



## **Project Review Committee**

Thursday, March 26, 2026 4:00pm  
29 Main Street, Suite 4, Montpelier, VT 05602

To join Zoom meeting:

[https://us02web.zoom.us/j/88924334270?pwd=MUFmK0RiYmVHek9H  
OUUraVNURHY3QT09](https://us02web.zoom.us/j/88924334270?pwd=MUFmK0RiYmVHek9HOUUraVNURHY3QT09)

Meeting ID: 889 2433 4270 Passcode: 074400

One tap mobile <sup>[1]</sup> 1 (929) 436-2866

Download the app at least 5 minutes prior to the meeting start:

[www.zoom.com](http://www.zoom.com)

### **Agenda**

- 4:00 **START RECORDING**
- 4:00 Call to order & Roll Call
- 4:05 Updates to Agenda
- 4:10 Public Comment
- 4:15 Review & approve minutes from the 2/26/26 meeting
- 4:20 Updates on Act 250 Applications  
Updates on Section 248, and Section 248a Applications (*potential action  
248 Memo #3*)
- 5:15 Adjourn

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# CENTRAL VERMONT REGIONAL PLANNING COMMISSION

## Project Review Committee

February 26, 2026

*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 Commissioner

1 Staff: Christian Meyer, Lorraine Banbury, Reuben McMartin, Sam Lash

2

3 Public: Mike Miller, Commissioner from Montpelier, Steve Whittaker, Montpelier

4

5 L. Cattaneo called the meeting to order at 4:00 pm.

6

#### 7 **Public Comment**

8

9 Steve Whitaker stated that his objection to the Country Club Road project is to the planning process and  
10 framework that is being followed.

11

#### 12 **Adjustments to the Agenda**

13 None

14

#### 15 **Approval of Minutes**

16 P. Carabee moved to approve the 1/22/26 meeting's draft minutes, R. Wernecke seconded, all in favor,  
17 motion carried unanimously.

18

#### 19 **Downstreet Northbranch Apartment Project Letter of Compatibility**

20 C. Meyer presented a draft letter affirming that Downstreet's Community Development Block Grant –  
21 Disaster Recovery (CBDG-DR) application was in compliance with the Central Vermont Regional Plan.  
22 The proposal involves flood resilience improvements to several existing buildings in 4 locations: 87 Elm  
23 Street, 89 Elm Street, 47 Barre Street, and 6 Monsignor Crosby Avenue, representing 45 apartments in  
24 total. At the time the request for the letter was made, it was unclear if there would be an increase in  
25 the number of housing units, triggering Committee review . It was later determined there were to be no  
26 new units.

27

28 The project is currently in a feasibility stage and no additional housing units are proposed. Possible  
29 resilience strategies under evaluation include elevating structures, vacating flood-prone first floors,  
30 floodproofing buildings, or other measures that would reduce risk of future displacement. In some  
31 scenarios, first-floor residential units could be converted to non-residential uses, or residents could be  
32 relocated if units are removed.

1  
2 R. Wernecke moved that the project has been found compatible and that the letter of February 26 to  
3 Patrick Shelve be signed and sent. P. Carabee seconded, all in favor, motion carried unanimously.  
4

5 **City of Montpelier Utilities Expansion and Highway Improvements US Route 2 and Country Club Road**  
6 **Letter of Compatibility**

7 C. Meyer presented a draft letter affirming that the City of Montpelier's CDBG-DR application was in  
8 compliance with the Central Vermont Regional Plan. The application was to: install new sewer lines for  
9 the US Routes 2 & 302 roundabout to the intersection of Country Club Road and up Country Club Road  
10 to the prospective future development site; elevate US Route 2 at Country Club Road by 2 feet to match  
11 the elevation of Country Club Road; and to reconstruct Country Club Road with a lower grade.  
12

13 P. Carbee moved that the Committee approve the letter as compatible with the Regional Plan. R.  
14 Wernecke seconded. Discussion was opened.  
15

16 J. Brabant asked how the Committee can weigh in on projects that could have Substantial Regional  
17 Impact if they are not going through Act 250. L. Cattaneo clarified that, unless a project is before the  
18 committee, there is no avenue for submitting feedback, as there is no body to whom to appeal. The two  
19 avenues for Committee input that exist are Act 250 case review and letters of compatibility.  
20

21 Staff summarized that the proposed infrastructure improvements included installation of new water and  
22 sewer lines from the US Route 2 / Route 302 roundabout to the project site, raising the elevation of  
23 Route 2 to better align with Country Club Road, reconstructing Country Club Road to improve grade and  
24 safety, and adding a bicycle lane and sidewalk.  
25

26 Extensive discussion occurred regarding traffic conditions and the interpretation of traffic data  
27 presented in staff materials from the Transportation Advisory Committee. R. McMarten shared data and  
28 explained that current conditions along Route 2 operate at Level of Service B or better during most  
29 times of day based on current traffic data. There was also discussion about Act 250 triggers for  
30 municipal projects.  
31

32 J. Brabant raised concerns about ensuring the committee's approval is clearly limited to the  
33 infrastructure elements described and does not constitute approval of future development impacts such  
34 as increased traffic volumes or potential signalization at the intersection. J. Brabant proposed a friendly  
35 amendment to clarify that the letter would not address future traffic flows or traffic signal installation. A  
36 Peal seconded the proposed amendment.  
37

38 R. Wernecke and P. Carbee indicated they did not support the amendment, stating that the letter should  
39 focus on what the committee is approving rather than specifying what it does not approve. As the  
40 original motion makers did not accept the amendment, it was withdrawn.  
41

