



Project Review Committee

July 23, 2026 at 4:00 pm

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 June 25, 2026 meeting
- 4:20 Updates on Act 250 Applications
- 4:40 Updates on Section 248 and Section 248a Applications
- 5:15 New Residential and Small Scale Commercial Projects in July
- 5:25 Topics for next meeting (discussion)
- 5:30 Adjourn

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^[1] Dial-in telephone numbers are "Toll" numbers. Fees may be charged to the person calling in dependent on their phone service.

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

June 25, 2026 4:00pm

Remote Participation via Zoom

Draft Minutes

Project Review Committee Members

X	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

Staff: Christian Meyer, Lorraine Banbury, Reuben McMartin, Sam Lash

Public: Steven Whittaker

L. Cattaneo called the meeting to order at 4:02 pm and roll call was taken.

Adjustments to the Agenda

The Moretown North Sidewalk letter of compatibility was approved at the June 6th at the full board meeting, so should be removed from this agenda.

Public comment

S. Whittaker raised concerns about Tier 1A Act 250 exemptions, as this removes regional review. He requested the Committee to consider how municipal plan reviews could address potential regional impacts of future development.

Approval of Minutes

R. Wernecke moved to approve the May 28, 2026 meeting's draft minutes, B. Arrand seconded, all in favor, motion carried unanimously.

Act 250 Project Updates

Staff reported that no new complete Act 250 applications were received since the previous meeting. Updates were provided on several ongoing cases, including the City of Barre Public Works Garage and the Swenson Granite proceedings.

The Committee also discussed a jurisdictional opinion concerning replacement of an aging wastewater pump station in Berlin. Members noted that the project appears to be a replacement of existing infrastructure with no increase in capacity and questioned why it requires Act 250 review.

Section 248 and 248a Updates

Staff reported on a proposed upgrade to Green Mountain Power's existing Berlin solar facility. The project would replace solar panels and inverters with newer technology while maintaining the existing footprint. Staff will complete a detailed review and report back on the project's generating capacity and any environmental considerations.

1 Staff also reported that the Irasville Substation Upgrade has received its Certificate of Public Good and
2 the case is now closed.

3 4 **Washington Telecommunications Project**

5 Staff provided an update on the proposed telecommunications facility on Hart Hollow Road in
6 Washington. The applicant and Town of Washington continue to meet to evaluate alternative locations
7 and discuss site selection criteria. A meeting between the applicant, town representatives, and staff is
8 scheduled for June 30, with additional updates expected at the next Committee meeting.

9 10 **Letters of Compatibility**

11 Staff provided 3 draft Letters of Compatibility for proposed funding of bike/pedestrian implementation.

- 12 • The Waitsfield proposal is to resurface a grass path section with gravel, add wayfinding and safety
13 signage, and improve pedestrian/bicycle visibility near Mad River Green and Waitsfield Village.
- 14 • The Warren proposal is for bike lane and passing-sign improvements on Route 100 and accessibility
15 improvements to a short path connection near the Kingsbury Greenway Bridge and Wabanaki
16 Recreation Area.
- 17 • The Waterbury proposal was not discussed.

18 Members requested that future Letters of Compatibility be undated, contain a subject line with the
19 name of the grant/project, and that as much information as possible be provided about the location and
20 project details.

21 L. Cattaneo moved to approve the Warren and Waitsfield letters, and there was no second. R.
22 Wernecke asked what the ramifications were of submitting the letters after the application deadline had
23 passed. C. Meyer indicated that VTrans was waiting on the letters, but knows they are on the way. Staff
24 will revise the background information for the 3 letters for CVRPC Board review at the July 14, 2026
25 meeting.

26 27 **Adjournment**

28 R. Wernecke moved to adjourn; A. Peal seconded; all in favor; motion carried unanimously. Meeting
29 adjourned at 4:49 pm.

