

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

April 23, 2026 4:00pm

Remote Participation via Zoom

Minutes

Project Review Committee Members

	Lee Cattaneo, Orange Commissioner
	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: Christian Meyer, Sam Lash, Lorraine Banbury

2 Public: Steven Whittaker

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4 R. Wernecke called the meeting to order at 4:01 pm.

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6 **Public comment**

7 S. Whittaker stated that the committee should revise its Rules of Procedure to include review of
8 segmented projects, regardless of jurisdiction.

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10 **Adjustments to the Agenda**

11 None

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13 **Approval of Minutes**

14 A. Peale moved to approve the 3/26/2026 meeting's draft minutes, W. Arrand seconded, all in favor,
15 motion carried unanimously.

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17 **Act 250 Application Updates**

18 Notable items included a 37-lot subdivision in Williamstown (Fox Run Road), a proposed four-unit
19 residential development in Williamstown, stormwater improvements associated with Cabot Hosiery
20 Mills in Northfield, a four-unit project in Montpelier with one unit below 120% AMI, and a pump station
21 project in Berlin. Sugarbush also submitted an amendment for a ski lift replacement. New projects were
22 in the initial review phase, or were incomplete. The 37-lot Williamstown subdivision would be the one
23 most likely to have Regional Significance. Williamstown does not have zoning, and so the Act 250 trigger
24 is 1 acre. However, their Planning Commission does review proposed subdivisions. The minutes from
25 their meeting discussing the two projects above can be found here: [https://williamstownvt.org/wp-](https://williamstownvt.org/wp-content/uploads/2026/04/20260408-planning-mins-williamstown-vt.pdf)
26 [content/uploads/2026/04/20260408-planning-mins-williamstown-vt.pdf](https://williamstownvt.org/wp-content/uploads/2026/04/20260408-planning-mins-williamstown-vt.pdf)

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28 **Small-Scale Distributed Energy Projects**

29 There was a modest increase in small-scale solar applications, including a larger 108 kW rooftop
30 system in Waitsfield that qualifies as a preferred site and does not require further review.

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1 **Section 248 Projects**

2 Marshfield Cell Tower: Staff reported on the Marshfield cell tower project, noting that parties had
3 reached a stipulation agreement. Conditions included design changes such as a non-reflective brown
4 finish, no tower lighting, and no additional antennas. As a result, no further hearing is expected. Other
5 discussion of the Marshfield Tower included A. Peale’s testifying on behalf of intervenors, after being
6 solicited by an outside organization. Acting Chair R. Wernecke questioned why a Committee member
7 had testified and in what capacity, to avoid a situation where a member was both serving on the
8 Committee and testifying on behalf of a party.

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10 Washington Cell Tower: Staff introduced a renewed proposal for a telecommunications tower in
11 Washington (Hart Hollow Road), noting it is the third advance submission. Updates include a change
12 from a diesel to propane generator and continued evaluation of environmental constraints, including
13 soils, wetlands and wellhead protection areas. Previous Committee questions about a loss of cell service
14 in the past were not addressed in the refiling. The Committee is currently within the early comment
15 period and may provide feedback before formal application submission. A review of known and
16 possible site constraints is in the staff memo. Early comment is requested by 5/3, but the end of the 60-
17 day comment period is 6/2. Previous committee discussion on this project can be found in the
18 12/3/2024 minutes: [https://centralvtplanning.org/wp-content/uploads/2024/12/24-12-03-PRC-](https://centralvtplanning.org/wp-content/uploads/2024/12/24-12-03-PRC-Minutes_Draft-1.pdf)
19 [Minutes_Draft-1.pdf](https://centralvtplanning.org/wp-content/uploads/2024/12/24-12-03-PRC-Minutes_Draft-1.pdf)

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21 **Adjournment**

22 R. Wernecke moved to adjourn, W. Arrand seconded, all in favor, motion carried unanimously. Meeting
23 adjourned at 4:49 pm.

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25 *Respectfully submitted by L. Banbury*

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