42 Rollcall vote on the motion was taken: P. Carbee – aye, R. Wernecke – aye, A. Peal – abstain, J. Brabant –  
43 aye, with the understanding that the minutes state that statement of compatibility was limited to the  
44 items in the letter, L. Cattaneo – aye. Motion carried.  
45

46 \*Note: with all other Committee members present, alternate Commissioner B. Arrand did not vote.  
47

48 **Act 250 and Section 248 Updates**

S. Lash presented a brief update of small-scale distributed energy generation projects under Section

1 248. Staff reported that approximately 143 small solar projects were proposed during the past year  
 2 across the region, with an average size of roughly 11 kilowatts and a combined total capacity of about  
 3 1.6 megawatts. Staff noted that these smaller residential-scale projects are tracked to provide  
 4 information. Staff shared that, currently, there is no requirement to submit a formal notice upon project  
 5 completion.

6 S. Lash providing the following 248 updates:

- 7 • one new solar project in Montpelier is a 100kW rooftop project and qualifies automatically as a  
 8 preferred site, so no letter was requested.
- 9 • GMP Irasville Substation Upgrade project (25-2468-PET): Agency of Agriculture, Food, and  
 10 Markets submitted comments and found that there would not be undue impact on primary  
 11 agricultural soils.
- 12 • 2 De Minimis Cases reviewed (and met criteria).
- 13 • Moretown T-Mobile Tower Petition (25-3123): Moretown Selectboard filed comments  
 14 requesting the shedding of the existing monopine be addressed.
- 15 • Marshfield Tower Petition (25-1543): noted a comprehensive summary of the Aesthetic &  
 16 Orderly Development Analysis Report commissioned by the Department of Public Service was  
 17 provided in the memo and highlighted key points including Quechee Test Part I and II  
 18 evaluations (adverse impacts but not undue adversity); steps taken to mitigate and minimize  
 19 aesthetic and visual impacts while providing essential wireless telecommunications services;  
 20 complies with most local bylaw standards and subject to state standards; meets substantial  
 21 deference to municipal and regional plans. Updated on additional testimonies on behalf of  
 22 intervenors and slight schedule change.

23  
 24 Staff shared follow-ups from 1/23/26 meeting: [H.527](#) was recently passed by the House and now in the  
 25 Senate Committee on Finance as of 2/18/2026. H. 527 is an Act relating to extending the sunset of 30  
 26 V.S.A. §248a (similar bill S.159 hasn't moved out of the Senate and is in the same Finance committee).  
 27 Additionally, there is H.751, which proposes to change the process for siting telecommunications  
 28 facilities to require facilities to receive a permit from District Commissions- this bill has not moved since  
 29 its introduction. Full Bill hyperlinks:

- 30 • H.527 <https://legislature.vermont.gov/bill/status/2026/H.527>
- 31 • S.159 <https://legislature.vermont.gov/bill/status/2026/S.159>
- 32 • H.751 <https://legislature.vermont.gov/bill/status/2026/H.751>

33  
 34 L. Banbury shared that there were no new Act 250 applications for Committee review. The application  
 35 for the Barre City garage in Barre Town was submitted, but deemed incomplete.

### 36 37 **Conservation Easement in Plainfield**

38 A letter of notification was submitted to CVRPC about a permanent conservation easement on a parcel  
 39 on Country Club Road in Plainfield. This easement is consistent with the area's rural designation under  
 40 the Future Land Use map, and so no conflict was found.

### 41 42 **Next Meeting**

43 The next meeting will be on Thursday, March 26, 2026.

### 44 **Adjourn**

45 P. Carbee moved to adjourn. R. Wernecke seconded. All in favor, motion carried unanimously. Meeting  
 46 adjourned at 5:42 pm.

