



Project Review Committee

June 25, 2026 4:00 pm – 5:00 pm
29 Main Street, Suite 4, Montpelier, VT 05602

Zoom meeting information:

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

Meeting ID: 889 2433 4270 Passcode: 074400

One tap mobile

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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 5/28/2026 meeting
- 4:20 Updates on Act 250 Applications
- 4:30 Updates on Section 248, and Section 248a Applications
- 5:00 Bike-pedestrian Letter of Compatibility requests:
 - Moretown north sidewalk
 - Waitsfield improvements
 - Warren improvements
 - Waterbury sidewalk improvements
- 5:20 Topics for next meeting (discussion)
- 5:30 Adjourn

Persons with disabilities who require assistance or alternate arrangements to participate in programs or activities are encouraged to contact 802-229-0389 or cvrpc@cvregion.com at least 3 business days prior to the meeting for which services are requested.

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

May 28, 2006 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
	Robert Wernecke, Berlin Commissioner
X	Alice Peal, Waitsfield Commissioner

1 Staff: Christian Meyer, Lorraine Banbury, Sam Lash

2

3 Public: Sheila Duranleau, Washington; Jennifer Nissi, Town of Washington; Cooper Hayes, MSK
4 Attorneys

5

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

7

8 **Public Comments – Verizon Telecommunications in Washington**

9 Several residents of Washington, including former Selectboard Chair Sheila Duranleau and Jennifer Nissi,
10 reiterated opposition to Verizon's proposed telecommunications for a new cell tower in Washington
11 Village. Comments focused on the project's perceived inconsistency with the Town Plan, the
12 subsequent need for substantial deference to the Town, potential impacts on the village's historic
13 character and aesthetics, and unanswered questions from the Town and The Project Review Committee
14 from the two previous advance filings. Residents stated they remain willing to discuss alternative tower
15 locations that would improve service while avoiding impacts to the historic village.

16 Verizon's representative responded that Verizon has no record of decommissioning any facilities in the
17 area and noted that the project had been revised to include a propane-fueled backup generator in
18 response to earlier concerns. The representative also expressed willingness to continue discussions with
19 the town and interested residents.

20 **Adjustments to the Agenda**

21 None

22

23 **Approval of Minutes**

24 A. Peal moved to approve the 3/27/2-26 and 4/23/3036 meetings' draft minutes. B. Arrand seconded, all
25 in favor, motion carried unanimously.

26

27 **Act 250 Updates**

28 L. Banbury shared three new Act 250 applications:

- 1 • Waitsfield: Conversion of part of an office building to a residential unit in Waitsfield
- 2 • Montpelier: Construction of outdoor pickleball courts and associated improvements at Green
- 3 Mountain Fitness to be used as overflow parking in winter
- 4 • Williamstown: Construction of two four-unit apartment buildings in Williamstown on municipal
- 5 water and sewer with Planning Commission support

6

7 **Small-Scale Energy Projects**

8 S. Lash shared recent activity, including:

- 9 • Nine small-scale renewable energy projects were submitted since the last review, for a total of
- 10 approximately 140 kilowatts of capacity
- 11 • Expiration of several incentive programs is likely to be the cause of the continued reduction in
- 12 new projects

13 **Section 248 Updates**

14 S. Lash gave updates on the following existing applications:

- 15 • Waitsfield: GMP Irasville Substation Upgrade Project received its Certificate of Public Good
- 16 • Waitsfield: Small rooftop solar project in Waitsfield, which is a preferred site by the State and in
- 17 the Regional Plan

18 **Section 248a Updates**

19 S. Lash shared an update on three de minimis cases:

- 20 • Barre City, Berlin and Fayston: All were modifications of existing telecommunications facilities,
- 21 not new towers, and met the criteria for de minimis filings

22

23 **Washington Verizon Tower Section 248 a**

24 Staff stated that the proposed location is within a Zone 2 protected wellhead area, and source water
 25 protections had been discussed with ANR. S. Duranleau and J. Nissi asked for follow-up responses to
 26 questions from previous filings from both the Town and the Project Review Committee. Difficulties with
 27 current communication and previous community meetings were also identified. C. Hayes asked for a
 28 formal request be made by the Select Board to meet with the community.

29 S. Lash explained that the pre-filing is a preliminary review period, and that once the application has
 30 been made, further details will be available, including visibility as aesthetics, and at that point, specific
 31 questions can be asked. Once the application has been filed and deemed complete, the Committee has
 32 30 days to comment on it. She will keep the Committee informed and will give an update at the next
 33 meeting, or sooner if needed.

34

35 **Adjournment**

36

- 37 A. Peale moved to adjourn, J. Brabant seconded, all in favor, motion carried unanimously. Meeting
- 38 adjourned at 5:04 pm.

