

**NORTHWEST REGIONAL PLANNING COMMISSION
PROJECT REVIEW COMMITTEE MEETING**

WEDNESDAY, January 16, 2019

6 P.M.

**Northwest Regional Planning Commission
75 Fairfield Street
St. Albans, VT 05478**

- 1. Changes or Additions to the Agenda**
- 2. Public Comment**
- 3. Minutes** – review October minutes enclosed
- 4. Project Review** – see attached Business Report
- 5. Updates**

If you cannot attend the meeting, please call the Commission at 524-5958.

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Project Review Committee: Monthly Business Report

Month: January 2019

Project Reviews

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- 1) Project Type: Commercial - McDonalds/Pomerleau Project Location: 41 Jayview Drive, Village of Enosburg Falls Substantial Regional Impact: Yes ☐ No ☐ (If yes, Board action required)
- *Project Details:* Act 250 application – Addition of sidewalk, signage, and minor site amendments.
 - *Project Comments:*
 - *Conformance with Regional Plan: Yes ☐ No ☐*
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- 2) Project Type: Commercial – Franklin Park West, LLC/Mort Shapiro/Nissan of St. Albans Project Location: 4 Franklin Park West, Town of St. Albans Substantial Regional Impact: Yes ☐ No ☐ (If yes, Board action required)
- *Project Details:* Act 250 application – Gravel parking area.
 - *Project Comments:*
 - *Conformance with Regional Plan: Yes ☐ No ☐*
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- 3) Project Type: Industrial –Pleasant Valley Fuels, LLC Project Location: 1546 Richford Road, Town of Berkshire Substantial Regional Impact: Yes ☐ No ☐ (If yes, Board action required)
- *Project Details:* Act 250 application – Farm office buildings, above ground fuel tanks.
 - *Project Comments:*
 - *Conformance with Regional Plan: Yes ☐ No ☐*
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Staff Reviews

None

Board Action Necessary:

TBD

PROJECT REVIEW COMMITTEE MEETING MINUTES

WEDNESDAY, October 24 2018

The meeting of the Project Review Committee was held at the Swanton Village Complex in Swanton, VT. At 5:42 PM, A. LaRocque opened the meeting.

ATTENDANCE:

Commission: Garrett, Harold ☒; Speer, Neal ☒; Steen, Colleen ☒; Charron, Claude ☒; Irwin, William ☐; Jensen, Sylvia ☐; Voegele, Albin ☒; Lavoie, Ross ☐; LaRocque, Alisha ☒.

Staff: T. Newton.

Guests: None.

Changes to Additions to the Agenda:

N. Speer requested moving the Village of Swanton/Bourne's Energy project to the first project review. A. LaRocque requested moving the South Hero project to the second project review. She also requested moving the approval of minutes after the project reviews. T. Newton noted that the Yankee Corporation project in Georgia did not need to be reviewed since it was already approved by the District Commission. A. LaRocque also requested to add an item on the agenda about grid constraints in the region. The Committee agreed to make all these changes.

Public Comment

None.

Project Reviews

Village of Swanton and Bourne's Energy – 70 Lafar Street, Village of Swanton

Project Details: Act 250 application – Installation of an 18,000 gallon above-ground propane tank. The tank would be installed on a concrete pad surrounded by crushed stone. A 10' by 10' storage shed would also be constructed. The area would be surrounded by a 5' tall chain link fence. The fenced compound would also be utilized to store smaller propane tanks supplied to the residential market and for storage of related equipment.

N. Speer provided an overview of the project. He noted that VTTrans has said that a permit is required to cross the railtrail even though Swanton already crosses the railtrail to access Project 10, the natural gas peaking plant owned by VPPSA and operated by Swanton Electric. T. Newton also noted that the Agency of Natural Resources stated that a Wetland Permit would also be required for the project. The Committee discussed the merits of intervening in these issues. C. Steen stated that the Committee should restrict comments to conformance with the Regional Plan.

A. Voegele motioned to find that the project does not have a substantial regional impact and is in conformance with the Regional Plan. C. Steen seconded. All in favor.

1 **134 Ferry Road, LLC – 134 Ferry Road, Town of South Hero**

2 *Project Details: Act 250 application – Construction of a 7,884 sf repair shop for cars, boats, and farm*
3 *equipment along with a new parking area, driveway, and stormwater improvements.*

4
5 T. Newton noted that the Committee had reviewed this project already, but thought that the
6 Committee should reconsider the project, specifically conformance with Criterion 9(L). N. Speer also
7 noted the discrepancy with the VTrans 1111 Permit and T. Newton noted the discrepancy with the
8 State Water/Wastewater Permit. The Committee discussed Criterion 9(L). T. Newton noted that there
9 were several ways the project could be changed to better meet the Criterion. The Committee
10 reviewed the applicant's responses to the application questions about Criterion 9(L). A. Voegelé stated
11 that screening could be included to better screen the structure from the road. C. Steen stated that she
12 thought the Committee should just request additional information from the applicant about the
13 project's conformance with Criterion 9(L). The Committee agreed. The Committee did not make any
14 actions regarding substantial regional impact or conformance with the regional plan.

15
16 **Berkshire Sand and Gravel, LLC – Water Tower Road, Town of Berkshire**

17 *Project Details: Act 250 application – Expansion of existing sand/gravel site and addition of a wash*
18 *plan.*

19
20 T. Newton noted that the District Commission has not made any progress on this application and
21 wondered if had not yet been deemed complete. C. Charron noted that this project had not yet been
22 approved by the Berkshire DRB. C. Steen asked how far structures are from the extraction site. T.
23 Newton stated that the nearest structure is located well over 1000 feet away from the site. H. Garrett
24 noted the project is pretty remote. A. Voegelé stated that the applicant may have to reapply if not all
25 the appropriate materials are submitted to the District Commission. The Committee decided to wait
26 until more information is submitted before making action on this project.

27
28 **Grid Constraints**

29 A. LaRocque stated that the Rainville Solar project in Fairfield applied for their interconnection permit
30 with Green Mountain Power and the applicants were told that the project could only be half of the
31 originally proposed size due to grid constraints. A. LaRocque asked the Committee if there was any
32 way the Project Review Committee could help applicants like Mr. Rainville better understand where
33 grid constraints are located in the region to ensure transparency. T. Newton noted he asked the
34 project developer, Catamount Solar, about grid constraints during a Committee meeting in the Spring
35 of 2018 and was assured by Catamount Solar that Green Mountain Power had determined there
36 weren't any grid restrictions in the vicinity. C. Steen noted that the RPC can't really provide more
37 information than Green Mountain Power. The Committee agreed that it couldn't likely provide
38 applicants with any real information about grid constraints in the region and that this issue should be
39 left to the applicant and the utilities

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41 A. LaRocque requested an update on SHEI and a review of the new net-metering rules in the future.
42
43
44

1 **Minutes**

2 *H. Garrett moved to accept September minutes as written. C. Steen seconded. A. Voegele abstained but*
3 *the remainder voted in favor. Motion passed.*

4
5 **Adjourn**

6 *H. Garrett motioned to adjourn. C. Charron seconded. All in favor. The Committee adjourned at*
7 *approximately 6:34 PM.*

DRAFT