

1 POLICY/PROJECT REVIEW COMMITTEE MEETING MINUTES

2
3 WEDNESDAY, September 26, 2018

4
5 The meeting of the Policy/Project Review Committee was held at Northwestern Medical Center in St.
6 Albans, VT. At 5:37 PM, A. LaRocque opened the meeting.

7
8 ATTENDANCE:

9 Commission: Garrett, Harold ; Speer, Neal ; Steen, Colleen ; Charron, Claude ; Irwin,
10 William ; Jensen, Sylvia ; Voegele, Albin ; Lavoie, Ross ; 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 *W. Irwin moved to accept July minutes as written. N. Speer seconded. All in favor.*

23
24 **Co-Chair**

25 *A. Voegele motioned to nominate W. Irwin as Vice Chair of the committee. C. Steen seconded. All in*
26 *favor. W. Irwin accepted the position.*

27
28 **Project Reviews**

29 **IntegratedNRG – Dewing Road, Town of Franklin**

30 *Project Details: Section 248 -150 kW net-metering solar facility. Applicant is seeking “preferred site”*
31 *designation.*

32
33 T. Newton noted the history behind the project and noted that the applicant had to reapply because
34 their original application had lapsed. S. Jensen asked about the other solar facilities located in the
35 vicinity that were mentioned in the application. T. Newton noted that there was an existing, smaller
36 facility located on the subject property already. W. Irwin asked about the utility service area and the
37 infrastructure in the vicinity. T. Newton noted Vermont Electric Cooperative is the electric utility in
38 Franklin and that three-phase distribution lines are located adjacent to the project.

39
40 *W. Irwin motioned for preferred site and conformance with renewable energy goals in regional plan. C.*
41 *Steen. All in favor.*

42
43 **Berkshire Sand and Gravel, LLC – Water Tower Road, Town of Berkshire**

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

3
4 T. Newton gave an overview of the project. S. Jensen noted that the project can't be seen from Water
5 Tower Road. The Committee reviewed the site plan and contours of the area where the sand
6 extraction is taking place. A. LaRocque noted that stormwater collected on-site will be recycled and
7 used in the wash plan. The Committee tabled discussion on this project until their October meeting.
8 W. Irwin requested additional information about the local decision and local conditions of approval.

9
10 *S. Jensen motioned to tabled further discussion on the project to the October meeting. Seconded by W.*
11 *Irwin. All in favor.*

12
13 **134 Ferry Road, LLC – 134 Ferry Road, Town of South Hero**

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

16
17 S. Jensen asked about the location of the project on VT 314. A. LaRocque noted that the project's
18 wastewater system would be located in Grand Isle. C. Steen asked about the number of curb cuts and
19 the project traffic analysis. T. Newton said the site plan indicated two curb cuts on VT 314: one existing
20 and one new cut. W. Irwin and A. LaRocque asked about stormwater management. T. Newton said the
21 project was under the 1-acre threshold and didn't require an operational stormwater permit per the
22 application. The Committee agreed that the applicant should consider getting a permit now since
23 they're so close to the 1-acre threshold. The Committee was encouraged by the placement of a rain
24 garden at the rear of the property. The Committee noted that the project was sited closer to the road
25 than other permit applications on VT 314 that had been submitted in the past which may help with
26 conformance with Criteria 9L. A. LaRocque asked to review the lighting plan. The Committee reviewed
27 the lighting and landscaping plans and found them sufficient.

28
29 *S. Jensen motioned to find that the project does not have a substantial regional impact and is in*
30 *conformance with the regional plan. C. Steen seconded. All in favor.*

31
32 **Yankee Corporation – 175 Yankee Park Road, Town of Georgia**

33 *Project Details: Act 250 application – 4-lot industrial park with four warehouses.*

34
35 T. Newton provided an overview of the project and noted its local approval. A. LaRocque asked about
36 the location of wetland near the project. T. Newton noted that the project would be subject to the
37 Shoreline Protection Act because of its situation on Lake Arrowhead. The Committee discussed the
38 project's size and reviewed the definition of substantial regional impact in the Regional Plan. T.
39 Newton reviewed how the municipal trail on the property would be utilized and where the town would
40 be granted an easement for future sidewalk on VT 104a.

41
42 *W. Irwin motioned to find that the project will have a substantial regional impact and is in conformance*
43 *with the regional plan. C. Steen seconded. All in favor.*

1 **Village of Swanton and Bourne’s Energy – 70 Lafar Street, Village of Swanton**

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

7
8 A. LaRocque noted that the full Board meeting would be starting in a few minutes. T. Newton noted
9 that comments from several state agencies about additional application requirements would mean
10 that the project could be reviewed by the Committee in October.

11
12 *W. Irwin motioned to tabled further discussion on the project to the October meeting. Seconded by C.*
13 *Steen. 4 in favor. N. Speer opposed.*

14
15 **Staff Reviews**

16 T. Newton provided a brief overview of one minor Act 250 projects proposed in South Hero.

17
18 **Adjourn**

19 *W. Irwin motioned to adjourn. S. Jensen seconded. All in favor. The Committee adjourned at*
20 *approximately 6:31 PM.*