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31 *Respectfully submitted by L. Banbury*
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Project Review Committee
Act 250 Cases

LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
				CLOSED THIS MONTH	
JO 5-238	12 Letty Drive sheds		Waterbury	Residential development (sheds) on part of an industrialized parcel (sawmill and sugaring) 7/8/2026 - Application received, 7/9/2026 - JO issued - No Act 250 permit needed	JO Issued - not Act 250 permit needed
JO 5-228	Good Samaritan Emergency Shelter - Priority Housing Project	Armand and Joyce Jalbert	Barre City	Priority Housing Project. The project includes the acquisition and rehab of an existing quadplex in Barre City for conversion to a permanent emergency shelter by Good Samaritan Haven. The building is currently 4,026sqft and sits on a 0.11 acre parcel, which is served by town water and sewer and lies outside of the flood hazard area. Upon completion, the shelter will have a 24-bed capacity shared across 8 sleeping rooms. 4/28/2026- Application received, 7/9/2026 - JO issued - No Act 250 Permit required	JO issued
5W1224-6	Bean Business Park 3- Acre Stormwater	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 6/16/2026 Draft permit issued 7/15/2026 - Act 250 Permit issued	Act 205 Permit issued
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, 5/20/2026 - application deemed complete 6/14/2026 Minor notice and draft permit issued 7/15/2026 - Act 250 Permit issued	Act 205 Permit issued
5W0367-12	Green Mountain Community Fitness Expansion	Green Mountain Community Fitness	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, 6/22/2026 Stormwater Permit issued, 7/10/2026 - Act 250 Permit issued.	Act 205 Permit issued
				NEW	
JO 5-233	(Subdivision and possible multi-family)	28 Park Row	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)	Another Jaunt, Inc	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

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Act 250 Cases

LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
5W0308-28	(Stormwater Treatment)	Town of Barre	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
5W0952-6	Sugarwoods Road stormwater treatment	Town of Barre	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 2.098 acres 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
5W1142-7	Yestermorrow cabin and SRO	Yestermorrow	Waitsfield	We will be installing two new prefabricated structures: a 150 square foot seasonal sleeping cabin (34A on the Yestermorrow Master Plan) and a 300 square foot year-round single-occupancy residence to be used by instructors and employees(13B on the Master Plan). We are also formalizing a driveway that was installed for fire truck access and accessibility to the dorm building on campus. 7/15/2026 - Application received, pending review	Application received - pending review
5W0457-13	Green Mountain Valley School	Brian Donahue Green Mountain Valley School	Fayston	This application is an amendment to the 5W0457 series for a proactive replacement leachfield to serve the Clark House dormitory. Additionally, previously permitted primary and replacement areas for the Sports Center will be relocated to accommodate potential future expansion of the Clark House. 7/16/2026 - Application received - pending review	Pending review
5W0614-9	(Basebox Lodge Renovation)	Mad River Glen	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 repairs 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, 6/17/2026 - application deemed complete 7/16/2026 - major/minor determination pending	Major/minor determination pending

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Act 250 Cases

LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
5W1130-3-1	16 Mason Drive	Delta Properties LLC	Moretown	The parcel contains an existing commercial building currently occupied as a hardware store. Outside of the main building is a 18' x 36' portable greenhouse, a 10' x 20' propane filling station, an 8' x 36' Conex storage box and areas in use to display palletted garden materials on a seasonal basis. This minor amendment aims to bring the parcel into Act 250 compliance by bolstering the landscaping plan to increase screening from residences and document the outbuildings and storage areas outlined above 6/19/2026 - Application received, 7/7/2026 - application deemed incomplete, 7/13/2026 - supplemental materials received	Application incomplete
5W0846-15	Comfort Inn	Ankur Patel Giri Hotels	Berlin	The existing site is developed with an existing 90-room hotel and associated parking. The Project proposes to construct a 100-room hotel with an approximate 65-foot by 170-foot building footprint within the existing parking lot near Paine Turnpike North. Additional parking will be constructed west of the existing hotel. The Project includes parking, internal drive aisles, sidewalks, landscaping, site lighting, utility extensions, stormwater management facilities, and erosion prevention and sediment control measures. Access is provided by a relocated driveway on Paine Turnpike North. The Project will be served by municipal water and wastewater, and stormwater will be managed in accordance with VT DEC requirements. The Project will redevelop a portion of the existing commercial site while maintaining operation of the existing hotel and has been designed to be compatible with the surrounding commercial development and existing transportation and utility infrastructure. 7/2/2026 - application received	Application received - pending review
5W0933-10F-2	Partridge Road	RG Development Corp	Berlin	To extend the project completion date to allow for the build out of the four remaining undeveloped residential lots. 7/16/2026 - application received	Application received - pending review
JO 5-236	Sabins Pasture	Alan B. Goldman	Montpelier	Documents not online. 6/26/2026 - Application received	Application received - pending review
JO 5-240	Spruce Mountain Fire Tower	Forest, Parks and Rec	Plainfield	Maintenance and rehabilitation of two historic state fire tower on Spruce Mountain using helicopter transport to move material to and from the site. 7/8/2026 - application received	Application received - pending review
5W0721-15-1	Taproom addition	Lawson's Finest Liquids	Waitsfield	Create a 1,215 SF addition to the Taproom Building as a dedicated event space and modify the hours of operation from 12 PM - 9 PM to 11 AM - 10 PM. 6/8/2026 - Application received, 6/30/2026 - Application deemed complete, 7/10/2026 - draft permit issued, 8/4/2026 - comment period ends	Draft Act 250 permit issued
				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	(Replace storm-damaged office building)	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. 11/19/2025 Application received and deemed incomplete	Application incomplete

