

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, Sam Lash

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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

7

8 **Public comment**

9 None

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11 **Adjustments to the Agenda**

12 None

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14 **Approval of Minutes**

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

18

19 **Act 250 Application Updates**

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

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27 **Small-Scale Distributed Energy Projects**

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

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31 **Section 248 Projects**

32 Northfield Electric Department's relocation of the Norwich substation will move the some infrastructure

1 out of the FEMA Special Flood Hazard District Area. The project is unlikely to result in undue adverse
2 impacts and is consistent with regional plan goals.

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

7
8 GMP's upgrade of the Irasville substation was found by the Agency of Agriculture, Food, and Markets to
9 impact <1 one acre of primary agricultural soils and thus is under the two acre de minimis threshold of 2
10 acres. Staff memos can be found in the 5/22/2025 packet p. 9-12 and 10/23/2025 packet on page 2.

11
12 John Brabant moved to approve submission of the preliminary review memo (including the stated
13 finding of consistency with the regional plan) to the petitioner and the Public Utility Commission. Alice
14 Peel seconded. All in favor, motion passed unanimously.

15 16 **Section 248a Projects**

17 Marshfield Cell Tower: Staff found at the January meeting that after initial and secondary review, that
18 this project will likely meet the definition of a project of limited size and scope and be in compliance
19 with the *Central Vermont Regional Plan*. See 10/25/2025 packet page 15-17 for details. There was
20 discussion of groundwater and a possible intermittent stream near the location. The Marshfield
21 telecommunications bylaws prohibit non-small-scale project within 100' of a perennial stream.

22 A. Peale testified on behalf of intervenors. Dates and links to previous PRC discussions and staff memos
23 on the project can be found in this meeting's packet, with schedule for next steps.

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

25 26 **Adjournment**

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

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31 *Respectfully submitted by L. Banbury*
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