



Project Review Committee

Thursday, October 22, 2026

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 August 28, 2026 meeting
- 4:20 Updates on Act 250 Applications
 - See database inventory
- 4:50 Updates on Section 248, and Section 248a Applications
 - See Memo
 - Other new applications
- 5:25 Topics for next meeting (discussion)
- 5:30 Adjourn

Persons with disabilities who require assistance or alternate arrangements to participate in programs or activities are encouraged to contact 802-229-0389 or cvrpc@cvregion.com at least 3 business days prior to the meeting for which services are requested.

^[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

Thursday, August 28, 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
X	Peter Carbee, Washington Commissioner
X	Robert Wernecke, Berlin Commissioner
	Alice Peal, Waitsfield Commissioner

Staff: Christian Meyer, Lorraine Banbury, Sam Lash

Public: None

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

Public comment

None

Adjustments to the Agenda

None

Approval of Minutes

R. Wernecke moved to approve the July 23, 2026 meeting minutes; B. Arrand seconded; all in favor; motion carried unanimously.

Act 250

- **New applications** included a three-lot subdivision in Barre Town, a jurisdictional opinion (JO) request from Waterbury regarding water restrictions for a utility district, and a proposal to relocate a woodworking shop in Waitsfield.
- **Montpelier: JO-236 for Alan Goldman.** Staff highlighted a JO for the proposed development of three separate parcels in Montpelier, including mixed-income and market rate housing. The District Environmental Commission ruled that the project was exempt from Act 250 because the parcels fall within interim exemption areas. After reviewing comments by Steven Whittaker suggesting CVRPC request reconsideration, staff found no basis to object, noting the area is currently exempt from Act 250 review.
- **Waitsfield Mad River Glen:** A draft Act 250 permit was issued for the Base Box Lodge project at Mad River Glen.

Section 248/248a

- **Washington cell tower:** Staff has not received a response from the Public Service Department or Verizon despite outreach and plans to send a more direct follow-up. Staff will confirm that the 60-day notice period had lapsed.

- **Marshfield cell tower:** L. Cattaneo questioned why the Committee was not given an opportunity to review the settlement terms after a settlement was reached between the objectors and the utility. S. Lash has asked the Public Service Board for clarification on this point but has not heard back. Minutes from the meeting covering that topic are here:
- **Berlin GMP solar:** Preliminary Committee comments were submitted and are visible on the ePUC portal concerning the required perimeter fence and its potential negative impact on floodwater flow. Staff has followed up with GMP multiple times about mitigation, but has not heard back. R. Wernecke raised specific concerns about the vulnerability of ~100 mobile homes on the Winooski/Dog River that flooded previously. Staff agreed to note these concerns for inclusion in more detailed comments during the petition phase.

Letters of Compatibility

- **Barre City CDBG-DR: 143 North Main Street:** Proposed redevelopment of 143 North Main, formerly the Newberry building with an estimated at 30–40 residential units above ground-floor commercial space with a mixture of low- to moderate-income units. Discussion focused on flood mitigation and Barre City's Flood Hazard Area bylaws.

W. Arrand moved to issue the letter of compatibility; P. Carbee seconded. The motion passed unanimously.

Other Business

R. Wernecke raised the question of meeting only as needed when staff has not identified a Section 248 or Act 250 matter of significance requiring review. The Committee endorsed this approach going forward.

Adjournment

R. Wernecke moved to adjourn, P. Carbee seconded, all in favor, motion carried unanimously. Meeting adjourned at 4:35 pm.

Respectfully submitted by L. Banbury

Project Review Committee

Act 250 Cases

LINK	PROJECT NAME	PETITIONER/ OWNER NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
				CLOSED THIS MONTH	
JO 5-241	Waterbury Water Main Extension	Edward Farrar utility District	Waterbury	Changes to proposed changes to issued JO 5-179 which include changes to water connection. 8/3/2026 - Application received, 9/17/2026 - JO issued - No Act 250 Permit required	JO issued: No Act 250 Permit required
5W0863-5		W&E Investments, LLC	Barre Town	To subdivide the existing 99.67 acre tract as developed with two existing single-family residences and a youth sports recreational facility into five lots: Lot 1 of 2.02 acres with an existing 3-bed single-family residence; Lot 3 of 7.32 acres with an existing 2-bed single-family residence; Lot 5 of 11.5 acres with the recreational facility; and undeveloped Lots 6 and 7 of 48.55 acres and 30.28 acres, respectively. 8/4/2026 - application submitted. 8/31/2026 - Act 250 Permit issued, 9/23/2026 - Permit Correction https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5W0863-5(Corrected)	Act 250 Permit issued
5W1362-2	(Change in location of wW permitted bedrooms)	Peter Boynton	Waitsfield	To incorporate recently issued WW permit WW-5-1451-1 for recognition of removal of woodworking shop and reduce the number of seasonal event participants in order to install a new 1-bedroom apartment in the existing previously approved barn building at 596 Common Rd in Waitsfield. No change to water and sewer is required. No exterior construction is proposed. Event participants are reduced to 77 as a result. 8/12/2026 - Application received, pending review, 9/1/2026 - Act 250 Permit issued	Act 250 Permit issued
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. The Project is located at 271 Moulton Road in Fayston, Vermont. 7/16/2026 - Application received - pending review; 7/24/2026 - Application deemed incomplete, 10/8/2026 - Permit issued	Act 250 Permit issued
5W0555-1	Commercial - Other Commercial	Suburban VT Property Acquisitions LLC	Middlesex	Demolition of an existing office building damaged by flooding. 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 9/18/2026 - Act 250 Permit issued	Act 250 Permit issued