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LINK	PROJECT NAME	PETITIONER/ APPLICANT NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
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 Documents submitted	Application incomplete
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 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
5W0838-6	Swenson Granite Co Quarry Expansion	Swenson	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
5R0891-23	Fox Run Road subdivision	Laurence Hebert	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, 7/14/2026 - additional materials requested	Application incomplete
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, 5/26/2026 - request for reconsideration	Request to reconsider pending

Project Review Committee
Act 250 Cases

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, 5/4/2026 - revised application received	Awaiting information
5W0863-4	O'Reilly Auto Parts Warehouse Redevelopment/ City of Barre Garage	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, 3/19/2026 Application deemed complete, 6/11/2026 LaValee petition for party status 7/14/2026 Scheduled hearing date, 7/20/2026 - decision pending	Decision Pending
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, 6/3/2026 Application deemed complete, 7/9/2026 - Draft permit issued, 7/29/2026 - comment period ends	Draft permit issued - in comment period until 7/29/2026
			To lookup status:	https://anrweb.vt.gov/ANR/Act250/Default.aspx	

MEMO

Date: July 20th, 2026

To: Project Review Committee

From: Sam Lash, Climate & Energy Planner

Re: Updates on Recent Section 248, and Section 248a Permit Applications

Summary: This memo includes 1 248 project (upgrade and repowering of an existing GMP Solar Facility in Berlin) and an update on the Telecommunications Tower Proposed in Washington.

248 Updates (Electric Infrastructure)

1. 45-Day Advance Notice Petition of GMP to Upgrade and Repower Its Existing Berlin Solar Facility (248j)

The Project Review Committee discussed this project at the previous meeting but the preliminary review was not included in the packet. Likely Action: submit preliminary review as public comment.

CVRPC received the Advance Notice on June 18th (sent June 9th), which notes that GMP is preparing to file a petition for approval to update and repower its existing Berlin Solar facility by replacing the existing panels and inverters with new panels and inverters in the same area to keep generating power for customers. GMP anticipates filing the petition on or around July 24th, 2026. **This project will increase the output to 300kW without any increase to the footprint of the existing project.**

- The existing project was issued a Final Order on May 4th, 2010 in Docket No. 7601 and a CPG pursuant to 30 V.S.A 248(j); the project was constructed at GMP's Berlin Plant #5 on Dog River Road in Berlin, in the 2010 timeframe. The current facility has a capacity of 199.9kW. This project consists of 39 fixed, ground-mounted racks, consisting of 952 PV modules with outputs of 210 watts each, and 2 central inverters with a maximum capacity of 100kW each.
- This project would be modifying the existing CPG. Existing equipment (panels and inverters) will be removed and replaced with:
 - 816 PV modules installed on existing racking (no additional racking needed), these have output of 435 watts.
 - Two inverters will be removed and replaced with three string inverters within existing inverter building. New AC output 300kW.
 - GMP plans to use existing conduits unless repair or replacement is needed.
 - Pole Mounted three phase transformer will be upgraded from 225 KVA to 300KVA (same distribution pole).
- Same footprint, same site access (from Nelson Drive)
- Proposal includes installing a perimeter fence (minimum 7' according to the plan).
- **Project Need:** central inverters are beyond serviceable life (manufacturer no longer in business). Alternatives considered included leaving project as it is and removing it. Repowering it was considered the preferred and least cost option as it maximizes the existing site and equipment,

while allowing for additional generation to support growing Tier II RES obligations (Renewable Energy Standard).

