

1 PROJECT REVIEW COMMITTEE MEETING MINUTES

2  
3 WEDNESDAY, January 8, 2020

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5 The meeting of the Project Review Committee was held at Northwest Regional Planning Commission in  
6 St. Albans, VT. At 6:06 PM. A. LaRocque opened the meeting.

7  
8 ATTENDANCE:

9 Commission: Garrett, Harold  ; Speer, Neal ; Steen, Colleen ; Charron, Claude ; Irwin,  
10 William ; Voegele, Albin ; Buermann, Robert ; LaRocque, Alisha .

11  
12 Staff: T. Newton.

13 Guests: None.

14  
15 **Changes to Additions to the Agenda:**

16 None.

17  
18 **Public Comment**

19 None.

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21 **Minutes**

22 T. Newton noted that the October minutes contained an error. The Committee did not approve a  
23 motion finding that the AT&T Wireless application reviewed in October meets the definition of  
24 substantial regional impact or is in conformance with the Regional Plan. The Committee agreed that  
25 this motion did not occur and should be removed from the minutes.

26  
27 *C. Steen motioned to approve the minutes of the October 2019 meeting as amended. A. Voegele*  
28 *seconded. All in favor.*

29  
30 **Project Reviews**

31 **Section 248a – AT&T Wireless/Grand Isle Sheriff’s Department – 10 Island Circle, Town of Grand Isle**  
32 *Project Details: Section 248a - 60 Notice of Application – 180-foot wireless telecommunications tower.*

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34 T. Newton noted that the current proposal is in a different location than the application from October  
35 2019. B. Buermann noted that the applicant responded to all questions posed by NRPC regarding the  
36 previous application on Lover’s Lane in the current notice of application for the proposed facility  
37 located on Island Circle.

38  
39 B. Buermann stated that the project does not meet the fall distances required by the local zoning. The  
40 Committee reviewed the setbacks from the proposed tower to all property lines and the Sheriff’s  
41 Department building. B. Buermann noted that the land to the north of the facility is owned by the  
42 Town of Grand Isle. C. Steen asked about the local zoning regulations’ authority within the Section  
43 248a process. The Committee reviewed statute and found that the local zoning regulation could be  
44 the basis of the Town Planning Commission and Selectboard comments and those comments are

1 provided “substantial deference” in the Section 248a process. The local zoning regulations do include  
2 a regulation requiring that facilities have a “fall distance” at least equal to the height of the tower. T.  
3 Newton noted that it was his understanding that the proposed location is preferred by the Town and  
4 that the Sheriff’s Department will have an income from leasing the land for the wireless tower facility.  
5

6 T. Newton showed the Committee the viewshed analysis for the proposed facility. A. LaRocque  
7 reminded that Committee that US 2 is considered a scenic byway that there are specific rules about  
8 locating such facilities near scenic byways. The Committee noted that the proposed facility will not be  
9 seen from many vantage points located within 1 mile to the south. The proposed facility would be  
10 more visible from the north.  
11

12 The Committee determined that the project does not have substantial regional impact. The Committee  
13 decided to withhold making a decision regarding conformance with the Regional Plan until the balloon  
14 test had been completed and the full application has been submitted to the Committee.  
15

16 *C. Steen motioned to find that the project does not have a substantial regional impact. B. Buermann*  
17 *seconded. All in favor.*  
18

19 **Section 250 – Franklin Foods, Inc. – 68 East Street, Village of Enosburg Falls**

20 *Project Details: Act 250 – 14,500 sf warehouse addition, 9,900 sf plant addition, a 600 sf trucker*  
21 *lounge, and a 3,100 sf unloading addition with associated roadway and site improvements.*  
22

23 The Committee reviewed pre-application comments submitted to the applicant in July 2019. The  
24 Committee discussed the local review of the project and possible extension of Jayview Drive in the  
25 future. C. Steen stated that she did not understand how the facility could be expanding in such a way,  
26 yet would not increase truck traffic. The Committee agreed.  
27

28 T. Newton proposed that the Committee require a condition in the Act 250 permit that would require  
29 Franklin Foods truck traffic to utilize the Jayview Drive if it was extended in the vicinity of Franklin  
30 Foods in the future and the road was accepted by the Village of Enosburg Falls to be a public road. T.  
31 Newton reviewed goals and policies from the Regional Plan supporting this position. The Committee  
32 agreed to pursue, with the applicant, the inclusion of this condition in the Act 250 permit to ensure  
33 that the facility has an additional access point to VT Route 105 that would take truck traffic out of the  
34 village.  
35

36 *C. Steen motioned to find that the project does not have a substantial regional impact and is in*  
37 *conformance with the Regional Plan if the proposed condition is included in the Act 250 Permit. B.*  
38 *Buermann seconded. All in favor.*  
39

40 **Act 250 – Franklin County Industrial Development Corporation and Phil Lux – Benoit Drive, Town of**  
41 **St. Albans**

42 *Project Details: Act 250 – Subdivide a lot in an existing industrial park into three lots, construct a 6,000*  
43 *square foot manufacturing facility and 9,000 square foot industrial flex space on one lot, and construct*  
44 *a sidewalk to replace the previously proposed recreation path.*

1  
2 The Committee reviewed the project which is located in an existing industrial park. A. LaRocque asked  
3 to view the site plan with the north arrow pointed up. T. Newton provided an overview of the project  
4 and ANR's comments. C. Steen said she was pleased that the proposal included a sidewalk. T. Newton  
5 noted that the applicant will be required to re-delineate wetlands.

6  
7 *C. Steen motioned to find that the project conforms to regional plan and does not have a substantial*  
8 *regional impact. A. Voegele seconded. All in favor.*

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10 **Updates**

11  
12 T. Newton noted that at the last meeting A. LaRocque had requested that staff provide a better way to  
13 track both Act 250 and Section 248 projects overtime. B. Buermann suggested that staff provide a  
14 quarterly update on the status of projects. The Committee agreed that this was a reasonable approach  
15 that should be followed by future staff.

16  
17 T. Newton then reviewed the internal checklists used by staff to review projects before Committee  
18 meetings. The Committee agreed that the checklists should be reviewed at a future meeting by the  
19 Committee and future staff to ensure some joint training and understanding of how projects are  
20 reviewed. A. Voegele expressed that it would also be good to review draft decisions for net-metering  
21 solar facilities with both the Committee and the future staff member.

22  
23 **Adjourn**

24 *C. Steen motioned to adjourn. A. Voegele seconded. All in favor. The Committee adjourned at*  
25 *approximately 7:20 PM.*