Project Review Committee

Act 250 Cases

LINK	PROJECT NAME	PETITIONER/ OWNER NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
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, 9/2/2026 - Act 250 Permit Issued	Act 250 Permit issued
5W0863-4	O'Reilly Auto Parts Warehouse Redevelopment / City of Barre Garage	City of Barre	Barre Town	TThe 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, 9/29/2026 - Act Permit issued	Act 250 Permit issued
5W0816-5	(VPPSA Parking)	Ken Nolan Vermont Public Power Supply Authority	Waterbury	VPPSA application for a project generally described as the expansion of the on-site parking area with 23 new spaces, for a total of 43 spaces, including 2 ADA accessible spaces and 1 EV charging facility with two stations. The project also involves the installation of related EV underground electric infrastructure, grading, drainage improvements, and restoration of any landscaping disturbed during construction. The existing office building, office use, and existing access drive off Vermont 100 will remain unchanged, although some existing interior plumbing fixtures will be replaced with water conserving fixtures. 9/8/2026 - application filed, 10/5/2026 - draft Permit issued	Draft Act 250 Permit issued
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 2.098acres 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, 10/7/2026 - Draft Permit issued	Draft Act 250 Permit issued

Project Review Committee
Act 250 Cases

LINK	PROJECT NAME	PETITIONER/ OWNER NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
				NEW	
5W1045-51	(Temporary cell tower)	New Cingular Wireless PCS, LLC d/b/a AT&T	Fayston	The Project involves a temporary telecommunications facility at the summit of Mt. Ellen, adjacent to the North Ridge Express Quad chairlift (the “Quad”), consisting of a 50' monopole tower, panel / whip / microwave antennas, walk-in cabinet, all within a 20' x 30' fenced compound, using existing utility connections once existing transformer is relocated from current wireless facility on the Quad. As described in Act 250 LUP 5W1045-50(Altered), Sugarbush Mountain Resort, Inc. (“SMR”) is replacing the North Ridge Express ski lift line with a new detachable quad-lift. In order to accomplish the Quad replacement project without affecting wireless service at the Resort and areas in the vicinity, it is necessary for AT&T to establish a temporary facility in the immediate vicinity of the Quad until such time as a permanent facility can be re-established. Construction is proposed to take place in CY 2026 to allow Quad replacement to commence in 2027. AT&T will remove existing facility. 9/21/2026 - Application received, 10/1/2026 - draft permit issued	Draft Act 250 Permit issued
JO 5-208	Country Club Road Redevelopment	Steven Whitaker	Montpelier	Based on public materials circulated by the City of Montpelier, including a Conceptual Master Plan (May 2025) and a currently active Request for Proposals (RFP): ● The City is soliciting development proposals contemplating a minimum of approximately 300 housing units, with varying density levels across the site. ● The proposal includes a unified internal street network, a potential future road connection toward downtown, and substantial public investment in road realignment, grade reduction, and water and sewer infrastructure (reported at approximately \$9 million). ● The City has indicated that final street alignments, density, and site layouts will be determined later through developer proposals and municipal review. 2/2/2026 - Application received, 8/28/2026 - JO issued - Act 250 Permit required, 9/14/2026 - Motion for reconsideration	Motion for reconsideration pending
JO 5-208	Country Club Road Redevelopment	Steven Whitaker	Montpelier	Based on public materials circulated by the City of Montpelier, including a Conceptual Master Plan (May 2025) and a currently active Request for Proposals (RFP): ● The City is soliciting development proposals contemplating a minimum of approximately 300 housing units, with varying density levels across the site. ● The proposal includes a unified internal street network, a potential future road connection toward downtown, and substantial public investment in road realignment, grade reduction, and water and sewer infrastructure (reported at approximately \$9 million). ● The City has indicated that final street alignments, density, and site layouts will be determined later through developer proposals and municipal review. 2/2/2026 - Application received, 8/28/2026 - JO issued - Act 250 Permit required, 9/14/2026 - Motion for reconsideration	Motion for reconsideration pending