47 *Respectfully submitted by L. Banbury and S. Lash*

**Project Review Committee  
Act 250 Cases**

LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	COMMENT DEADLINE	PROJECT STATUS	REPORT STATUS
<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 1/14/2026 Application resubmitted with supplemental information <b>3/19/2026 Permit Issued</b>		Act 250 Permit issued	CLOSED THIS MONTH
<a href="#">JO 5-207</a>	Aldrich Public Library HVAC Replacement	Kristin Baumann Aldrich Public Library	City of Barre	Four existing air units installed on the rooftop of the library building in 2000 will be replaced with four new units by contractor New England Air Systems. NE Air will disconnect the old units, reconnect the new, provide 5 new duct-mounted heating coils with the appropriate configurations, provide rigging subcontractor, new requirements for the controls (working with Control Technologies), and will provide technician checks for all components of new system. The 0.76 acres tract is located at 6 Washington Street in Barre, Vermont. 1/28/26 - Application received 2/11/26 JO issued-No Act 250 permit required.		JO issued: Act 250 Permit not required	CLOSED THIS MONTH
<a href="#">50015-A1</a>	Berlin Health and Rehab Water Improvements	Premier Rehab and Healthcare at Berlin	Berlin	This permit specifically authorizes the connection of the existing nursing home facility to the Town of Berlin public community water system. The existing on-site water supply will be abandoned. The existing on-site sewer will remain unchanged <b>1/22/26 - application received. 2/5/26 Permit issued</b>		Act 250 Permit issued	CLOSED THIS MONTH
<a href="#">JO 5-211</a>	Obenauer Single Family Home	Patrick and Lisa Flood	Woodbury	Subdivision of a 40 acres tract located in Woodbury, Vermont owned by Flood into two lots comprised of 11 acres and 29 acres respectively. The 11 acres lot will be conveyed by Flood to Obenauer for the construction of a 1400 square foot single family residence with 24 x 24 detached two car garage, accessible via an old logging road improved as a 760' long gravel drive. The house site will be constructed at 1,200' elevation. <b>2/6/2026 - Application filed 2/27/2026 - JO issued (not on website)</b>		JO Issued	CLOSED THIS MONTH
<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"). 12/26/2025 application received 1/15/2025 JO issued 2/12/26 Draft SW Permit Issued <b>3/5/2026 - Act 250 permit issued</b>	2/5/2026	Act 250 Permit issued	CLOSED THIS MONTH
<a href="#">5W1206-1D</a>	Ripley Rd Wetland Pond Reclamation	Federal National Mortgage Association	Waterbury	This permit specifically authorizes the restoration of a Class II wetland that was impacted by the unpermitted construction of a pond (the "Project"). 10/1/2025 Application Received, 1/26/2026 - application deemed complete, <b>3/10/2026 - Act 250 permit issued</b>	2/196/26	Act 250 Permit is+O213+G220:L220	CLOSED THIS MONTH
				<b>NEW</b>			NEW
<a href="#">JO 05-212</a>	Roth BLA	The Vineyard Property LLC	Warren	Boundary line adjustment between 0 Roth Road (SPAN 690-219-12436), 0 Roth Road (SPAN 690-219-12549) and 391 Roth Road (SPAN 690-219-12555). SPAN 690-219-12436 will be reduced in size from +/-10.1 acres to +/-8.6 acres, SPAN 690-219-12549 will increase in size from +/-60.7 acres to +/-61.8 acres, and 391 Roth Road will increase in size from +/-10.5 acres to +/-10.9 acres. <b>2/10/2026</b>		Application deemed incomplete	NEW

**Project Review Committee  
Act 250 Cases**

LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	COMMENT DEADLINE	PROJECT STATUS	REPORT STATUS
<a href="#">5W0863-4</a>	O'Reilly Auto Parts Warehouse Redevelopment	City of Barre	Barre Town	The proposed project is the redevelopment of the existing O'Reilly Auto Parts warehouse building and site into a garage for the City of Barre Department of Public Works (DPW). Proposed building renovations are internal only, there are no additions proposed. The site will be reconfigured to allow at-grade access to the building by DPW vehicles and to add exterior storage facilities including pipe, material, salt, sand and aggregate storage, and a fueling depot. <b>2/19/26 Application received - deemed incomplete</b>		Application incomplete	NEW
<a href="#">JO 5-215</a>	Butternut Hill Walkway, Retaining Wall and Site Lighting Replacement	Butternut Hill Association	Waitsfield	Replacement of existing wooden walkways retaining walls, and site lighting due to deterioration of the structures. <b>2/26/2026 - Application received 3/2/2026 - JO Issued Act 250 Permit required</b>		JO Issued	NEW
<a href="#">500023-24A</a>	Mansfield Heliflight Hangar Reconfigurations	Eric Chase Mansfield Heliflight	Berlin	The original permit was granted for 6 hangars all at 3 different sizes and locations. Instead of 120' by 120' the new plan is for 100' by 120'. The hangar will also be shifted in location so that it is closer to the taxiway. The back will be approximately 70' closer and the front will be 50' closer to the taxiway. <b>3/3/2026 - Application filed</b>		Application received	NEW
<a href="#">5W0846-14A</a>		Irving Oil Retail Sales US LLC	Berlin	To amend permit 5W0846-14 for construction of an additional small parking area on the north side of the existing convenience store site at 159 Paine Turnpike North in Berlin. The small parking area is designed for up to 6 truck spaces. The existing screening berm will be extended, with additional fence and plantings. Site lighting will be reconfigured to accommodate the new parking area. Additional sidewalk will be installed as well, to aid in pedestrian circulation along Paine Turnpike. <b>2/17/2026 - application received</b>		Application received	NEW
				<b>ONGOING</b>			ONGOING
<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. <b>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</b>	6/16/2025	Draft Act 250 Permit issued Awaiting information	ONGOING
<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. <b>8/5/2025 Application received - deemed incomplete</b>		Application incomplete	ONGOING
<a href="#">5W0555-1</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	ONGOING
<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 to serve the single family home. <b>11/5/2025: pending (in review) 11/25/2025 Application incomplete</b>		Pending review	ONGOING

