



## **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 <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 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](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
				<b>CLOSED SINCE LAST MEETING</b>	
<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. 11/20/25 Application 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
<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
<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>	Act 250 Permit issued
<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>	Act 250 Permit issued
<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>	Act 250 Permit issued
<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 - Draft Act 250 Permit issued, 3/25/2026 - Permit issued</b>	Act 250 Permit Issued
<a href="#">JO 5-220</a>	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. <b>3/9/2026 - application received 4/3/2026 - JO issued</b>	Act 250 Permit not required

**Project Review Committee  
Act 250 Cases**

LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
<a href="#">JO 5-218 (Corrected)</a>	46 Maple Avenue Apartment Conversion	Llirret Enterprise	Barre City	Convert 400 ft. <sup>2</sup> 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. <b>4/3/2026 - application received, 4/6/2026 - JO issued</b>	Act 250 Permit not required
<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, <b>3/20/2026 - supplemental materials submitted, 4/7/2026 - Act 250 Permit issued</b>	Act 250 Permit issued
<a href="#">5W1030-7B</a>	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, <b>4/8/2026 - Act 250 permit issued</b>	Act 250 Permit issued
<a href="#">5W0758-1A</a>	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. <b>3/31/2026 - application received, 4/13/2026 - deemed minor, Act 250 permit issued</b>	Act 250 Permit issued
<a href="#">5W0850-4</a>	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, <b>4/14/2026 - Act 250 Permit issued</b>	Act 250 Permit issued

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Act 250 Cases**

LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
				<b>NEW</b>	
<a href="#">JO 5-222</a>		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
<a href="#">5R0891-23</a>	_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. <b>6/28/2022 - application received, 10/28/2026 - application deemed incomplete, 3/4/2026 - revised application received, 3/26/2026 - application deemed incomplete</b>	Application incomplete
<a href="#">JO 5-224</a>	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. <b>3/26/2026 - application received</b>	Application received
<a href="#">5W1224-6</a>		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. <b>3/27/2026 - Application received</b>	Act 250 Permit required
<a href="#">JO 5-221</a>	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. <b>3/18/2026 - Application received, 3/31/2026 - JO issued: Act 250 Permit required</b>	JO Issued: Act 250 Permit required
<a href="#">JO 5-225</a>	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. <b>3/27/2026 - application received</b>	Application received
<a href="#">5W1147-4</a>	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. <b>4/13/2026 - application received</b>	Pending review

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LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
<a href="#">5W1595-2</a>	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. <b>4/14/2026 - application received</b>	Pending review
<a href="#">5W1045-50</a>	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. <b>3/20/2026 - application submitted, 4/3/2026 - application deemed complete</b>	Pending review
<a href="#">JO 5-226</a>	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. <b>3/30/2026 - application received, 4/17/2026 - JO issued</b>	Act 250 Permit Required
				<b>ONGOING</b>	
<a href="#">JO 5-183</a>	*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. <b>8/5/2025 Application received - deemed incomplete</b>	Application incomplete
<a href="#">5W0555-1</a>		Suburban VT Property Acquisitions	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. <b>11/19/2025 Application received and deemed incomplete</b>	Application incomplete
<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>	Application incomplete
<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

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LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
<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 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, <b>3/26/2026 Act 250 Permit issued</b>	Declared Minor, Draft Act 250 Permit issued
<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
<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</b>	Act 250 Permit required
<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
<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>	Application received
<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

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LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
<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. 3/3/2026 - Application filed, <b>4/8/2026 - application deemed incomplete</b>	Application received
<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 issued - <b>3/17/2026 - Hearing date pending, 4/8/2026 - applicant response to hearing request</b>	Draft Act 250 permit issued, Hearing date requested
<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. 2/10/2026 application submitted, <b>4/10/2026 JO issued</b>	Act 250 Permit required
<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. 2/17/2026 - application received, <b>4/13/2026 - draft permit issued</b>	Declared minor, Draft Act 250 Permit issued

