



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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