**Project Review Committee  
Act 250 Cases**

LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	COMMENT DEADLINE	PROJECT STATUS	REPORT STATUS
<a href="#">500049-4</a>	Barre WWTF Headworks Building	City of Barre	City of Barre	The project will include the demolition of the existing headworks process units, construction of a new 2,000 s.f. headworks building, associated yard piping, and demolition of the existing unused ice rink and storage building. All items (septage receiving, clarifiers, etc.) noted on plans as "future" are anticipated for construction in the next 10 years, approximately. <b>1/29/26 Application submitted</b>		Application Received	ONGOING
<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 12/17/2025 <b>Application 2/6/26 water system source permit issued</b>	1/26/2026	Draft Permit amendment issued (comment period until 1/26/2026))	ONGOING
<a href="#">5W0687-4</a>	Parker Trust USDA Building	Charles Parker Parker Trust	Berlin	The project proposes the construction of a new 30' X 50' wood-frame building to provide for upgraded space for the USDA Wildlife Section lab which currently occupies the existing renovated farmhouse on the property along with 6 residential units. Also proposed is an open 25' X 33' lean-to to house USDA equipment as well as a fenced compound area for additional equipment storage (watercraft, job trailer, ATV's, etc.) to replace the space within the existing compound being lost to the new building, along with an 1120 sq. ft. expansion of the existing paved parking area to provide additional turning area where the new fenced compound	3/26/2026	Deemed Minor, draft Act 250 Permit issued	ONGOING
<a href="#">5W0004-5</a>	Park and Pack Self Storage Duxbury	Pack and Park Self Storage Two LLC	Duxbury	The proposed project consists of the construction of six self-storage unit buildings and associated infrastructure on a former campground next to the former Duxbury Country Store 1/23/26 Application received, <b>2/26/2026 - Application deemed incomplete</b>		Application deemed incomplete	ONGOING
<a href="#">5W0838-6</a>	Swenson Granite Co Quarry Expansion	Michael Sylvester (Swenson Granite Company, LLC)	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 11/4/2025 certificate of service and correspondence received 11/21/2025 Supplemental Rule 20 information received 12/18/2025 Pending minor/major determination 2/20/26 - ruled minor, draft permit		Draft Act 250 permit, Hearing date requested	ONGOING
<a href="#">5W0555-1</a>	8 Three Mile Bridge Rd Building Demolition and Reconstruction	Suburban VT Property Acquisitions LLC	Middlesex	An existing office building at this facility was damage 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. 10/28/2026 - Application received, deemed incomplete, <b>3/17/2026 - document submitted</b>		Application incomplete	ONGOING
<a href="#">5W1309-3</a>	Sugarbush Temporary Golf Course Clubhouse	Sugarbush Mountain Resort Inc.	Warren	The existing golf course clubhouse for Sugarbush Mountain Resort (the "Applicant") was recently destroyed by fire. While a permanent replacement clubhouse is being designed and constructed, the Applicant proposes to construct a temporary clubhouse across the road from the former clubhouse location. The temporary clubhouse will consist of modular units supported on helical piers. The temporary 3,720 SF building will provide the same services previously offered, including a restaurant, bar, and pro shop, along with a 1,870 SF wood-framed patio deck. 2/13/26 Application Received <b>2/26/26 - Comment Period</b>	3/24/2026	Application Received	ONGOING
<a href="#">5W0863-4</a>	O'Reilly Auto Parts Warehouse Redevelopment	City of Barre	Barre Town	The proposed project is the redevelopment of the existing O'Reilly Auto Parts warehouse building and site into a garage for the City of Barre Department of Public Works (DPW). Proposed building renovations are internal only, there are no additions proposed. The site will be reconfigured to allow at-grade access to the building by DPW vehicles and to add exterior storage facilities including pipe, material, salt, sand and aggregate storage, and a fueling depot. 1/27/2026 Application received 2/23/26 application deemed incomplete		Application incomplete	ONGOING

**Project Review Committee**

**Act 250 Cases**

LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	COMMENT DEADLINE	PROJECT STATUS	REPORT STATUS
<a href="#">5W1238-4</a>	Shaw's Supermarket Stormwater Improvements	c/o Albertsons Shaw's Supermarkets, Inc	Berlin	This project proposes installation of 3-acre stormwater infrastructure including stormwater detention chambers underneath the northern portion of the existing parking lot, as well as several new manholes and a new outfall which discharges to an existing stone lined swale on the north side of the property. Following construction, the parking lot will be restored to its current condition. 1/29/26 - Application received <b>2/26/2026</b> - <b>Draft Act 250 Permit issued</b>		Draft Act 250 Permit issued	ONGOING



## MEMO

Date: March 20th, 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, and one new infrastructure project in Northfield (3357 Subtransmission Line Realignment).

**Proposed Action:** Submit preliminary review of New Northfield Project (248j) to Petitioner and as public comment (#3 below).

### General Updates:

#### 1. Monthly Report on Small-Scale Distributed Energy Generation Projects:

- a. As noted last meeting (February 26, 2026), throughout 2025, the region saw approximately 1.6MW of solar projects proposed across all 23 municipalities as 143 projects (average size 12kW skewed larger by only a handful of commercial projects). There were noted trends in line with the end of the federal tax credits (increase in residential projects and drop-off).
- b. See regional total by town, along with year-to-date monthly tracking updates in the table at the end of this memo- we are still seeing a small handful of residential-scale projects each month.