39

40 *Respectfully submitted by L. Banbury*

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Project Review Committee Act 250 Cases

LINK	PROJECT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
			CLOSED SINCE LAST MEETING	
5W1410-1	Viens Shed Construction	Fayston	This permit specifically authorizes the construction of a 16 foot by 12 foot shed next to the existing residence. The shed's primary use is for personal items such as a lawn mower, kayaks, and tires. 5/4/2026 - Application received, 5/12/2026 -	Act 250 permit issued
5W0531-8	Building 5 roof addition	Waterbury	This project proposes to modify the exterior of an existing building on the property by adding a small roof to the entryway to help with snow accumulation and minimize the dangers associated with falling snow/ice from the roof. This additional roof area is proposed to be constructed over existing impervious, resulting in no increase to impervious and no impacts to natural resources. Construction is proposed to occur prior to 12/1/26. 2/18/2026 Application received 5/27/2026 Permit issued	Act 250 Permit issued
JO 5-224	Baked Beads Change of Use	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 5/28/2026 JO issued	JO issued: Act 250 Permit not required
JO 5-231	Patterson Mobile Home Park	Duxbury	Construction of 17 replacement mobile home residential units, within a 24-unit mobile home park, located in Duxbury, Vermont. The project is located within ¼ mile of the Town of Waterbury's designated village center. (Project Number JO 5-231 on the Act 250 Database online). There is no existing Act 250 jurisdiction on the property. 5/15/2026 Application filed 6/2/2026 JO issued	JO Issued: Act 250 Permit not required
5R1631	Hebert Housing	Williamstown	This permit applies to the lands identified in Book 184, Pages 557-558 of the land records of Williamstown, Vermont as the subject of a deed to Hebert Housing LLC. This permit specifically authorizes the construction of two, four unit, 2- bedroom apartment buildings with sixteen parking spaces (two spaces per unit). One of the units will be fully ADA compliant. All other on grade units will meet Vermont Access Rules for adaptability. All second-floor apartments will be visitable. The project will be served by connections to municipal water and septic systems. The .30 acres project tract is located at 2511 VT Route 14 in Williamstown, Vermont 4/30/2026 - application received, 6/1/2026 - comment deadline 6/26/2026 Hearing date 6/2/2026 Final permit issued	Act 250 Permit issued
5W1045-50	North Ridge Express Lift Replacement	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, 4/23/2026 - draft permit issued, 5/19/2026 - ANR Comments received 6/3/2026 Permit issued	Act 250 Permit issued
JO 5-234		Warren	The project is to site a future single-family dwelling with associated infrastructure. The structural design and appearance of the dwelling will be determined by the end user of the property. 6/4/2026 Application received 6/12/2026 JO issued: Act 250 permit required	JO Issued: Act 250 Permit required

Project Review Committee Act 250 Cases

LINK	PROJECT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
500049-4	Barre WWTF Headworks Building	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, 5/7/2026 - draft permit issued ANR comments received 6/4/2026 Permit issued	Act 250 Permit issued
5W1595-2	Cross Vermont Trail Final Phase	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, 5/19/2026 - Draft permit issued 6/10/2026 Act 250 Permit issued	Act 250 Permit issued
			NEW	
JO 5-233		Waterbury	request a Jurisdictional Opinion under 10 V.S.A. § 6007(c) regarding whether the proposed subdivision, conveyance, and contemplated multi-family residential development of the Parcel — an approximately 2.23- 2.29 acre site — requires Act 250 review, including a new or amended Act 250 permit. 6/1/2026 Application received	Pending review
JO 5-232	(Cabin conversion)	Waterbury	Amendment to 5W0364 series to convert an existing 3-bedroom cabin (cabin #1) to a 2-bedroom unit and a 1-bedroom unit. No exterior construction proposed, nor site impacts. 6/2/2026 Pending review	Pending review
5W0952-6	Sugarwoods Road stormwater treatment	Barre Town	Sugarwoods is a residential subdivision located on Sugarwoods Rd in the Town of Barre, VT. A FocalPoint bioretention system is proposed to treat stormwater runoff from 2.098acres of impervious surfaces and will be located in the grass area south of Sugarwoods Rd at its northerly intersection with Windy Wood Rd. The FocalPoint proprietary media layer provides both pretreatment and filtration treatment to runoff, prior to storage in the R-Tanks below. The system will include a 4' wide berm with 3:1 side slopes, a 5' wide high-flow spillway, and an 8" PVC underdrain carrier pipe will convey discharge to two new catchbasins with 24" sumps prior to discharging to a stone outfall with a precast concrete headwall west of Windy Wood Rd. The system also includes a new drainage manhole with a 24" frame and grate "drain" cover and 24" sump, and three new catchbasins with 24" square frame and grate and 24" sumps for conveyance to the system. 6/16/2026 Application filed	Application received