## 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			April 2026 (partial)			March, 2026			February, 2026		
Town	kW	# Projects	Town	kW	# Projects	Town	kW	# Projects	Town	kW	# Projects
Barre City	21.4	2	Barre City			Barre City			Barre City		
Barre Town	11.5	1	Barre Town	11.5	1	Barre Town			Barre Town		
Berlin	56.16	1	Berlin			Berlin			Berlin		
Cabot	27.68	3	Cabot	7.68	1	Cabot	20	2	Cabot		
Calais	18.33	2	Calais			Calais			Calais	6.93	1
Duxbury	0	0	Duxbury			Duxbury			Duxbury		
East Montpelier	0	0	East Montpelier			East Montpelier			East Montpelier		
Fayston	12.09	1	Fayston	12.09	1	Fayston			Fayston		
Marshfield	15.2	1	Marshfield			Marshfield			Marshfield	15.2	1
Middlesex	26.6	2	Middlesex			Middlesex	15.2	1	Middlesex		
Montpelier	163.61	7	Montpelier	11.5	1	Montpelier	17.5	1	Montpelier	100	1
Moretown	0	0	Moretown			Moretown			Moretown		
Northfield	12.5	2	Northfield	7.5	1	Northfield	5	1	Northfield		
Orange	0	0	Orange			Orange			Orange		
Plainfield	15	1	Plainfield			Plainfield	15	1	Plainfield		
Roxbury	0	0	Roxbury			Roxbury			Roxbury		
Waitsfield	121.52	3	Waitsfield	108	1	Waitsfield	6.59	1	Waitsfield		
Warren	45.07	3	Warren	24	1	Warren			Warren	11.5	1
Washington	0	0	Washington			Washington			Washington		
Waterbury	28.76	3	Waterbury	28.76	3	Waterbury			Waterbury		
Williamstown	7.6	1	Williamstown			Williamstown			Williamstown	7.6	1
Woodbury	3.54	1	Woodbury	3.54	1	Woodbury			Woodbury		
Worcester	0	0	Worcester			Worcester			Worcester		
<b>Regional Sub-Total Year-To-Date</b>	<b>586.56</b>	<b>34</b>	<b>Month Sub- Total</b>	<b>214.57</b>	<b>11</b>	<b>Month Sub-Total</b>	<b>79.3</b>	<b>7</b>	<b>Month Sub-Total</b>	<b>141.2</b>	<b>5</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="#">26-0749-NMR</a>	4/17/2026	§ 8010 (Net-metering)	TJ Kingsbury	Waitsfield	Application of TJ Kingsbury for a certificate of public good for a 108.0 kW solar net-metered electric power system in Waitsfield, Vermont	Reviewed project- rooftop so existing preferred site. Further evaluation unnecessary.	Open
<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. Submitted initial review, emphasizing resilience benefits of the project, to the petitioner.	Open
<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). 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>4/2/26 supplemental testimony regarding tree removal for project (confirmed no concerns regarding potential summer habitat for protected bat species). 4/14/26 Reply to comments requested (AAFM to reply to GMP and hearing officer concerns with their language re future projects).</b>	Draft CPG Proposed. 3/19/26