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LINK	PROJECT NAME	PETITIONER/ OWNER NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
JO 5-208(Reconsidered)	Country Club Road Redevelopment	City of Montpelier	Montpelier	Based on public materials circulated by the City of Montpelier, including a Conceptual Master Plan (May 2025) and a currently active Request for Proposals (RFP): ● The City is soliciting development proposals contemplating a minimum of approximately 300 housing units, with varying density levels across the site. ● The proposal includes a unified internal street network, a potential future road connection toward downtown, and substantial public investment in road realignment, grade reduction, and water and sewer infrastructure (reported at approximately \$9 million). ● The City has indicated that final street alignments, density, and site layouts will be determined later through developer proposals and municipal review. 2/2/2026 - Application received, 8/28/2026 - JO issued - Act 250 Permit required, 9/14/2026 - Motion for reconsideration,	Motion for reconsideration pending
5W0279-15	(Septic replacement)	Andrew & Diane Warren	Moretown	The project is to incorporate a new wastewater permit (pending) to replace a failing, 3-bedroom, wastewater system. The replacement system is designed for a 3-bedroom dwelling. There are no changes in flow or use. 9/9/2026 - Application received, pending review	Application pending review
5W0338-9	Roth Farm LLC	Maria Burfoot/ The Vineyard Property	Warren	The project involves two aspects: a boundary line adjustment between the subject parcel (0 Roth Road - SPAN 690-219-12436), 0 Roth Road (SPAN 690-219-12549) and 391 Roth Road (SPAN 690-219-12555); and establishing a future residential development area on 0 Roth Road (SPAN 690-219-12436) with a single-family dwelling and associated site improvements for the end user of the property. SPAN 690-219-12436 will be reduced in size from 10.1 acres to 8.6 acres, SPAN 690-219-12549 will increase in size from 60.7 acres to 61.8 acres, and 371 Roth Road (SPAN 690-219-12555) will increase in size from 10.5 acres to 10.9 acres. The project also involves incorporating a new wastewater permit (WW-5-10205) for a 5-bedroom home (SPAN 690-219-12436) to be served by on-site water and wastewater systems. The driveway serving the future dwelling on SPAN 690-219-12436 utilizes an existing culvert to cross a mapped stream which will continue to be used.	Application pending review
JO 5-247	Country Club Road Redevelopment	Steven Whitaker	Montpelier	This supplements Stephen Whitaker's request for Jurisdictional Opinion filed September 25, 2026, regarding the Country Club Road infrastructure improvements. Request that the Coordinator take administrative notice of the record in JO 5-208, including the City of Montpelier's Exhibit B (depicting the anticipated area of disturbance along East Montpelier Road) filed September 10, 2026 in support of its Request for Reconsideration, and incorporate that record into the record of this request. Exhibit B is referenced in Section II of September 25 request as evidence of the infrastructure project's scope beyond the segment depicted in my Exhibit A. 10/9/2026 - Application received	Application pending review

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LINK	PROJECT NAME	PETITIONER/ OWNER NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
JO 05-246	Wobby Park development	City of Barre, VT, Janet Shatney	City of Barre	15 Fourth Street is the site of our Greater Barre Public Safety Building. On this property, there is a portion of the land known as the Wobby Park. It is a playground that was gifted and dedicated to the City by the Wobby family. The City has received CDBG-DR funding for a public-private project that seeks to subdivide a portion (Wobby Park area) of City property that will then be sold to a developer who will then construct 17 townhomes for sale to income eligible buyers. The project also involves the City purchasing two commercial buildings along North Main Street adjacent to the Public Safety Building parcel for demolition as part of floodplain restoration. It is understood this project has two very distinct components, subdivision and construction of housing with public utility improvements AND two commercial property buyouts for floodplain restoration. The housing project requires extension of public utilities (water/sewer/stormwater) to the project site. The resident housing will be constructed utilizing modular fabrication off site, and assembled and finished on site. The townhomes will each have separate driveways. The commercial property buyouts and floodplain restoration component requires remediation, demolition and greenfield restoration. It is possible that the park equipment that resides at Wobby Park currently will be moved to one of the green spaces created as a result of the buyouts. It appears that the Public Safety Building parcel shown on the Interim Act 250 Exemptions map is 51% and greater within the exemption area. The Wobby Park area that anticipates being subdivided off from the Public Safety Building parcel appears to not fall within the shaded exemption area. We are seeking a JO on our project for determination if the project to subdivide and construct the 17 townhomes, or just the construction of the 17 townhomes will require, or not, Act 250 jurisdiction 10/2/2026 - application received	Application received
5W1107-10	(Pump station replacement)	Town of Berlin	Berlin	The project aims to replace the existing pump station on Route 302. Construction of a new 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. 8/31/2026 - Application received, 10/6/2026 - application deemed complete	Pending minor/major determination
JO 5-244	123 School Street	Housing Foundation,	Plainfield	The project consists of the renovation of the existing 8-unit apartment building located at 123 School Street in Plainfield. The project involves the replacement of the existing building foundation, the reconstruction of the existing porches, stairs, accessible ramp, and interior renovations for ADA accessibilty. Site improvements are limited to installation of foundation drainage and one stormwater catch basin to prevent the infiltration of water into the building foundation. There are no proposed changes to the driveway or parking area and no changes to the sewer and water services other than to reconnect utilities after the foundation replacement. 9/21/2026 - Application received	Application Pending Review