- **Impact:**

- Nelson Drive is a dead-end road leading to the existing electrical substation west of the Project Site after a railway cross. The site is not publicly accessible. There is no change in the use of the area; given existing footprint and facilities this project will not result in undue adverse impacts to aesthetics, scenic, and natural beauty of area even though no aesthetic mitigation is proposed.
- Project setback is approximately 32 feet which is less than the minimum setback from municipal highways (30 V.S.A §248(s))- GMP has entered into a Setback Agreement with the Town of Berlin to allow for this.
- Existing Roads (Dog River Road and Nelson Drive), unlikely to disrupt traffic (and only during construction).

Preliminary Review of Advanced Notice:

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 Site:	Berlin #5 Plant, Nelson Drive
KNOWN STATE CONSTRAINTS	
Confirmed Vernal Pools	No (proximate, north of Berlin #5 plant which is west of project site)
DEC River Corridors	Yes- DEC River corridor overlaps project at northeast and along east side of the project. See blue line on plan.*
FEMA Floodways	No (proximate but not in project footprint; shown on site map as black and light blue dashed line)
Significant Natural Communities & Rare, Threatened, & Endangered Species	No
National Wilderness Areas	No
Class 1 & 2 Wetlands	No (proximate to the east and north of site but not within footprint, wetlands and 50' buffer shown on site map in pink)
Locally or Regionally Identified Critical Resources	Consistent with use of area
POSSIBLE STATE CONSTRAINTS	
Potential & Probable Vernal Pools	No
(Prime) Agricultural Soils	No (not prime; does overlap with statewide (b) agricultural soils)

FEMA Special Flood Hazard Areas	Yes- majority of site overlaps with Special Flood Hazard Area (except for southwest corner) see light blue line on site map.*
Protected Lands (State fee lands and private conservation lands)	
Act 250 Agricultural Soil Mitigation Areas	No
Deer Wintering Areas (DWA)	No (proximate on other side of Berlin Plan #5 west of the project)
Highest Priority Interior Forest Blocks, Connectivity Blocks, Physical Landscape Blocks, Surface & Riparian Areas (ANR)	Yes- entirety of project area overlaps with physical landscape block fine sediments/wet flats representative, and for surface water and riparian areas. No overlap for interior forest blocks nor for connectivity blocks.
Hydric Soils	Yes, entirety of project area and majority of neighboring railway and Berlin #5 Plant and substation)
<i>Regionally or Locally Identified Resources</i>	Consistent with current use of area.
POSSIBLE REGIONAL CONSTRAINTS	
Elevations above 2500ft	No
Slopes greater than 25% (excludes rooftop and associated with existing development- unless new concerns for landslides)	No
250ft Lake Shore Protection Buffers (excludes rooftop and hydroelectric facilities)	No
Other	
• More than half of the existing and repowered project is prime solar. • Consistent with current use of area- repowering existing project. • *staff reached out to GMP (Preston Gregory, Leader of Renewables and Field Operations): the site did not experience flooding in 2023 nor 2024.	

248a Updates (Telecommunications)

2. De Minimis Cases: None ¹

3. Ongoing: 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

¹ 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.

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).

- **Summary of process, project materials, and preliminary review can be found in previous meeting materials (April 23rd, 2026; May 28th, 2026; June 2026)²**
- **Update:** Applicant, Town representatives, Public Service Department Representative, and CVRPC staff (Sam Lash), met on June 30th, 2:30pm to discuss other sites, staff will report out on meeting and communication since.
- CVRPC will receive a notification and have 30 days from when the project application is filed and deemed complete to file comments, a motion to intervene, or request for hearing. **No Petition has been filed at this time.**

² https://centralvtplanning.org/wp-content/uploads/2026/04/26-04-23-PRC_Packet_with_Memo.pdf
https://centralvtplanning.org/wp-content/uploads/2026/05/26_05_28_FullPacket.pdf
[Project Review Committee - Central Vermont Regional Planning Commission](#)