**Project Review Committee  
Section 248 Cases**

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<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>Petitioner / Applicant Name</u>	<u>Municipality</u>	<u>Description</u>	<u>CVRPC Action</u>	<u>Notes</u>	<u>Project Status</u>
<a href="#">26-0622-AN</a>	4/3/2026	248 Regular and Limited Size and Scope	Bell Atlantic Mobile Systems LLC The Towers, LLC	Washington	60-day advance submission of Bell Atlantic Mobile Systems LLC and The Towers, LLC, pursuant to 30 V.S.A. $\S$ 248a(e), proposing to request a certificate of public good authorizing the installation of wireless telecommunications equipment at 97 Hart Hollow Road in Washington, Vermont	Review see memo	This is the third advance notice filed for this project at this location (prev. 25-0703-AN and 24-3108-AN)	New
<a href="#">25-0703-AN</a>	4/15/2025	$\S$ 248a	Bell Atlantic Mobile Systems LLC The Towers, LLC	Washington	60-day advance submission of Bell Atlantic Mobile Systems LLC and The Towers, LLC, pursuant to 30 V.S.A. $\S$ 248a(e), proposing to request a certificate of public good authorizing the installation of wireless telecommunications equipment at 97 Hart Hollow Road in Washington, Vermont.	PRC gave memo to Board of Commissions, applicant and PUC requesting further information (5/13/2025). Awaiting notification that petition is filed.	This is the second advance notice filed for this project at this location (see 24-3108-AN). There have been no changes in the design since the previous advance notice filing; however, additional detail has been added to this advance notice in response to public comments. 4/15/2025: advance notice filed. 5/13/2025: CVRPC Project Review Committee submitted memo to CVRPC Board of Commissioners (CC applicants and the PUC) requesting further information on the project. Awaiting petition to be filed. 10/14/2025 Case Closed- not petition filed.	Case closed (no petition filed)
<a href="#">26-0669-PET</a>	4/9/2026	$\S$ 248a De Minimis Application	Bell Atlantic Mobile Systems LLC	Berlin & Waterbury	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 on three existing facilities at 643 Brookfield Road in Berlin, 2020 Gregg Hill Road in Waterbury and 269 Crestway Drive in Proctor, Vermont	Reviewed De Minimis Criteria. No Anticipated Action.		New
<a href="#">26-0455-PET</a>	3/12/2026	$\S$ 248a De Minimis Application	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. $\S$ 248a, authorizing the installation of wireless telecommunications equipment at 89 Main Street in Montpelier, Vermont	Reviewed De Minimis Criteria. No Anticipated Action.	On roof of building, below thresholds (qualifies as de minimis). <b>4/13/26 DPS found the project qualifies as de minimis under 248a(b)(2), promotes the general good of the state, and furthers state telecommunications policy and planning goals pursuant to VSA 202c(b)</b>	Ongoing
<a href="#">25-1543-PET</a>	7/29/2025	$\S$ 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. $\S$ 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.	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. <b>Evidentiary Hearing is April 30th, 2026 9:30am.</b>	Hearing

**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>	<u>Notes</u>	<u>Project Status</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		Petition filed (10/7/2025)

# MEMO

Date: April 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, one new solar project (preferred site), one De Minimis 248a project, and a third Advance Notice for the Washington Cell Tower.

## General Updates:

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

- a. 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. One new solar project in Waitsfield is a 108kW rooftop project- this qualifies automatically as a preferred site- no review required.

### 3. Minor 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 (March 26<sup>th</sup>, 2026)** reviewed Department of Public Service affirmative comments and 202(f) determination (consistent with VT Electric Plan) and proposed filings and draft CPG from 3/19/2026 (see previous meeting packet for full summary and context).

## Updates:

- Additional testimony was provided that the tree removal planned is consistent with the conservation measures for the protection of potential summer habitat for protected bat species (4/2/26).
- The PUC requested that The Agency of Agriculture, Food, and Markets (VAAFAM) reply to questions from GMP and concerns from the hearing officer regarding language from their previous comments (reviewed at the February 26, 2026 Project Review Committee Meeting)- the language in question requested the Commission find in any order issued approving the Project “that any future substantial or nonsubstantial change that will impact PAAS should take into consideration the total cumulative impacts to PAS, including the impacts of this project.”. The Hearing Officer noted that future changes or upgrades will be reviewed under the requirements of 30 V.S.A 248 and Commission Rule 5.400; a finding regarding future changes is not appropriate. **AAFM is expected to reply by 4/27/2026.**

## 248a Updates (Telecommunications)

1. **De Minimis Cases:** 1 (Waterbury & Berlin) reviewed & met criteria<sup>1</sup>
2. **Update: Marshfield Cell Tower (25-1543-PET)**

