

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

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3 Public: Steven Whitaker, Montpelier

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

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7 **Public comment**

8 None

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10 **Adjustments to the Agenda**

11 None

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13 **Approval of Minutes**

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

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17 **Act 250 Case Review**

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

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

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26 **Section 248**

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

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1 • The Irasville substation project will have a visit on 12/11/2025 that S. Lash will be attending. She
2 clarified that this is a replacement and upgrade expansion of existing infrastructure into already
3 impacted wetlands. Links to the previous 10/20/2025 memo on the project can be found here:
4 https://centralvtplanning.org/wp-content/uploads/2025/10/2025-10-23_PRC_Meeting_Packet.pdf
5
6 • L. Cattaneo asked how projects are certified to be in compliance with their conditions once built.
7 S. Lash will investigate.

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9 **Section 248a**

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

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19 **Next Meeting**

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

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22 **Adjournment**

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

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26 Respectfully submitted by L. Banbury