



Project Review Committee

April 23, 2026

29 Main Street, Suite 4, Montpelier, VT 05602

To join Zoom meeting:

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

Meeting ID: 889 2433 4270 Passcode: 074400

One tap mobile ^[1] 1 (929) 436-2866

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

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 3/26/2026 meeting
- 4:20 Updates on Act 250 Applications
- 4:25 Updates on Section 248, and Section 248a Applications
- 5:15 Adjourn

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CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

March 26, 2026 4:00pm

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
	Peter Carbee, Washington Commissioner
X	Robert Wernecke, Berlin Commissioner
X	Alice Peal, Waitsfield Commissioner

1 Staff: Brian Voigt, Christian Myer, Lorraine Banbury

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3 L. Cattaneo called the meeting to order at 4:01 pm.

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5 **Roll Call**

6 See attendance above

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8 **Public comment**

9 None

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11 **Adjustments to the Agenda**

12 None

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15 **Approval of Minutes**

16 R. Wernecke moved to approve the 2/26/2026 meeting's draft minutes, B. Arrand seconded, all in favor,
17 motion carried unanimously. Commissioners A. Peale and J. Brabant thanks staff for well-written,
18 detailed minutes.

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22 **Act 250 Application Updates**

23 Recently closed applications included: CBMC building near the airport, Aldrich Library HVAC project,
24 Berlin Health and Wellness water improvements, a new home on the Goddard lot, and the Waterbury
25 Ripley Road wetland pond reclamation project. Among new applications were a retaining wall and
26 lighting work at Butternut Hill condos in Waitsfield. The Barre City garage project application remains
27 incomplete. A. Peale expressed concerns about the Butternut Hill project. L Banbury will monitor and
28 share application materials as they become available.

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30 **Small-Scale Distributed Energy Projects**

31 There were a small number of new residential-scale projects this month, with the decline in recent
32 applications was expected due to reduced federal incentives.

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Section 248 Projects

Northfield Electric Department's relocation of the Norwich substation will move the some infrastructure out of the FEMA Special Flood Hazard District Area. The project is unlikely to result in undue adverse impacts and is consistent with regional plan goals.

J. Brabant moved to approve submission of the preliminary review memo (including the stated finding of consistency with the regional plan) to the petitioner and the Public Utility Commission. A. Peale seconded. All in favor, motion passed unanimously.

GMP's upgrade of the Irasville substation was found by the Agency of Agriculture, Food, and Markets to impact <1 one acre of primary agricultural soils and thus is under the two acre de minimis threshold of 2 acres. Staff memos can be found in the 5/22/2025 packet p. 9-12 and 10/23/2025 packet on page 2.

John Brabant moved to approve submission of the preliminary review memo (including the stated finding of consistency with the regional plan) to the petitioner and the Public Utility Commission. Alice Peel seconded. All in favor, motion passed unanimously.

Section 248a Projects

Marshfield Cell Tower: 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*. See 10/25/2025 packet page 15-17 for details. There was discussion of groundwater and a possible intermittent stream near the location. The Marshfield telecommunications bylaws prohibit non-small-scale project within 100' of a perennial stream. A. Peale testified on behalf of intervenors. Dates and links to previous PRC discussions and staff memos on the project can be found in this meeting's packet, with schedule for next steps.

https://centralvtplanning.org/wp-content/uploads/2026/03/4a_26_03_26_PRC_248Memo.pdf

Adjournment

R. Wernecke moved to adjourn, A Peale seconded, all in favor, motion carried unanimously. Meeting adjourned at 5:58 pm.

Respectfully submitted by L. Banbury

**Project Review Committee
Act 250 Cases**

LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
				CLOSED SINCE LAST MEETING	
5W0572-25	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. 11/20/25 Application incomplete 12/4/2025 Application incomplete 1/14/2026 Application resubmitted with supplemental information 3/19/2026 Permit Issued	Act 250 Permit issued
50015-A1	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 1/22/26 - application received. 2/5/26 Permit issued	Act 250 Permit issued
5W0004-5	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, 2/26/2026 - Application deemed incomplete	Act 250 Permit issued
5W1379-1A-1	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 3/5/2026 - Act 250 permit issued	Act 250 Permit issued
5W1206-1D	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, 3/10/2026 - Act 250 permit issued	Act 250 Permit issued
5W1238-4	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 2/26/2026 - Draft Act 250 Permit issued, 3/25/2026 - Permit issued	Act 250 Permit Issued
JO 5-220	Calef Memorial Library Steps and Walkway Replacement	Town of Washington	Washington	The Calef Memorial Library is planning to replace the front steps and walkway as the cement structure is starting to crumble. 3/9/2026 - application received 4/3/2026 - JO issued	Act 250 Permit not required