Project Review Committee

Act 250 Cases

LINK	PROJECT NAME	PETITIONER/ OWNER NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
JO 5-245	Berlin Mall Water Main	Town of Berlin	Berlin	Approximately 1,522 feet of new 8 and 12-inch main would be installed along Berlin Mall Road and cross country via directional drilling to the main near the Berlin Elementary School. 9/9/2026 - Application received	Application Pending Review
				ONGOING	
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 7/22/2026 - Deemed incomplete 9/2/2026 - Deemed Complete, 9/21/2026 - request for more information, 9/29/2026 - notice issued	In comment period
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
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	Application pending review
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

Project Review Committee Act 250 Cases

LINK	PROJECT NAME	PETITIONER/ OWNER NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
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
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, 8/4/2026 - Pending major/minor determination	Pending Major/minor determination
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, 7/27/2026 - deemed incomplete 9/25/2026 - draft Permit issued	In comment period
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, 8/28/2026 - Application deemed incomplete	Application incomplete
5W0202-4	Butternut Hill Walkway, Wall & Lighting	Butternut Hill Association	Waitsfield	Replacement of existing wooden walkways retaining walls, and site lighting due to deterioration of the structures. 5/15/2026 - Application received	Awaiting information

Project Review Committee
Act 250 Cases

LINK	PROJECT NAME	PETITIONER/ OWNER NAME	MUNICIPALITY	DESCRIPTION	PROJECT STATUS
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. 6/22/2026 - 60-day hearing stay granted, 9/21/2026 - joint motion to amend Permit, final stipulation signed10/8/2026 - deemed complete	Pending
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, 8/27/2026 - minor/major determination pending	Pending minor/major determination
5W0004-5	Park and Pack Self Storage Duxbury	James & Samantha Quinn Pack and Park Self Storage Two, LLC	Duxbury	The proposed project consists of the construction of six self-storage unit buildings and associated infrastructure on a former campground next to the former Duxbury Country Store. 1/23/2026 - application submitted; 3/4/2026 - application deemed incomplete; 7/31/2026 - supplemental materials submitted, 9/29/2026 - minor/major determination pending	Pending review
			To lookup status:	https://anrweb.vt.gov/ANR/Act250/Default.aspx	

To: CVRPC Project Review Committee

From: Lorraine Banbury

Date: October 20, 2026

Re: Act 250 application # 5W0846-15 Giri Montpelier, Inc.

Action requested

- Discuss Regional Plan conformance, and consider substantial regional impact of proposal
- Identify any additional information needed or items to include in comments to submit to District 5 Environmental Commission
- Schedule special meeting to approve submission of comments (if needed)

Proposed Project

Application Information:

- Giri Montpelier, Inc.
- 213 Paine Turnpike North, Berlin (current location of Comfort Inn & Suites)
- Add additional 100-unit hotel at 310 Paine Turnpike North, Berlin and new parking lot
- Link to Act 250 application documents:
<https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5W0846-15>

Current Conditions

- Site has existing 90-unit Comfort Inn and Suites hotel
- New building will be situated in current parking hotel parking lot next to Applebee's restaurant
- Additional parking will be constructed behind the existing hotel building
- Parcel is adjacent to Paine Turnpike and VT Route 62 (limited use highway – access to I-89)

Reference Materials

Planning Documents

- Policy excerpts from CVRPC 2024 Regional Plan
- Berlin 2022 Town Plan proposed New Town Center map
- CVRPC 2024 Regional Plan Future Land Use Map
- Existing site plan from Act 250 Application
- Proposed overall site plan from Act 250 application
- Proposed parking site plan from Act 250 application

Note

Because the date of submission of the application was July, 2026, the application should be compared against the 2024 CVRPC Regional Plan and the Regional FLU Map in place at the time of the application. Similarly, it should be compared against the Berlin 2020 Town Plan, although they are in the process of revising that document.