### 248 Updates (Electric Infrastructure)

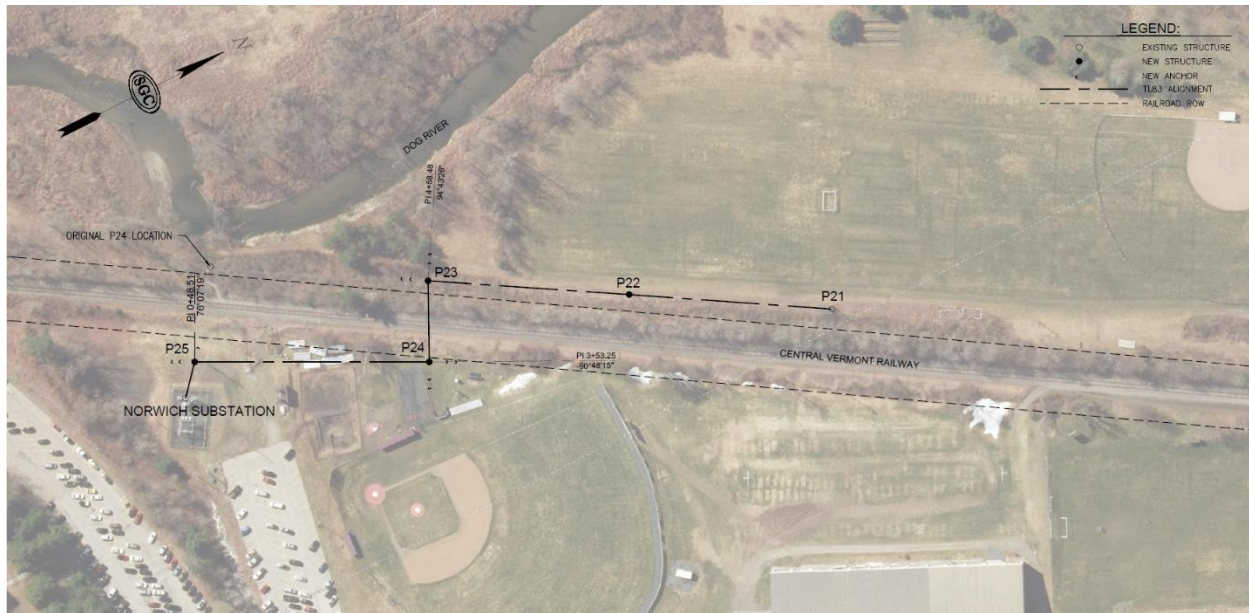
2. No new generation projects above residential-scale (see above for monthly small scale report).

#### 3. NEW Northfield Electric Department- 3357 Subtransmission Line Realignment (248j)

CVRPC received a 21-Day Notice Pursuant to PUC Rule 5.402 for the Town of Northfield Electric Department to Realign a Portion of the 3357 Subtransmission Line in Northfield, VT (and in line with 248(f)). This project entails:

- Relocation of one pole structure,
- In-kind replacement of two other pole structures,
- The installation of a new conductor.

The project is on the 3357 Line to the west of Norwich University athletic fields along the railroad tracks and near a crossing of the Dog River.



Map of Project

Located just north of the Norwich Substation, the project consists of relocating on structure (P24) northeast of its current location to the other side of the railroad tracks and away from the Dog River. The relocation of this structure, P24, requires the in-kind replacement of three other structures (P22, P23, P25) and a new conductor between structures P22-25.

- **Transportation:** Access will be via overland travel from the existing substation and along the athletic fields located west of the railroad (not expected to require oversize nor overweight deliveries).
- **Aesthetic Impact:** No aesthetic impact anticipated (line and substation decades old); consistent with current use of area and unlikely to unduly interfere with the orderly development of the region.
- **Alternatives:** recent flooding ruled out leaving the structure in place and highlighted the serious risk of damage to this critical subtransmission line. Moving the line away from the river at an earlier pole would have raised the number of structures needing to be replaced.
- **Other:**
  - This project will improve system stability and reliability,
  - The project will relocate P24 from the FEMA Special Flood Hazard Area to just outside it; it is still located within the DEC River Corridor,
  - The existing pole and new pole are both located on agriculturally important soil and within blocks considered highest priority for surface water and physical landscape (possible constraints). However, given this is an existing line and proximate to the substation, it would be extremely costly and unlikely to fully relocate this infrastructure away from these possible constraints; lastly, it is unlikely this project will have additional impact beyond the existing one.
  - **Given the increase this project is specifically intended to improve resilience of vulnerable critical infrastructure, proximate to existing infrastructure, is unlikely to have undue adverse impacts, and is consistent with the current and**

**future use of the area, as proposed, it is likely to be in line with the regional plan.**

**Reminder:** the RPC has the right to (248(f))

- convene public hearings on the proposed petition,
- Request the Department of Public Service review the proposed facility,
- submit recommendations to the Petitioner within 40 days of the Petitioner's submittal,
- make recommendations to the Commission after a petition is filed.

The Petitioner's application to the Commission must address any written comments provided to the Petitioner in response to the 21-day advance submission that are related to the Section 248(b) criteria and any oral comments related to those criteria made at a public hearing, if any.

**Possible Action: Submit this preliminary review, reserving the right to review once filed, to the petitioner and as public comment.**

#### **4. Update: GMP Irasville Substation Upgrade, Waitsfield & Fayston (25-2468-PET)**

The petition was filed for the GMP Irasville Substation Upgrades in Waitsfield/Fayston on 10/10/2025. The Project would include rebuilding the Irasville #39 and reconfiguring both 34.5kV transmission line 3310 and 12.5kV distribution circuits. GMP states that the substation is at the end of its useful life and that the rebuild will improve backup capacity for the Madbush #38 substation.

**Last Meeting (February 26, 2026) Update:** The Agency of Agriculture, Food, and Markets found the project, as proposed, has the potential to impact less than one acre of primary agricultural soils and thus is under the two acre *de minimis* threshold. **They concluded with the request that the Commission finds that the Project will not have an undue adverse impact on primary agricultural soils under 30 V.S.A. 248(b)(5).**

#### **Update Since Last Meeting:**

- 2/25/26 Stipulation/MOU/Settlement Agreement ANR and GMP:
  - GMP will submit to the PUC supplemental prefiled testimony and revised exhibits to describe and depict Project changes necessitated by the CPG conditions and conform to them.
  - The conditions include (in summary):
    - Site preparation, construction, operation, and maintenance shall be in accordance with the plans and advanced approval must be sought for material deviations or a substantial change to the project.
    - Before beginning site preparation, construction, operation, or maintenance, GMP will obtain all ANR permits and approvals required:
      - Construction Stormwater Discharge Permit (DEC),
      - Vermont Individual Wetland Permit (DEC Wetlands Program)