Staff continue to follow the case and all activities are logged. See the previous meeting memo for background and extensive summaries and links. 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>. 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). The deadline for prefiled rebuttal testimony was 4/20/2026 (additionally the deadline for dispositive motions, completion of depositions, and non-Petitioners to respond to discovery have also passed). **The Evidentiary Hearing via videoconference will be on April 30, 2026 at 9:30am.**

3. **NEW: The Towers, LLC (Vertical Bridge) and Bell Atlantic Mobile Systems (Verizon Wireless) 97 Hart Hollow Road, Washington (26-0622-AN)**

CVRPC received a 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 97 Hard Hollow Road in Washington. **This is the third 60-day Advance Notice for this project at this location- the first AN was filed on 10/9/2024 and the second on 4/15/2025. The present filing addresses concerns previously raised by CVRPC regarding the generator and incorporates updated equipment specifications (propane instead of diesel).**

- December 3<sup>rd</sup>, 2024 Project Review Committee Meeting concern was expressed regarding the project's siting by a groundwater source protection area (see checklist below- "other") particularly regarding the use of a diesel-fueled backup generator with onsite diesel fuel storage. **These comments were shared with the project and this project iteration has changed the generator to a propane generator in light of these comments. ([25-01-30 PRC-Meeting-Packet.pdf](#))**
- At the December 3<sup>rd</sup>, 2024 Project Review Committee meeting aesthetic concerns adjacent to Washington's historic village.
- February 27<sup>th</sup>, 2025 Project Review Committee meeting included a description of the public meeting held by the Town of Washington with the developer on February 11<sup>th</sup>, 2025. There was some support from Washington residents, but many in attendance expressed opposition to the proposal citing concerns about the potential impacts on aesthetics and the town's rural

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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.

<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)

character as well as concerns about the generator fuel type and questions about the potential for co-location. [25-02-27-PRC-packet.pdf](#).

- At the December 11<sup>th</sup>, 2025 Selectboard meeting, the Town of Washington's Selectboard voted to oppose the project noting the primary concern was on the visual impact of the tower on the village. A public meet was held February 11<sup>th</sup>, 2025 after a balloon test in January.
- Washington's Town Plan (Nov. 2024) notes that telecommunication towers have emerged as a planning concern due to their visibility but also that a previous Town Meeting Survey showed that a substantial majority of respondents believe that "cell service and broadband [is] important to the future of Vermont's economy." And thus the plan supports the development of communication towers (page 36).
- Map 8 of Washington's Town Plan shows the site is proximate to the Village and Housing Growth Locations (page 76)
- Map 14 of Washington's Town Plan shows the site is proximate but appears to be outside of Zone 2 of Well Head Protection Areas (page 82)
- The project appears to be sited at the border of the wetland protection area identified in the Town of Washington's Town Plan Map 1.

Mapping layers checked per Regional Plan (consistent with Act 174 Planning Atlas Tab) are represented in checklist below (248 Energy Infrastructure Siting Review). CVRPC staff's preliminary review was based on all available information at the time and reserves the right to review future materials submitted concerning this case should they become available.

**Project Basics:** The project is located at 96 Hart Hollow Road just after the intersection with Turnpike Road off Route 110 and south of the village.



The project will consist of a 50'x50' compound enclosed by a 7' high chain link fence, with a locked gate around a 135'AGL monopole tower with 9 antennas in 3 sectors with a centerline height of 130'AGL (highest appurtenance of the Tower, a lightning rod, extends to 139'AGL), 6 remote radio heads, and one OVP distribution box. There will be a 6'x10' equipment canopy. The canopy will sit on a 12'x20' concrete foundation with cabinets with electronics and a 50kw propane generator to be tested weekly (and with an above ground propane tank).