The Future Land Use planning as mapped in the adopted, but not yet approved, CVRPC 2026 Regional Plan has the parcel adjacent to a Downtown Center in the Berlin Mall area and a Village Center past Maplefields' Welcome Center. As adopted in the new Regional Plan, there were no significant changes to land use policies.

Other Local and State Reviews

- Berlin Zoning Permit - granted
- Stormwater Discharge Permit – granted
- Agency of Agriculture - reviewed
- Fish and Wildlife – reviewed
- Traffic Study – submitted by consultant

Procedural history

7-2-2026	Application received
7-22-2026	Application deemed incomplete
7-23-2026	<i>PRC meeting and discussion</i> (Same day as LURB virtual site visit and preliminary CVRPC Regional Plan preapplication discussion)
9-2-2026	Application deemed complete
9-21-2026	Request for more information
9-24-2026	<i>No PRC meeting</i>
9-29-2026	Minor notice issued and draft permit issued
10-20-2026	Comment period ended (Same day as Regional Plan adoption vote by CVRPC Board) CVRPC granted extension for review
10-22-2026	<i>PRC Meeting</i>

Committee Consideration:

Substantial regional impact

Which effects, if any, extend beyond Berlin? Which other municipalities or regional resources would be affected, and what evidence supports that assessment?

Regional Plan Conformance

How does this proposed project conform to Regional Plan and Future Land Use mapping?

Note

Because the date of submission of the application was July, 2026, the application should be compared against the 2024 CVRPC Regional Plan and the Regional FLU Map in place at the time of the application. Similarly, it should be compared against the Berlin 2020 Town Plan, although they are in the process of revising that document.

The Future Land Use planning as mapped in the adopted, but not yet approved, CVRPC 2026 Regional Plan has the parcel adjacent to a Downtown Center in the Berlin Mall area and a Village Center past Maplefields' Welcome Center. As adopted in the new Regional Plan, there were no significant changes to land use policies.

CVRPC 2024 Regional Plan

Land Use

New Town Centers

A subcategory of Town Centers in this Plan is New Town Centers. “New Town Center, ” as defined by the State, means the area planned for or developing as a community ’ s central business district, composed of compact, pedestrian-friendly, multistory, and mixed use development that is characteristic of a traditional downtown, supported by planned or existing urban infrastructure, including curbed streets and sidewalks and on-street parking, storm water treatment, sanitary sewers, and public water supply. ” Though there are no state-designated New Town Centers within the Region, the Town of Berlin desires to encourage the expansion of the historic town area in the vicinity of Berlin Four Corners to adjacent areas to serve as a location of a mix of small-scale commercial, high density residential and civic uses in a traditional village setting. (p. 2-21)

Town Center Policies

1. In order to maintain the existing settlement patterns, higher density residential, commercial, and industrial development should be located in Regional Centers and Town Central Vermont Regional Plan 2016 LAND USE 2-21 Centers.
3. Encourage infill, redevelopment, adaptive reuse of existing buildings and reuse of “brownfield ” sites in Regional and Town Centers. Encourage the revitalization and reuse of viable historic structures whenever possible.

Strategy 3a: Work with municipalities to align local capital planning and public investment strategies with infill and redevelopment goals.

Industrial

Industrial consists of areas where existing and future commercial and industrial activities are encouraged, including new development and redevelopment. Largely clustered in the vicinity of the Region ’ s urbanized areas, these include industrial parks and active quarries in Barre City, Barre Town, Berlin, Montpelier, East Montpelier, Middlesex and Northfield. A small industrial district is also located on the border of Fayston and Waitsfield, the location of the Mad River Industrial Park. The specification of commercial/industrial sites allows for location of these types of businesses without creating adverse impacts on adjacent land uses. Large-scale commercial/industrial uses, which are important to the region, need to

be located in areas where off-site impacts such as noise, traffic and light/glare can be mitigated.