- ANR may enter upon and inspect non-energized portions of the Project to determine compliance.
  - subject to compliance with the above conditions, the Project will avoid an undue adverse effect on the natural environment and the use of natural resources under section 248(b)(5), with due consideration having been given to the criteria specified in 10 V.S.A. §§ 1424a(d) and 6086(a)(1) through (8) and greenhouse gas impacts.
- 3/6/26 DPS filed Comments and 202(f) Determination
  - the Department finds that the proposed reconstruction of the substation does not raise a significant issue with respect to the substantive criteria of 30 V.S.A. § 248, including criteria related to public health and safety.
  - The Department has determined that the petition is consistent with the Vermont Electric Plan (within the 2022 Comprehensive Energy Plan).
- **3/19/26 Proposed Findings and Draft CPG which can be reviewed**  
<https://epuc.vermont.gov/?q=downloadfile/802284/207594>

#### Background (Previous Action):

- Original Advanced Notice: 3/22/2024
- Updated Advanced Notice: 5/6/2025
- 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](https://centralvtplanning.org/wp-content/uploads/2025/05/25-05-22_PRC-Packet.pdf);
- 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 as it goes through discovery rounds.

#### 248a Updates (Telecommunications)

5. **De Minimis Cases:** 1 in Montpelier (on a building) reviewed & met criteria<sup>1</sup>
6. **Moretown T-Mobile Tower Petition, [25-3123-PET](#)**

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

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<sup>1</sup> Project qualifies as a de minimis modification under 30 V.S.A. § 248a(b)(2) as long as: Excluding equipment, antennas, and ancillary improvements, the Project does not involve increasing the height or width of the existing structure. The Project will not increase the total amount of impervious surface by more than 300 square feet. The Project will not result in any new antennas or equipment on the support structure that will extend more than 10 feet above the structure or more than 10 feet horizontally from the structure. Finally, the net increase in surface area from new equipment on the structure will be less than 75 square feet. The project as proposed does not conflict with any existing permits.

submission and reviewed it at the October 23, 2025 meeting- petition was compared to earlier review and no changes have been made, this was also summarized in the January 2026 meeting:

- 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 found at the January meeting that 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)**

**Update: At the previous meeting (February 26, 2026) we reviewed that the Moretown Select Board filed comments on January 30, 2026, alleging that the existing monopine has been shedding plastic pieces from the conifer disguise portions of the tower and requesting it be addressed. T-Mobile responded to the Selectboard's comments as follows:**

- they noted they do not own the tower nor yet have any equipment on the tower and thus this process is not the appropriate venue nor they the appropriate stakeholder to take steps to remedy the shedding;
- they did reach out to the current owner to raise the issue and were told there is regular (3x yearly) maintenance at the site that should pick up debris and that shedding is not uncommon (2/24). No anticipated action at this time.

**The CPG was Issued 3/10/26.**

#### **7. Update: Marshfield Cell Tower (25-1543-PET)**

Staff continue to follow the case and all activities are logged. Notably, the Vermont Department of Public Service submitted an Aesthetic & Orderly Development Analysis Report on 1/30/2026<sup>2</sup>. This was summarized comprehensively in the memo from the February 26<sup>th</sup>, 2026 Project Review Committee meeting (7d)<sup>3</sup>.

In summary: The Department of Public Service found that while the project does have some adverse impact, it does not have undue adverse impact; the Project's siting and design appear to support key restrictions and goals embedded in the municipal and regional plans- which emphasize minimizing aesthetic and visual impacts while ensuring that essential wireless telecommunications service can be provided. Furthermore, they concluded:

- Petitioners demonstrated a documented, site specific coverage necessity, minimized visual and environmental impacts through thoughtful siting and design choices, and reasonably exhausted less intrusive alternatives while complying with most bylaw

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<sup>2</sup> <https://epuc.vermont.gov/?q=downloadfile/796647/205750>

<sup>3</sup> [https://centralvtplanning.org/wpcontent/uploads/2026/02/7d.PRC\\_Memo\\_Draft26\\_02\\_26.pdf](https://centralvtplanning.org/wpcontent/uploads/2026/02/7d.PRC_Memo_Draft26_02_26.pdf)

standards. Although, the Project does not conform to certain municipal setbacks from wetlands and streams, it remains subject to, and must comply with, applicable state standards and protections for these resources.

- ***Based on this review, it appears the Project meets the ‘substantial deference’ standard, with appropriate consideration given to the recommendations of the municipal and regional plans*** (page 27)

Other Testimonies included (and can be found here [Case Details | Vermont Public Utility Commission](#))

- Alice Peal on behalf of the Intervenors notes 3 areas of concern including 1) application process, PU Review, and Substantial Deference; 2) Marshfield’s Town Plan emphasis on Rural Character and Scenic Beauty; and 3) Wetlands, Water, Habitat and Siting.
- Michael Xenakis and Robin Gomez on behalf of the Intervenors (they are 2 of 5) also submitted testimony focused on the visibility of the tower and the perceived inadequacy of the approximation of this visibility with the balloon test. Concerns also include proximity to village, as well as at least one conflict with the Telecommunication by-laws as noted above in the Aesthetics analysis, including the height above the surrounding trees.
- Staff did not identify concerns within these testimonies that weren’t addressed by the petition, the Department of Public Service’s report, and are within the scope of the Project Review Committee and Commissions’ review.