Project Review Committee Act 250 Cases

LINK	PROJECT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
5W0614-9		Waitsfield	The Basebox Lodge is centrally located in the Mad River Glen ski area base campus and is a multi-functional space including kids' ski school program, seating, bag storage, food service, kitchen, general storage, historic sunspot lounge, bar area and pub food service. This project includes partial demolition of the Pub section of the base lodge and renovations and repair to the Pub area including the bar, dining room, and historic Sunspot Lounge. Site work proposed is minimal and limited to construction of concrete entry pads, new concrete footings and frost walls, and perimeter drains for the foundation work. 6/16/2026 Application received	Application received
5W0308-28		Barre Town	Wilson Industrial Park Phase II is an industrial subdivision located on Parker Rd in the Town of Barre, VT. A gravel wetland is proposed where the existing wet detention pond is located north of the Parker Road extension. The gravel wetland will capture and treat runoff from 10.04 acres of impervious. The pretreatment forebay will include a Type II stone protection pad at the confluence of the incoming swale and into the forebay. A Type II Stone outfall protection on the transfer spillway will be provided in addition to a 12' wide X 50' long Type I stone inlet pad. The gravel wetland will include a 36" primary inlet riser, a 20' wide, Type II stone high flow spillway with a concrete waste block grade weir, two 6" perforated CPEP underdrains leading to one of two outlet control structures with 24" sumps located on either end of the system, two 18" CPEP outlet pipes with Type II Stone outfall protection pads, and a capped cleanout riser 6/16/2026 Application pending review	Application pending review
5W0721-15-1	Lawsons Expansion	Waitsfield	Create a 1,215 SF addition to the Taproom Building as a dedicated event space. 6/8/2026 Application received.	Pending review
ONGOING				
JO 5-183	*CVRPC Office Apartments	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		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. 11/19/2025 Application received and deemed incomplete	Application incomplete
5W0863-4	City of Barre Garage	Barre Town	The project is generally described as the redevelopment of the existing O'Reilly Auto Parts warehouse building and site into a public works garage for the City of Barre Department of Public Works (DPW). This would include proposed internal building renovations and reconfiguration of the project site 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. The project is located at 277 Morrison Road in Barre Town, Vermont. 2/19/26 Application received - deemed imcomplete 5/11/2026 - ANR comments received, Prehearing Conference scheduled for 5/29/2026	Prehearing conference schedule (Hearing pearing)

Project Review Committee Act 250 Cases

LINK	PROJECT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
5W0555-1	8 Three Mile Bridge Rd Building Demolition and Reconstruction	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 Documents submitted	Application incomplete
500023-24A	Mansfield Heliflight Hangar Reconfigurations	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 by 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
5R0891-23	Fox Run Road subdivision	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 eceived, 3/26/2026 - application deemed incomplete, 4/27/2026 - additional materials submitted	Application incomplete
5W0838-6	Swenson Granite Co Quarry Expansion	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 5/14/2026 - hearing scheduled on criteria 5 and 7 for 6/26/2026 as requested by Town of Woodbury, 5/21/2026 Hearing scheduled for 6/26/2026 Stipulation to Stay Proceedings filed by Town of Woodbury and Swenson Granite Co./	Draft Act 250 permit issued, Hearing date set Stipulation To Stay Proceedings
JO 5-226	Berlin 302 Wastewater Pump Replacement	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, 5/26/2026 - request for reconsideration	Request to reconsider

Project Review Committee Act 250 Cases

LINK	PROJECT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
5W0838-6	Swenson Granite Co Quarry Expansion	Woodbury	This permit specifically authorizes the expansion of the quarry's existing extraction footprint northward. (Extraction will continue from south to north) Operational changes include establishment of a new waste stockpile (grout) storage area on the hillside to the north. A mobile crusher will be brought onsite for a maximum of 45 days per year to process the grout (20,000 cubic yards annually) into a saleable product. Three additional stormwater detention ponds will be constructed downhill of the existing pond. There are no changes proposed to the previously approved 750,000 cubic feet of annual saleable extraction volume. 8/28/2025 Application received 5/28/2026 Hearing Scheduled for 6/26/2026	Hearing Scheduled
5W0367-12	Green Mountain Community Fitness Expansion	Berlin	Construction of a 60 ft x 120 ft multi-use outdoor surface and access driveway from the existing parking facility, with associated stormwater treatment wetland. The surface is to be used for pickleball courts during the outdoor sport season and for use as overflow parking during the winter months. No changes are proposed to the use or construction of the existing buildings on the site. 5/13/2026 - application received 5/29/2026 - Draft permit issued 6/18/2026 Deadline for comments	Draft Act 250 Permit issued
5W0542-9	Saltzman Cider Mountain Road Extension	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 6/3/2026 Application deemed complete	Pending review
5W1147-4	Duxfarm Lot 11	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, 5/20/2026 - application deemed complete 6/14/2026 Minor notice and draft permit issued	Draft Act 205 Permit issued
5W1224-6	Bean Business Park 3-Acre Stormwater	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 6/16/2026 Draft permit issued	Draft Act 250 permit issued
5W0863-4	O'Reilly Auto Parts Warehouse Redevelopment	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, 3/19/2026 Application deemed complete, 6/11/2026 LaValee petition for party status 7/14/2026 Scheduled hearing date	Hearing Scheduled
		To lookup status:	https://anrweb.vt.gov/ANR/Act250/Default.aspx	