Industrial Policies

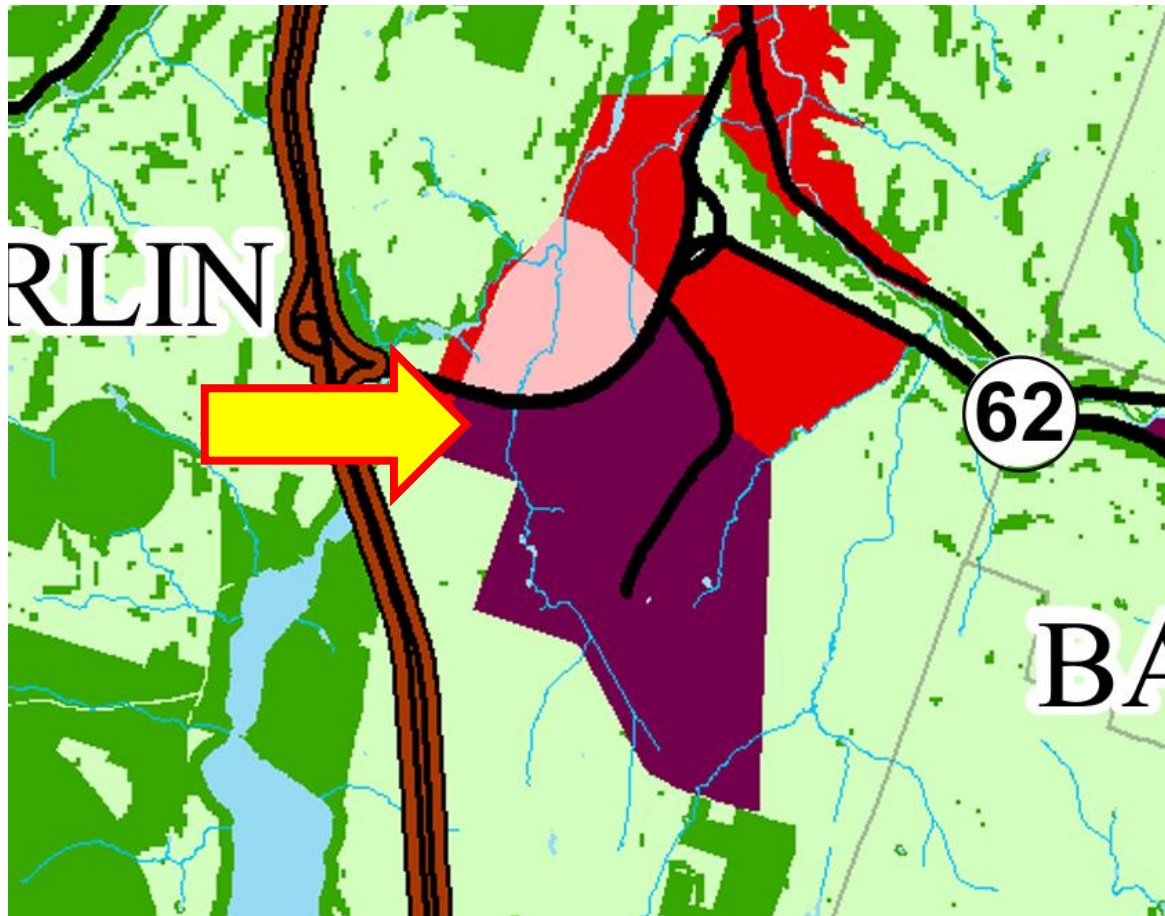
1. Industrial uses are encouraged to locate first in existing industrial areas and secondly in industrial areas assigned in municipal plans which are in accordance with the goals and policies included in this plan.

General Land Use Policies:

Goal 6: To ensure that new development in the vicinity of the Region ' s interstate interchanges is appropriate to the setting and considers the impact of such development on adjacent village and urban centers.

1. CVRPC encourages interchange modeling and identification of preferred development scenarios.
2. CVRPC will encourage and assist municipalities in planning for land use in and around interchange areas.
3. CVRPC will continue to support the Town of Berlin ' s efforts to plan for and implement the creation of a new village center in the vicinity of Exit 7.
4. CVRPC will encourage the concept of management associations (similar to transportation management associations) to promote master planning for interchange zones.
5. CVRPC will exercise its status as a statutory party in Act 250 whenever new development has the potential to impact the form and function of an interchange area or adjacent communities.

