CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Project Review Committee
October 22, 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: Cooper Hayes (Verizon, applicant representative)

L. Cattaneo called the meeting to order at 4:01pm.

Public comment
None

Adjustments to the Agenda
The Section 248/248A update was moved earlier on the agenda at Sam Lash's request to accommodate her schedule; the Committee agreed.

Approval of Minutes
Robert Wernecke moved to approve the August 28, 2026 meeting's draft minutes, Peter Carbee seconded. All in favor, motion carried unanimously.

Section 248/248A a

- **Small Scale DER** S. Lash reported no new Section 248 solar projects this month, noting a continuing trend of small (1–3 kW) additions to existing residential arrays.

- **Washington Verizon cell tower** Certificate of Public Good petition for a wireless telecommunications facility at 97 Hart Hollow Road in Washington (third advance notice; formal petition now filed; comment period ends November 2, 2026). P. Carbee relayed concerns about improving coverage in

the village; Cooper Hayes (applicant representative) confirmed the facility is built for Verizon's network and will improve coverage, with room for co-location.

W. Arrand moved to submit the staff review/comments recommending the monopole be brown; L. Cattaneo seconded.

Roll call vote: L. Cattaneo – yes; W. Arrand – yes; R. Wernecke – yes; P. Carbee – abstained (no direction yet from the Washington Select Board).
Motion carried 3–0, with one abstention.

Updates on Act 250 Applications

- **New/closed applications**: L. Banbury reviewed new applications and permits issued and noted a JO request for a 17-townhome project in Wobby Park, Barre (for which the PRC had issued a letter of compatibility); and foundation-work application for the inn at 123 School Street in Plainfield conversion to housing.
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- **Berlin 100-unit hotel (Comfort Inn location)**: Due to schedule pressure with Regional Plan approval vote, staff requested a short extension of the comment period. R. Wernecke noted the local permit has already been reviewed and approved by the Berlin DRB after several hearings, and answered Committee questions on details. Members discussed conformance with the current regional plan and future land use map (industrial/proposed town-center area) and found no apparent conflicts. No comments were requested and the Committee took no action; staff will notify the District Environmental Commission that no comments will be submitted.

Topics for Next Meeting
None raised.

Adjournment

P. Carbee moved to adjourn, R. Wernecke seconded, all in favor, motion carried unanimously. Meeting adjourned at approximately 4:55pm.

Respectfully submitted by L. Banbury

DRAFT