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>
36-113-PET	6/4/2026	§ 248a De Minimis Application	Bell Atlantic Mobile Systems LLC	Berlin	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 at 652 Granger Road in Berlin, Vermont	Reviewed De Minimis Criteria. No Anticipated Action.	Existing Tower; adding equipment. Meets definition and no changes except addition of 3 antennas, 6 RRHs, and 1 OVP distribution box.
26-0947-PET	5/11/2026	§ 248a De Minimis Application	Bell Atlantic Mobile Systems LLC	Fayston	Petition of 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 at 62 Mad River Resort Road in Fayston, Vermont	Reviewed De Minimis Criteria. No Anticipated Action.	Chairlift building at Mad River; Equipment replacement.
26-0946-PET	5/11/2026	§ 248a De Minimis Application	Bell Atlantic Mobile Systems LLC	Barre City	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 at Zan Street in Barre City, Vermont	Reviewed De Minimis Criteria. No Anticipated Action.	Equipement replacement.
26-0772-PET	4/21/2026	§ 248a De Minimis Application	T-Mobile Northeast, LLC	Berlin	Petition of T-Mobile Northeast, LLC requesting a certificate of public good, pursuant to 30 V.S.A. 248a(k), authorizing the installation of wireless telecommunications equipment at 523 Three Mile Bridge Road in Berlin, Vermont	Reviewed De Minimis Criteria. No Anticipated Action.	Project will add generator to existing base equipment (on existing concrete pad), all new conduits will be on or beneath existing pad.
26-0622-AN	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. § 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). Preliminary Review updated April and May 2026. Staff met with ANR Source Protection Area Specialist to review conditions. Staff will attended June 30th, 2026 meeting on potential alternative sites with the Town, PSD, and Applicant. No petition has been filed at this point.
25-0703-AN	4/15/2025	§ 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. § 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.

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>
26-1146-AN	6/9/2026	§ 248(j)	Green Mountain Power Corporation	Berlin	45-day advance submission of Green Mountain Power, pursuant to 30 V.S.A. 248, for approval to upgrade and repower GMP's Berlin Solar facility in Berlin, VT	Project entails replacing panels and inverters for existing project- this upgrade would expand the generation capacity (from 200kW to 300kW) without expanding the footprint. Existing road will be used as will existing racking. New fence proposed as part of project. Preliminary Review, called GMP Field Operations to inquire if existing site flooded in recent floods (it did not).
26-0446-AN	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 and as public comment. No Update.

New Residential and Small Scale Commerical Projects Filed with the PUC

Note: No Actions Required, No Review Required. In July-December 2025, total was 1619.64kW and 143 projects (average project size 12kW).

Town Sub-Totals 2026			July (partial) 2026			June, 2026			May, 2026		
Town	kW	# Projects	Town	kW	# Projects	Town	kW	# Projects	Town	kW	# Projects
Barre City	44.47	4	Barre City			Barre City			Barre City	23.07	2
Barre Town	27.24	2	Barre Town			Barre Town	15.74	1	Barre Town		
Berlin	209.93	4	Berlin			Berlin	111.5	2	Berlin	42.27	1
Cabot	33.44	4	Cabot			Cabot			Cabot	5.76	1
Calais	18.33	2	Calais			Calais			Calais		
Duxbury	0	0	Duxbury			Duxbury			Duxbury		
East Montpelier	15.2	1	East Montpelier			East Montpelier			East Montpelier	15.2	1
Fayston	27.87	3	Fayston			Fayston	3.3	1	Fayston	12.48	1
Marshfield	19.82	2	Marshfield			Marshfield			Marshfield	4.62	1
Middlesex	26.6	2	Middlesex			Middlesex			Middlesex		
Montpelier	221.61	9	Montpelier			Montpelier	58	2	Montpelier		
Moretown	0	0	Moretown			Moretown			Moretown		
Northfield	88.9	5	Northfield			Northfield	11.4	1	Northfield	65	2
Orange	0	0	Orange			Orange			Orange		
Plainfield	30	2	Plainfield			Plainfield			Plainfield	15	1
Roxbury	32.06	2	Roxbury	17.16	1	Roxbury	14.9	1	Roxbury		
Waitsfield	177.71	8	Waitsfield	23	1	Waitsfield	6.59	1	Waitsfield	19	2
Warren	48.87	4	Warren			Warren			Warren	3.8	1
Washington	0	0	Washington			Washington			Washington		
Waterbury	106.39	7	Waterbury			Waterbury	10.37	1	Waterbury	67.26	3
Williamstown	18.16	2	Williamstown	10.56	1	Williamstown			Williamstown		
Woodbury	3.54	1	Woodbury			Woodbury			Woodbury		
Worcester	11.4	1	Worcester			Worcester			Worcester	11.4	1
Regional Sub-Total Year-To-Date	1161.54	65	Month Sub- Total	50.72	3	Month Sub- Total	231.8	10	Month Sub-Total	284.86	17