CVRPC 2024 Regional Plan: Future Land Use Map



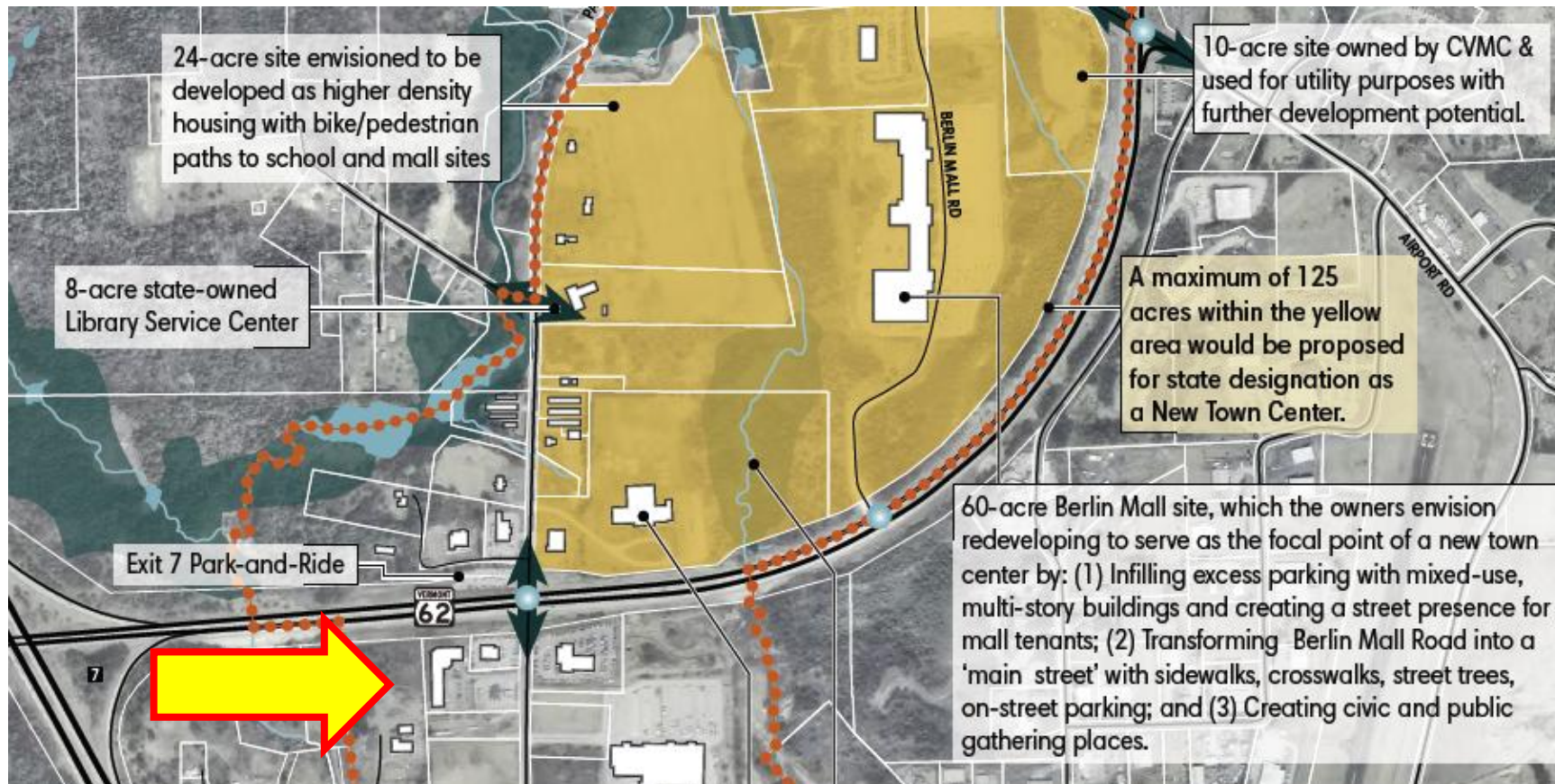
Future Land Use

- Resource
- Rural
- Regional Centers
- Town Centers
- Industrial
- Mixed-Use Commercial

p. 2-18

Berlin 2022 Town Plan

Proposed New Town Center outline



Act 250 Application Documents

Overall Existing Site Plan (from 003 C-0.00)