**Most Recent Update: CVRPC received notice of the amended hearing schedule (see below), of the filing of the Intervenor’s response to Discovery (3/6/26), and of the Depositions of Michael Xenakis, Alice Peal, and Robin Gomez (3/16/26).**

#### **Background:**

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:

- February 26, 2026:  
[https://centralvtplanning.org/wpcontent/uploads/2026/02/7d.PRC\\_Memo\\_Draft26\\_02\\_26.pdf](https://centralvtplanning.org/wpcontent/uploads/2026/02/7d.PRC_Memo_Draft26_02_26.pdf)
- January 22, 2026 Project Review Committee Meeting: [1.-26-01-22\\_PRC-Pacet.pdf](#)
- 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)
- February 27, 2025 Project Review Committee Meeting: <https://centralvtplanning.org/wp-content/uploads/2025/02/25-02-27-PRC-packet.pdf>
- May 22, 2025 Project Review Committee Meeting: [https://centralvtplanning.org/wp-content/uploads/2025/05/25-05-22\\_PRC-Packet.pdf](https://centralvtplanning.org/wp-content/uploads/2025/05/25-05-22_PRC-Packet.pdf)

Key resources:

- 25-1543-PET case landing page <https://epuc.vermont.gov/?q=node/64/205750/FV-Case%20Summary-Portal>
- Marshfield Town Meetings;
  - Selectboard (Public Comment- Special Meeting) February 12, 2025: [https://marshfieldvt.gov/vertical/sites/%7BDE838A07-5D57-4E6F-95DF-7C05B7FB1126%7D/uploads/sb\\_minutes\\_021225\\_approved.pdf](https://marshfieldvt.gov/vertical/sites/%7BDE838A07-5D57-4E6F-95DF-7C05B7FB1126%7D/uploads/sb_minutes_021225_approved.pdf)
  - Appears in many minutes, e.g. September 2, 2025 [https://marshfieldvt.gov/vertical/sites/%7BDE838A07-5D57-4E6F-95DF-7C05B7FB1126%7D/uploads/sb\\_minutes\\_090225\\_approved.pdf](https://marshfieldvt.gov/vertical/sites/%7BDE838A07-5D57-4E6F-95DF-7C05B7FB1126%7D/uploads/sb_minutes_090225_approved.pdf)
- The balloon test and tower photo simulations are included in Exhibit LH-4 and each are date and time stamped to the right of the photos **12/31/24 10:04-11:19am** ([Case Details | Vermont Public Utility Commission](#))

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. There was an updated schedule (middle column). On February 25, 2026 the Intervenor filed a motion to amend the schedule to allow for additional time to respond to discovery- the amended and current schedule is provided in the right-most column (changes bolded):

	Old Schedule	Previously Updated Schedule	New & Current Schedule
Deadline for parties to submit unavailable dates for evidentiary hearing	January 30, 2026	February 20, 2025	<b>N/A</b>
Deadline for non-Petitioners to respond to discovery	February 6, 2026	February 27, 2026	<b>March 6, 2026</b>
Deadline for completion of depositions	March 2, 2026	March 23, 2026	March 23, 2026
Deadline for dispositive motions	March 20, 2026	April 10, 2026	April 10, 2026
Deadline for prefiled rebuttal testimony	March 30, 2026	April 20, 2026	April 20, 2026
Evidentiary Hearing	Week of April 6, 2026	Week of April 27, 2026	<b>April 30, 2026</b>

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

Note: No Actions Required, No Review Required. In 2025, total was 1619.64kW and 143 projects (average project size 12kW).