**Project Review Committee
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LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
JO 5-218 (Corrected)	46 Maple Avenue Apartment Conversion	Llirret Enterprise	Barre City	Convert 400 ft. ² existing space into first floor one bedroom apartment previous use was wet bar area, entertainment area, and one bedroom remodeled space will require full kitchen and bathroom, using existing water supply and waste from the bar area. 4/3/2026 - application received, 4/6/2026 - JO issued	Act 250 Permit not required
5W0857-4		(Wildersburg Homeowners Association, Inc.) / (Town of Barre)	Barre Town	Wildersburg Common residential subdivision is located in the Town of Barre. This site is on the Vermont Department of Environmental Conservation's list of Three-Acre Properties that require a Stormwater General Permit (3-9050). The site consists of paved roads, roofs, and driveways totaling 4.86 acres of impervious surface. This project is for the construction of six non-infiltrating subsurface chamber systems for stormwater treatment. The Town owns and maintains Wildersburg Common Road and is the only listed permittee on the site's stormwater permit (#3252-9050.1). The Wildersburg Homeowner's Association owns and maintains the residential units and driveways within the parcel. 4/3/2025: application received. 5/22/2025: minor notice and draft Act 250 permit amendment issued. Comment period until 6/16/2025. 6/9/2025: adjoining landowner requested hearing regarding potential impacts to his property. 6/25/2025 Awaiting information, 3/20/2026 - supplemental materials submitted, 4/7/2026 - Act 250 Permit issued	Act 250 Permit issued
5W1030-7B	Randy George Red Hen Baking Company	Randy George Red Hen Baking Company	Middlesex	This permit specifically authorizes 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. The project is located on Lot 3 at 31 Welch Park Drive, Middlesex, Vermont. W0838-6 12/17/2025 Application 2/6/26 water system source permit issued, 4/8/2026 - Act 250 permit issued	Act 250 Permit issued
5W0758-1A	Perry Lea Subdivision Lot 12 Site Improvements	John and Gretchen King	Waterbury	This permit specifically authorizes the installation of a new swimming pool and fire pit patio, reconstruction of the existing deck, an 8' x 8' pool equipment shed, and interior renovation of the existing residence to add a fourth bedroom and dormer. The wastewater system will be upgraded to accommodate an additional bedroom and will be designed with capacity for future expansion not authorized by this permit (the "Project"). The Project is located at 653 Perry Lea Rd in Waterbury, Vermont. 3/31/2026 - application received, 4/13/2026 - deemed minor, Act 250 permit issued	Act 250 Permit issued
5W0850-4	Town of Warren - Town Garage and Salt Shed	Town of Warren	Warren	This permit specifically authorizes the relocation and construction of a new, prefabricated metal, flat roof, 14,035 square foot town garage building with office and staff break room, 4 truck bays, a truck wash station, a welding/workstation, and space to store the town loader and bobcat. Seven parking spaces will be designated. The project also includes the construction of a salt shed. The existing access to the tract off Vermont Route 100 will be widened by four feet. 11/6/2026 - application received, 4/14/2026 - Act 250 Permit issued	Act 250 Permit issued

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LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
				NEW	
JO 5-222		Jonathan Eye	Woodbury	bedroom space above. The circle driveway was in existence when the Applicant purchased the 92 acres located at 441 North Hattie Bell Road, Woodbury, Vermont in 2016. Clearing of the property was undertaken to create pastureland. Applicant raises chickens and	Act 250 Permit required
5R0891-23	_Fox Run Road subdivision	Laurence Heberty	Williamstown	The creation of 37 new lots and the reconfiguration of two existing house lots. The two existing lots are connected to Williamstown municipal water and wastewater system. 4 of the new lots will be connected to the Williamstown municipal water and wastewater systems. Those are the multi unit lots. The remaining lots will have on-site water and wastewater. There is to be an extension of an existing Town Road to serve this project. 6/28/2022 - application received, 10/28/2026 - application deemed incomplete, 3/4/2026 - revised application received, 3/26/2026 - application deemed incomplete	Application incomplete
JO 5-224	Baked Beads Change of Use	Pat Stafford	Waitsfield	Owner requests to convert part of the existing 4,058 SF office building into a one bed residential unit of approximately 1,500 SF leaving the remaining as business and warehouse occupancy. 3/26/2026 - application received	Application received
5W1224-6		Cabot Hosier Mill, Inc., Town of Northfield	Northfield	This project is for the construction of two stormwater treatment practices, an infiltration basin and subsurface infiltration chambers, for compliance with the 3-acre rule under Stormwater GP 3-9050. Bean Business Park is located off Whetstone Drive in Northfield. The site is home to the Cabot Hosiery Mills factory and offices, parking lot, and an access road totaling 3.82 acres of impervious surface. This site is part of a Public-Private Partnership with the Town of Northfield. 3/27/2026 - Application received	Act 250 Permit required
JO 5-221	Hebert Housing LLC Apartment and Parking	Hebert Housing LLC	Williamstown	The construction of two 4-unit apartment buildings (8 two-bedroom apartments) with associated parking and existing on-site utilities on a 0.30-acre lot located at 2511 VT Route 14 in Williamstown, Vermont. The Applicant is seeking a Vermont Housing Improvement Program (VHIP 2.0) funding grant. 3/18/2026 - Application received, 3/31/2026 - JO issued: Act 250 Permit required	JO Issued: Act 250 Permit required
JO 5-225	Frog Hollow Housing Project	James Moore, Frog Hollow Development LLC	Montpelier	4 unit residential building. ~3700sf total, ~1200 sf footprint. Parking behind the building for 8 vehicles. Two x 2 bedrm, two x 3 brdm units. The project will be a mixed income housing project. All units will be sold to new homeowners. At least 1 of the 4 units will be sold below 120% Washington County AMI affordable housing level, as published by VHFA. Building is out of the flood plain and out of the River Corridor. Lot is within 1/2 mile of Montpelier's designated growth center. Lot is served by municipal sewer and water. I'm asking for a Priority Housing designation JO. 3/27/2026 - application received	Application received
5W1147-4	Duxfarm Lot 11	Lawrence W. Westover, Jr.	Duxbury	Permit amendment due to the construction approved in previous permit has not commenced. Proposed construction of a three-bedroom single-family residence on Lot 11 of Duxfarm Estates in Duxbury, Vermont. 4/13/2026 - application received	Pending review

