

1 PROJECT REVIEW COMMITTEE MEETING MINUTES

2 Wednesday, March 10, 2021

3 The meeting of the Project Review Committee was held remotely. Chair A. LaRocque called the meeting to
4 order at 6:00 PM.

5
6 ATTENDANCE:

7 Commission: Garrett, Harold ; Speer, Neal ; Steen, Colleen ; Irwin, William ; Voegele, Albin ;
8 Buermann, Robert ; LaRocque, Alisha .

9
10 Staff: Emily Klofft.

11
12 Guests: None.

13
14 **Changes to the Agenda:**

15 None.

16
17 **Public Comment**

18 None.

19
20 **Minutes**

21 *B. Irwin motioned to approve the minutes of the February 2021 meeting. A Voegele seconded. The motion*
22 *carried.*

23
24 **Project Reviews:**

25
26 **Act 250- PBM Nutritionals/Perrigo Nutritionals**

27 Project Details: The project is for the "Early Work Phase" of the Perrigo facility expansion. It includes new
28 parking areas, new access road, new construction work surfaces, utility relocations and upgrades, stormwater
29 treatment practices, and erosion control devices. The project is the second stage of the Perrigo expansion. The
30 first phase included clearing and soil work, and was process through an administrative amendment.

31
32 E. Klofft reviewed the draft goals and policy sheet. The project will cause impacts to one deer yard and two
33 rare Vermont plant species. 40.26 acres will be disturbed during construction, with 24.43 acres of permanent
34 impervious surfaces. While the permit would allow these surfaces to be permanent, the applicant has stated
35 that some of these surfaces will be landscaped in the final building stage. The applicant is contesting that
36 there are prime agricultural soils on site.

37
38 The Committee discussed possible impacts to traffic on Skunk Hill Road. The project is expected to generate
39 360 daily one-way trips. There is a stop sign at the site but no traffic light. B. Irwin did note that there is good
40 visibility in the area.

41
42 The Committee discussed the impacts to rare plant species. There are two on site, hairy lettuce and a rare
43 species of sedge. B. Irwin asked how it was verified that the applicant took appropriate mitigation measures
44 for rare plant species. A. Voegele stated that Vermont ANR typically sends a state biologist to conduct a site
45 visit.

1 The Committee discussed the increase in impervious surfaces associated with the project. B. Buermann noted
2 that in the presentation provided by Perrigo, they stated that much of the construction surfaces would be
3 landscaped in the final project design. B. Irwin stated that based on the site plan, it seemed that the surfaces
4 to the west was not lined for cars and tractor trailers. B. Buermann noted that this area was the area the
5 applicant had stated would eventually be landscaped in the final plan. A. Voegele asked why the applicant had
6 included stormwater infrastructure if the area was to be temporary. E. Klofft noted that under the permit, the
7 area would be treated as permanent, and so would require stormwater infrastructure.

8
9 *C. Steen had technical issues and left the meeting at 6:39 PM.*

10
11 The Committee discussed whether the project met the definition of substantial regional impact. The
12 Committee generally felt that the project met the definition of substantial regional impact, due to the large
13 impact to the economy due to the number of construction jobs the project would generate. B. Irwin stated
14 that this would likely have a substantial positive impact on the region.

15
16 *B. Buermann motioned to find that the project was in conformance with the Regional Plan and does have a*
17 *substantial regional impact. B. Irwin seconded. The motion carried.*

18 19 **Section 248- David & Peggy Howrigan- Wind Farm**

20 Project Details: 45-day notice for a 100 kW wind farm to be located on 1272 Menard Road, Fairfield, VT. The
21 project will consist of 4 wind turbines. Each turbine has a 100 foot tower and a rotor diameter of 74 feet.

22
23 E. Klofft reviewed the draft project review sheet and the wind siting standards within the Northwest Regional
24 Energy Plan. The project is to be located on a large parcel; the nearest neighboring residences are around
25 2000 feet away. The project is located on a relative high spot within Fairfield, at a height of 600'-800' versus
26 around 400' in Fairfield as a whole.

27
28 A. LaRocque asked about what would occur if the wind turbines generated more noise than stated within the
29 application. B. Irwin stated limits could be placed on their maximum rotation speed to reduce noise. B. Irwin
30 stated that in the notice, it was stated that the sound of these turbines would be 30 dB at the nearest
31 residence, the is the equivalent of a whispered conversation. B. Buermann noted that the project was well-
32 spaced away from other residences.

33
34 B. Irwin stated that he would like to see a decommissioning plan and a viewshed analysis with a balloon test
35 for the Fairfield Pond and surrounding roads in the application. The Committee discussed the size of the
36 towers and reviewed the images of the turbines. B. Buermann stated that these types of towers appeared to
37 come either with a woods camouflage color or a color that attempted to match cloud cover. The Committee
38 generally preferers that wind turbines be painted a color to blend with cloud cover.

39
40 *B. Buermann motioned to send a comment letter addressing the Committee's questions and concerns around*
41 *the decommissioning plan, viewshed analysis, and color of the facility. B. Irwin seconded. The motion carried.*

42
43
44 The Committee requested that the Regional Commissioners in a given municipality be notified when there is a
45 proposed project in that municipality.

1 **Section 248-BCAF GLC Solar LLC- 500 kW Net-Metered Solar**

2 Project Details: The project is a 500 kW net-metered solar facility to be located on Bellevue Carriage Road in
3 St. Albans, Vermont. The project is on a brownfields site. The project will require 2 acres of land clearing to
4 provide sunlight to the site. The area will be managed to allow for the growth of plants under 10' tall.
5

6 E. Klofft reviewed the draft project review sheet. While the applicant did not request priority site status, the
7 project is located in a brownfield, which does meet the goals of the Energy Plan. The project is located in the
8 St. Albans Headwaters. The project will have buffers for a Class II wetlands, stream and vernal pond on site.
9 Class III wetlands will be filled in, these have been found to have no significant function by the State. The
10 project will be fenced with a 7 foot fence. The applicant provided a decommissioning plan. The road the
11 project is located on is privately owned.
12

13 B. Irwin stated that he was in favor of the project because it was unlikely to create a large visual impact. A.
14 LaRocque stated that she was supportive of the project being on a brownfields site, as that is one of the siting
15 goals of the Energy Plan. B. Buermann agreed that the project seemed to have a relatively low visual impact.
16

17 *B. Irwin motioned that the project was in conformance to the Regional Plan and does not have a substantial*
18 *regional impact. b. Buermann seconded. The motion carried.*
19

20 **Updates**

21 E. Klofft provided an update on the New Cingular Wireless project in Fairfax. The applicant decided to
22 withdraw from the Section 248a process and no longer intends to build a tower at that site.
23

24 E. Klofft provided an update regarding the Committee's questions related to health and sanitation
25 requirements for water/wastewater. A representative from the Department of Health provided a response
26 stating that permits were only required if the property owner was serving food on site, caterers must have a
27 license, but the facilities they are contracted to work at are not licensed.
28

29 **Other Business**

30 None.
31

32 **Adjourn**

33 *B. Irwin motioned to adjourn. B. Buermann seconded. The Committee adjourned at 7:15.*