Town Sub-Totals 2026			March 2026 (partial)			February, 2026			January, 2026		
Town	kW	# Projects	Town	kW	# Projects	Town	kW	# Projects	Town	kW	# Projects
Barre City	21.4	2	Barre City			Barre City			Barre City	21.4	2
Barre Town	0	0	Barre Town			Barre Town			Barre Town		
Berlin	56.16	1	Berlin			Berlin			Berlin	56.16	1
Cabot	10	1	Cabot	10	1	Cabot			Cabot		
Calais	18.33	2	Calais			Calais	6.93	1	Calais	11.4	1
Duxbury	0	0	Duxbury			Duxbury			Duxbury		
East Montpelier	0	0	East Montpelier			East Montpelier			East Montpelier		
Fayston	0	0	Fayston			Fayston			Fayston		
Marshfield	15.2	1	Marshfield			Marshfield	15.2	1	Marshfield		
Middlesex	26.6	2	Middlesex	15.2	1	Middlesex			Middlesex	11.4	1
Montpelier	152.11	6	Montpelier	17.5	1	Montpelier	100	1	Montpelier	34.61	4
Moretown	0	0	Moretown			Moretown			Moretown		
Northfield	5	1	Northfield	5	1	Northfield			Northfield		
Orange	0	0	Orange			Orange			Orange		
Plainfield	0	0	Plainfield			Plainfield			Plainfield		
Roxbury	0	0	Roxbury			Roxbury			Roxbury		
Waitsfield	13.52	2	Waitsfield	6.59	1	Waitsfield			Waitsfield	6.93	1
Warren	21.07	2	Warren			Warren	11.5	1	Warren	9.57	1
Washington	0	0	Washington			Washington			Washington		
Waterbury	0	0	Waterbury			Waterbury			Waterbury		
Williamstown	7.6	1	Williamstown			Williamstown	7.6	1	Williamstown		
Woodbury	0	0	Woodbury			Woodbury			Woodbury		
Worcester	0	0	Worcester			Worcester			Worcester		
<b>Regional Sub-Total Year-To-Date</b>	<b>346.99</b>	<b>21</b>	<b>Month Sub-Total</b>	<b>54.3</b>	<b>5</b>	<b>Month Sub-Total</b>	<b>141.2</b>	<b>5</b>	<b>Month Sub-Total</b>	<b>151.47</b>	<b>11</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>	<u>Project Status</u>
<a href="#">26-0446-AN</a>	3/11/2026	§ 248(j)	Town of Northfield Electric Department	Northfield	21-day advance submission of Town of Northfield Electric Department, pursuant to 30 V.S.A. §248, for approval to realign a portion of the 3357 subtransmission line in Northfield, VT	Conducted initial review of project (248, 248a, 248i, 248j, 8010). The project relocates where the subtransmission line crosses the railway tracks to the substation away from the river improving the flood resiliency of the line. Propose to submit initial review, emphasizing resilience benefits of the project, to the petitioner. Note the project will be reviewed again once filed and the RPC may submit comments then as well.	New
<a href="#">26-0280-NMR</a>	2/10/2026	§ 8010 (Net-metering)	Green Mountain Power	Montpelier	100 State Street Hospitality, LLC 100.0 kW solar NM in Montpelier	Reviewed project- rooftop so existing preferred site. Further evaluation unnecessary.	Closed CPG Issued 2/25/2026
<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. 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 (past). 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 & Madbush substations (non-cincident provided), cost of alternatives). 2/11/26 Staff reviewed Comments from AAFA which found the impact to prime agricultural soils to be within the de minimis threshold and therefore not have an undue burden (threshold is two acres; project potential impacts less than 1 acre). <b>2/25/26 Stipulation/MOU/Settlement Agreement ANR and GMP. 3/6/26 DPS filed Comments and 202(f) Determination. 3/19/26 Proposed Findings and Draft CPG.</b>	Draft CPG Proposed. 3/19/26
<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(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>As of:</u>	<u>CVRPC Action</u>	<u>Notes</u>	<u>Project Status</u>
<a href="#">26-0455-PET</a>	3/12/2026	§ 248a De Minimis Application	Telecommunications	Bell Atlantic Mobile Systems LLC	Montpelier	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 89 Main Street in Montpelier, Vermont	3/19/2026	Reviewed De Minimis Criteria. No Anticipated Action.	On roof of building, below thresholds (qualifies as de minimis)	New
<a href="#">26-0094-PET</a>	1/16/2026	§ 248a De Minimis Application	Telecommunications	Bell Atlantic Mobile Systems LLC	East Montpelier	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 141 Lyle Haven Road in East Montpelier, Vermont	3/19/2026	Reviewed De Minimis Criteria. No Anticipated Action.	2/17/26 The Public Service Department concluded that the Project (1) qualifies as de minimis under Sections 248a(b)(2); (2) will promote the general good of the state; and (3) furthers state telecommunications policy and planning goals pursuant to 30 V.S.A. § 202c(b).	CPG Issued 2/27/26
<a href="#">26-0092-PET</a>	1/16/2026	§ 248a De Minimis Application	Telecommunications	New Cingular Wireless PCS, LLC	Duxbury	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 2151 River Road in Duxbury, Vermont	3/19/2026	Reviewed De Minimis Criteria. No Anticipated Action.	2/17/26 The Public Service Department concluded that the Project (1) qualifies as de minimis under Sections 248a(b)(2); (2) will promote the general good of the state; and (3) furthers state telecommunications policy and planning goals pursuant to 30 V.S.A. § 202c(b).	CPG Issued 2/27/26
<a href="#">25-3123-PET</a>	#####	§ 248a Regular and Limited Size and Scope	Telecommunications	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	3/19/2026	Reviewed for changes from Advanced Notice (none)- no further action anticipated	<b>T-Mobile responded to Selectboard's comments addressing shedding of plastics from camouflaging- they noted they do not own the tower nor yet have any equipment on the tower and thus this process is not the appropriate venue nor they the appropriate stakeholder to take steps to remedy the shedding; they did reach out to the current owner to raise the issue and were told there is regular (3x yearly) maintenance at the site that should pick up debris and that shedding is not uncommon (2/24).</b> Otherwise meets criteria for limited size and scope; in line with planning goals.	CPG Issued 3/10/26
<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 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.	3/19/2026	CVRPC will be reviewing all materials throughout hearing and following the case.	No overlap with known or possible constraints. 5 residents filed motions to intervene 9/5/2025; Attended scheduling conference for hearing 10/17/25. Reviewed Discovery Questions, awaiting responses. PSD filed for extension for non-petitioner prefiled testimony. 01/02/2026 . 1/8/2026 schedule amended. <b>1/30/26 testimony from Petitioners and A. Peal; Department of Public Service Aesthetic &amp; Orderly Development Analysis Report found that while there is an adverse impact, there is not an undue adverse impact as the project's siting and design emphasize minimizing these impacts while ensuring essential wireless telecommunications can be provided. They concluded the Project meets the substantial deference standard with appropriate consideration given to the recommendations of the municipal and regional plans.</b> 3/6/26 Intervenor's response to Discovery Filed. 3/16 Received Notice of Deposition of Michael Xenakis, Alice Peal, and Robin Gomez.	Hearing

**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>As of:</u>	<u>CVRPC Action</u>	<u>Notes</u>	<u>Project Status</u>
<a href="#">25-0925-AN</a>	5/8/2025	§ 248a	Telecommunications	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</b>	8/7/2025	CVRPC		Petition filed (10/7/2025)