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LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
5W1595-2	Cross Vermont Trail Final Phase	Cross Vermont Trail Association	East Montpelier	Trails to provide an off road non motorized alternative to Rte 2 and Rte 14 as well as recreation access to natural areas. This project involves construction or improvement of a total of 1.13 miles of trail (0.79 miles new path separate from roads and 0.34 miles colocated with existing private farm road.) New trail will be a simple gravel path 3 - 5 feet wide. There will also be installation along the trail of signs for wayfinding and for interpretation of natural and cultural heritage. This is the final phase of the larger Cross Vermont Trail project between Gallison Hill Road in Montpelier and Rte 14 in East Montpelier. This application is intended to amend existing project permit #5W1595 by adding to it this final phase and by extending the construction deadline for the permitted project. 4/14/2026 - application received	Pending review
5W1045-50	North Ridge Express Lift Replacement	Sugarbush Mountain Resort	Fayston	The project involves the replacement of the existing lift towers, tower foundations, chairs, and upper and lower lift terminals of the North Ridge Express ski lift line at the Sugarbush Mountain Resort - Mount Ellen Ski Area. The project includes minor grading at the lift terminals. The replacement alignment is not proposed to change from that of the existing lift line and the lift will remain a detachable quad. 3/20/2026 - application submitted, 4/3/2026 - application deemed complete	Pending review
JO 5-226	Berlin 302 Wastewater Pump Replacement	Town of Berlin	Berlin	The project aims to replace the existing pump station on Route 302. Construction of a new below-grade wastewater pump station will include new below-grade concrete wet well, piping, controls, redundant submersible pumps, and remote alarm/monitoring systems and reusing an emergency generator. The existing pump station is over 40 years old, causing the core structure and access to become outdated. The capacity of the pump station will not increase from this project. 3/30/2026 - application received, 4/17/2026 - JO issued	Act 250 Permit Required
				ONGOING	
JO 5-183	*CVRPC Office Apartments	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	Application incomplete
5W0555-1		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. 11/19/2025 Application received and deemed incomplete	Application incomplete
5W0542-9	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) 11/25/2025 Application incomplete	Application incomplete
500049-4	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. 1/29/26 Application submitted	Application received

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LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
5W0687-4	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 impinges on the existing parking area. In addition to the new construction, the intent, once the USDA has relocated to the new space, is to renovate the existing lab area into two additional, one-bedroom residential units for a total of 8 units. 2/11/26 - Application received 3/2/2026 - ruled minor, 3/26/2026 Act 250 Permit issued	Declared Minor, Draft Act 250 Permit issued
5W0863-4	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. 2/19/26 Application received - deemed incomplete	Application incomplete
JO 5-215	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. 2/26/2026 - Application received 3/2/2026 - JO issued	Act 250 Permit required
5W0555-1	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, 3/17/2026 - document submitted	Application incomplete
5W1309-3	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 2/26/26 - Comment Period	Application received
5W0863-4	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

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LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
500023-24A	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. 3/3/2026 - Application filed, 4/8/2026 - application deemed incomplete	Application received
5W0838-6	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 issued - 3/17/2026 - Hearing date pending, 4/8/2026 - applicant response to hearing request	Draft Act 250 permit issued, Hearing date requested
JO 05-212	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. 2/10/2026 application submitted, 4/10/2026 JO issued	Act 250 Permit required
5W0846-14A		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. 2/17/2026 - application received, 4/13/2026 - draft permit issued	Declared minor, Draft Act 250 Permit issued