- Additional impervious surface: 3,634.6sq feet; total permanent earth disturbance approximately 5,227.2sqft (of which clearing is estimated to be approximately 4,791.6sqft);
- Culverts, check dams, water bars and silt fencing placed along the access and at the Compound as necessary to control erosion in conformance with the Vermont Low Risk Site Handbook for Erosion Prevention and Sediment Control;
- Access will include an approximately 12' wide gravel access drive extending from the existing driveway;
- Utilities will follow the access from an existing utility pole on Hart Hollow Road.

See attached AN and permit drawings.

**Received April 3<sup>rd</sup>, 2026- 60 days notice**

- **Developer requests comments within 30 days (May 3<sup>rd</sup>) to be considered prior to the application filing but 60 day period does not end until June 2<sup>nd</sup>**

**After June 2<sup>nd</sup>, the project application will be filed and CVRPC will receive a notification and have 30 days (July 2<sup>nd</sup>) to file comments, a motion to intervene or request for hearing with the Commission.**

<b>Project Site:</b>	<b>97 Hart Hollow, Washington</b>
<b>KNOWN STATE CONSTRAINTS</b>	
Confirmed Vernal Pools	N
DEC River Corridors	N (approx. 0.2miles away at shortest distance)
FEMA Floodways	N
Significant Natural Communities & Rare, Threatened, & Endangered Species	N
National Wilderness Areas	N
Class 1 & 2 Wetlands	existing wetlands within the parcel proximate see Z2
<b>Locally or Regionally Identified Critical Resources</b> Wetland Protection Area (Map 1 (Town Plan 2024)	The project appears to be sited at the border of the wetland protection area identified in the Town of Washington's Town Plan Map 1
<b>POSSIBLE STATE CONSTRAINTS</b>	
Potential & Probable Vernal Pools	N
(Prime) Agricultural Soils	N (but proximate overlapping with highest priority blocks and existing wetlands shown on plans)
FEMA Special Flood Hazard Areas	N
Protected Lands (State fee lands and private conservation lands)	N
Act 250 Agricultural Soil Mitigation Areas	N
Deer Wintering Areas (DWA)	N
Highest Priority Interior Forest Blocks, Connectivity Blocks, Physical Landscape Blocks, Surface & Riparian Areas (ANR)	Y (highest priority physical landscape, interior forest, and connectivity forest block; no surface water highest priority but proximate)
Hydric Soils	N but proximate (see figure below, as close as 0.2 and overlapping also with existing wetlands noted on plans)
<i>Regionally or Locally Identified Resources</i>	
<b>POSSIBLE REGIONAL CONSTRAINTS</b>	
Elevations above 2500ft	N
Slopes greater than 25% (excludes rooftop and associated with existing development- unless new concerns for landslides)	N
250ft Lake Shore Protection Buffers (excludes rooftop and hydroelectric facilities)	N
<b>Other</b>	
<ul style="list-style-type: none"> <li>• Map 8 of Washington's Town Plan shows the site is proximate to the Village and Housing Growth Locations (page 76)</li> <li>• Map 14 of Washington's Town Plan shows the site is proximate but appears to be outside of Zone 2 of Well Head Protection Areas (page 82)</li> <li>• Additional impervious surface: 3,634.6sq feet; total permanent earth disturbance approximately 5,227.2sqft (of which clearing is estimated to be approximately 4,791.6sqft);</li> <li>• Culverts, check dams, water bars and silt fencing placed along the access and at the Compound as necessary to control erosion in conformance with the Vermont Low Risk Site Handbook for Erosion Prevention and Sediment Control;</li> </ul>	

- Existing telecommunications facilities and structure for possible co-location were evaluated, while not identified for this project, to support 30 VSA 202c (availability of wireless telecommunication services) this tower was designed to accommodate co-location in the future by other wireless communication providers.

The project is in line with the Wireless Telecommunication Facilities Goal of Effective and efficient communication systems (Utilities, Facilities, & Services, 5-55, page 138) policies 1, 2, and 3. ([2016-CVRPC-Regional-Plan-readopted-2024 Effective-July-9-2024.pdf](#)). The projects proximity to wetlands is of note and could be further evaluated.