

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

July 23, 2026 4:00 pm

Remote Participation via Zoom

Draft Minutes

Project Review Committee Members

X	Lee Cattaneo, Orange Commissioner
X	John Brabant, Calais Commissioner
	Bill Arrand, Worcester Commissioner
	Peter Carbee, Washington Commissioner
X	Robert Wernecke, Berlin Commissioner (Alternate)
	Alice Peal, Waitsfield Commissioner

1 Staff: Sam Lash

2 Public: None

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4 L. Cattaneo called the meeting to order at 4:02 pm.

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6 Public Comment

7 None

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9 Adjustments to the Agenda

10 Staff requested switching Section 248 and Act 250 agenda items to allow additional time for L. Banbury
11 to arrive for the Act 250 discussion.

12

13 Approval of Minutes

14 R. Wernecke moved to approve the June 25, 2026 meeting's draft minutes, J. Brabant seconded, all in
15 favor, motion carried unanimously.

16

17 Section 248/248a Updates

18 Staff reported a slow month for Section 248 filings (4 projects), consistent with the post-incentive-
19 deadline lull.

- 20 • **Berlin GMP Solar Upgrade:** Staff also presented Green Mountain Power's petition to upgrade and
21 repower the existing Berlin solar facility, increasing output to 300 kW with no change to the existing
22 footprint. Members discussed a proposed 7-foot chain-link fence around the project, much of which
23 sits within the FEMA Special Flood Hazard Area (Zone AE). R. Wernecke raised concern that the
24 fence could obstruct flood flow and asked that the applicant explain how this complies with flood
25 hazard zoning.

26 R. Wernecke moved that the Committee submit public comment to the PUC raising the flood-
27 obstruction concern and requesting clarification from the applicant; J. Brabant seconded; motion
28 carried unanimously.

- 29 • **De minimis:** No de minimis cases this month.

- **Washington Verizon cell tower:** Staff updated the Committee on the proposed telecommunications facility siting in the Town of Washington. A working group from the Town of Washington, the applicant, Public Service Department counsel, and CVRPC staff (S. Lash) met June 30 to discuss alternative sites; no further updates have been received since. Staff have provided recommendations around historic district map. [21:53]

Act 250 Updates

In Lorraine's absence, staff reviewed the case list directly; most cases were small.

- **Berlin Comfort Inn:** R. Wernecke provided background on a larger Berlin case — a roughly 200-unit hotel proposed in front of the existing Comfort Inn — noting the Berlin Development Review Board approved it in early 2025 after a traffic study and resolution of neighbor lighting/glare concerns. Act 250 review may revisit the traffic impact, given recent development in the area.
- **Williamstown Hebert subdivision:** R. Wernecke noted the Williamstown residential subdivision (37 lots, part public/part private sewer) that will be reviewed by the state's wastewater division.

Other Business

- **Berlin Commissioner:** R. Wernecke noted that he is now the alternate, rather than primary, Berlin Commissioner; Alice Farrell has taken over as the primary Berlin Commissioner.

Adjournment

J. Brabant moved to adjourn; R. Wernecke seconded; all in favor; motion carried unanimously. Meeting adjourned at 4:27.

Respectfully submitted by L. Banbury