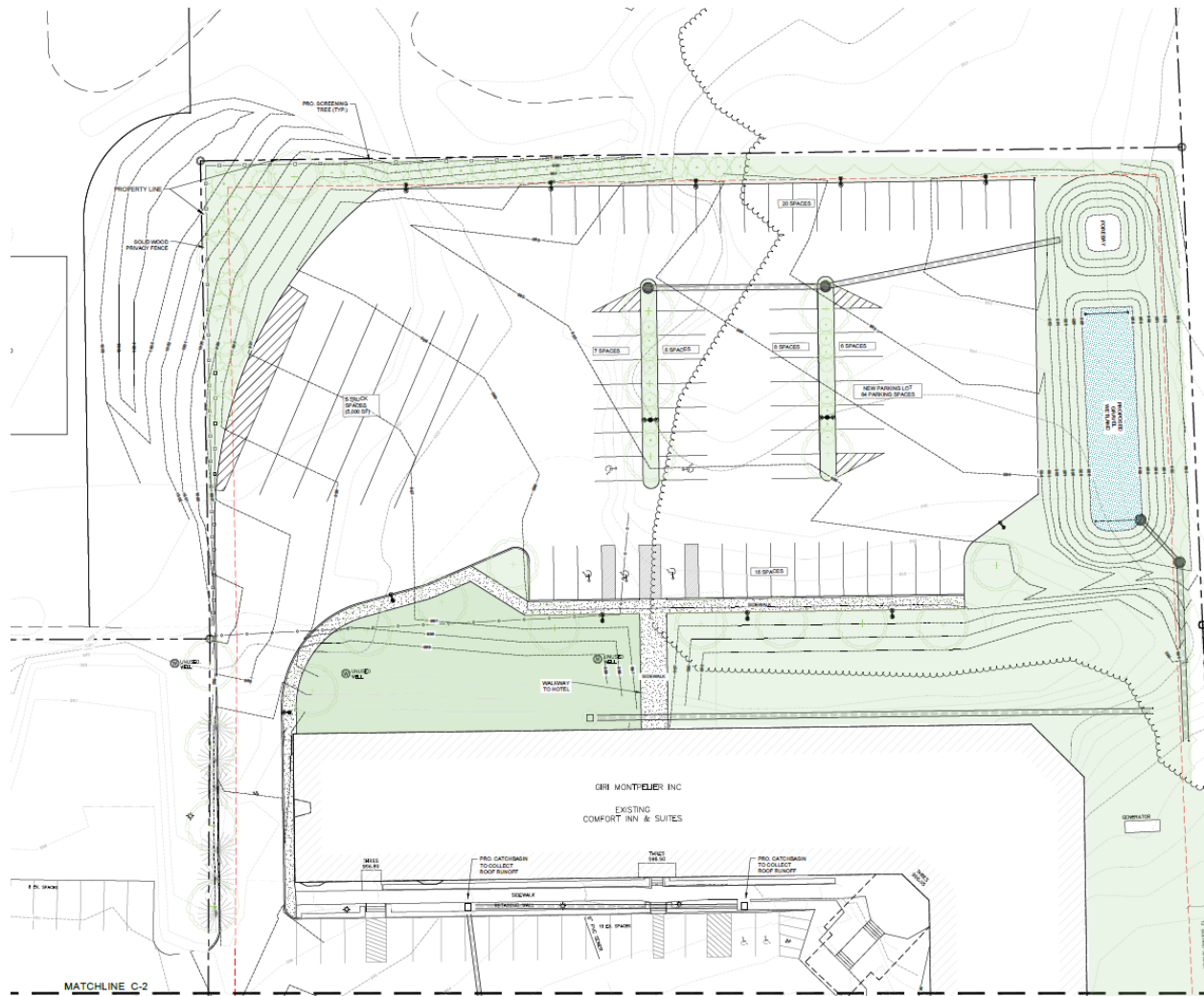


Proposed New Development Site Plan (from 034, p.3)

Berlin H2 Hotel Transportation Impact Study by Wall Consultant Group



Proposed Site Plan (from 006 C-1.02)



MEMO

Date: October 16th, 2026
To: Project Review Committee
From: Sam Lash, Climate & Energy Planner
Re: Updates on Recent Section 248, and Section 248a CPG Applications

248 Updates (Electric Infrastructure)

1. **26-1146-AN: 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 2 meetings. Per the last meeting directive, staff submitted preliminary review and concern regarding flood impacts of perimeter fence proposed to PUC (and thus to project)

<https://epuc.vermont.gov/?q=node/64/211176/FV-Public%20Comments-Portal>.

2. **No New Projects. No Ongoing**

248a Updates (Telecommunications)

3. **De Minimis Cases:** none ¹

4. **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 on 10/9/2024 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**
- **Last 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.
- **No New Update:** 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.**

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.

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](#)

HISTORY
PETITION
REVIEW
POSSIBLE ACTIONS

Period for Public Comments, Motions to Intervene, and Requests for Hearing will end on November 2, 2026

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). Public Comments submitted 7/27/2026 regarding concerns re perimeter fence impacting potential flood water movement. https://epuc.vermont.gov/?q=node/64/211176/FV-Public%20Comments-Portal . Staff emailed contact on 8/25/26 and 9/14/26 reiterating questions and highlighting public comment- no response received.
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 4/24/26 https://epuc.vermont.gov/?q=node/64/209796/FV-Public%20Comments-Portal). No Update.

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>
26-1885-PET	9/29/2026	248 Regular and Limited Size and Scope	Bell Atlantic Mobile Systems LLC (Verizon Bridge & Verizon Wireless)	Washington	Petition of Bell Atlantic Mobile Systems LLC requesting a certificate of public good, pursuant to 30 V.S.A. § 248a	Review, outreach to Washington (SB turnover), previous meeting with applications, town, & PSD.	See review & memo, and advanced notices below. Period for Public Comments, Motions to Intervene, and Requests for Hearing will end on November 2, 2026
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 attended June 30th, 2026 meeting on potential alternative sites with the Town, PSD, and Applicant. Staff provided recommendations regarding historic district map. PETITION FILED 9/29/26
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.