Cabot		
Calais	11.4	1
Duxbury		
East Montpelier		
Fayston		
Marshfield		
Middlesex		
Montpelier	15.46	2
Moretown		
Northfield		
Orange		
Plainfield		
Roxbury		
Waitsfield	6.93	1
Warren	9.57	1
Washington		
Waterbury		
Williamstown		
Woodbury		
Worcester		
<b>Small Scale Projects (PUC Petitions)</b>	<b>99.52</b>	<b>6</b>

**December, 2025**

Town	kW	# Projects
Barre City		
Barre Town		
Berlin		
Cabot		
Calais		
Duxbury		
East Montpelier	25	1
Fayston		
Marshfield		
Middlesex		
Montpelier		
Moretown		
Northfield	9.9	1
Orange		
Plainfield	17.1	1
Roxbury		
Waitsfield	7.5	1
Warren	20.48	2
Washington		
Waterbury		
Williamstown		
Woodbury		
Worcester		
<b>Small Scale Projects (PUC Petitions)</b>	<b>79.98</b>	<b>6</b>



## MEMO

Date: January 15, 2026  
To: Project Review Committee  
From: Sam Lash, Climate & Energy Planner  
Re: Updates on Recent Section 248, and Section 248a Permit Applications

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**Summary:** This memo includes a variety of updates on ongoing projects, one potential future action will be introduced regarding tracking 248 project completion.

### General Updates:

1. **Monthly Report on Small Scale Distributed Energy Generation Projects:** worth noting that in the fall we were seeing on average 350kW and 29 projects a month (September-November) which was higher than the summer's 250kW and 20 projects on average. December and January have dropped to 80-100kW and 6 projects respectively as anticipated with much shortened timeline for solar tax incentives at the federal level.
2. **248 Legislative & Ongoing Updates:**
  - a. Certificate/Notification of Completion
    - i. Project viewer Resource for 248a:  
<https://experience.arcgis.com/experience/e79ba31d883f4e6b99281094b1db8d93>
    - ii. **Potential Action: staff prepare comments in support of additional requirements for all 248 cases to help track project completion (current gap in data despite Act 174 requirements)**
  - b. Other: BESS, Vermont Systems Planning Committee, Interconnection Process
3. Solar, storage, and EV fire-safety: working with regional partners to host a training for fire fighters this spring.

### 248 Updates (Electric Infrastructure)

4. One new solar project in Berlin is a 56.16kW rooftop project- this qualifies automatically as a preferred site- no review required

### 5. **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](#) and an update from our **October 23, 2025** meeting [2025-10-23\\_PRC\\_Meeting\\_Packet.pdf \(item 2 on page 12\)](#). Staff was set to attend a site visit on December 11<sup>th</sup>, 2025 which was canceled due to inclement weather. Staff continue to monitor proceedings. The first round of discovery included GMP's recent deadline and response to the first round of discovery questions- while these have yet to be posted (staff reached out to PUC), the first round discovery questions included:

- total area of soil disturbance (ANR);
- condition of existing transformer (57yo) (PSD),
- replacement rationale for equipment less than 30yo (PSD),
- peak load date correction (PSD),
- coincident peak load combined Irasville #39 & Madbush substations (non-coincident provided) (PSD),
- cost of alternatives considered (PSD).

Currently the proceeding is moving into the second round of discovery.

6. **Allen Street Storage** and adjacent Solar Projects Issued CPG with Public Service Department recommendation that the project shall take commercially reasonable measurements to prevent charging during GMP peak events.

#### **248a Updates (Telecommunications)**

7. **De Minimis Cases:** all reviewed & met criteria
8. **Moretown T-Mobile Tower Petition, [25-3123-PET](#), filed (Advanced notice was reviewed at October 23, 2025 meeting)**

The Central Vermont Regional Planning Commission (CVRPC) received the petition from 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). We previously received the 60-day advanced submission and reviewed it at the October 23, 2025 meeting- petition was compared to earlier review and no changes have been made:

- 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 and secondary 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*. **No Anticipated Action. See previous review for details (#6, page 15-17)**

[https://centralvtplanning.org/wp-content/uploads/2025/10/2025-10-23\\_PRC\\_Meeting\\_Packet.pdf](https://centralvtplanning.org/wp-content/uploads/2025/10/2025-10-23_PRC_Meeting_Packet.pdf)

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

Staff continue to follow the case and all activities logged. 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: the most recent summary other than verbal updates was in the memo for the October 23, 2025 Project Review Committee meeting: [https://centralvtplanning.org/wp-content/uploads/2025/10/2025-10-23\\_PRC\\_Meeting\\_Packet.pdf](https://centralvtplanning.org/wp-content/uploads/2025/10/2025-10-23_PRC_Meeting_Packet.pdf)

On 1/2/2026 the Public Service Department requested an extension for non-Petitioner pre-filed testimony and exhibits which was granted 1/8/2026. The new Schedule is as follows:

	Old Schedule	New Schedule
Deadline for non-Petitioner prefiled testimony and exhibits	January 9, 2026	<b>January 30, 2026</b>
Deadline for discovery on non-Petitioners	January 16, 2026	<b>February 6, 2026</b>
Deadline for parties to submit unavailable dates for evidentiary hearing	January 30, 2026	<b>February 20, 2025</b>
Deadline for non-Petitioners to respond to discovery	February 6, 2026	<b>February 27, 2026</b>
Deadline for completion of depositions	March 2, 2026	<b>March 23, 2026</b>
Deadline for dispositive motions	March 20, 2026	<b>April 10, 2026</b>
Deadline for prefiled rebuttal testimony	March 30, 2026	<b>April 20, 2026</b>
Evidentiary Hearing	Week of April 6, 2026	<b>Week of April 27, 2026</b>