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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 6:05 PM, A. LaRocque opened the meeting.

8 ATTENDANCE:

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

2 Staff: T. Newton.

3.3 Guests: None.

5 **Changes to Additions to the Agenda:**

6 None.

8 Public Comment

9 None.

1 Minutes

2 *W. Irwin moved to accept October minutes as written. N. Speer seconded. All in favor.*

Project Reviews

5 McDonalds/Pomerleau – Jayview Drive, Village of Enosburg Falls

16 *Project Details: Act 250 Minor Amendment – addition of sidewalk, signage and minor site amendments.*

8 T. Newton noted that an administrative permit for this property has already been issued. T. Newton
9 noted that there is a condition from a previous Act 250 permit requiring a crosswalk across VT 105. He
10 also noted the Village's efforts to construct a sidewalk on the north side of VT 105 via funding from the
11 VTrans Bicycle and Pedestrian Grant program. Lastly, he noted that he had spoken to the District
12 Coordinator and decided to file a letter with the District Commission reminding the applicant of the
13 crosswalk condition from the previous Act 250 permit and encouraging the applicant to work with the
14 Village and VTrans to ensure installation of the crosswalk.

6 A. LaRocque asked about the location of the required crosswalk. T. Newton noted that the site plan
7 from the 1999 Act 250 permit was not specific about the location of the crosswalk within the
8 intersection. The Committee reviewed the Regional Land Use map and the transportation section of
9 the Regional Plan. W. Irwin questioned if there should be sidewalk along both sides of VT 105 along
10 the frontage with the McDonalds property. A. Voegelé suggested a crosswalk in alternative locations
11 closer to the Rec Fields. The Committee discussed the merits of these suggestions and decided to
12 endorse staff's approach.

Franklin Park West, LLC/Mort Shapiro/Nissan of St. Albans – 4 Franklin Park West, Town of St. Albans
Project Details: Act 250 application – Expansion of gravel parking area.

S. Jensen asked about stormwater management in the vicinity of the project. The Committee reviewed the stormwater management plan onsite and within the entire PUD.

T. Newton reviewed past recommendations of the Committee in Franklin Park West related to sidewalk. The Committee then reviewed language in the Regional Plan requiring sidewalks in the project location and the conflict with the St. Albans Town Sidewalk Plan.

A. Voegelé noted the Town's position and the multi-use path that was permitted as a part of the original Act 250 permit for Franklin Park West, but not yet constructed. W. Irwin noted the language in the Regional Plan was clear and A. LaRocque noted the prior NRPC recommendations and Act 250 decision in Franklin Park West. T. Newton noted the presence of water and sewer in the area and the zoning regulations in St. Albans Town which allow for relatively dense development. A. LaRocque asked the Committee if members were comfortable with a roll call vote on any motion related to this project. The Committee agreed.

W. Irwin motioned to find that the project does not have a substantial regional impact and does not conform to the Regional Plan due to the lack of proposed sidewalks for the property which is located within the Regional Growth Area. N. Speer seconded.

Roll Call

N. Speer – in favor

S. Jensen – in favor

A. Voegelé - against

W. Irwin – in favor

A. LaRocque – in favor.

Motion Carried.

Pleasant Valley Fuels, LLC – 1546 Ferry Road, Town of Berkshire

Project Details: Act 250 application – Farm office buildings, above ground fuel tanks.

T. Newton reviewed the history of the project. The Committee reviewed the site plan. S. Jensen stated that Pleasant Valley Fuels, LLC had purchased McCallister Fuels which had been located in Richford and provides fuel to residential customers off-site. W. Irwin asked about fuel containment and safety. A. LaRocque noted that site photos were available online and the Committee examined them.

W. Irwin motioned to find that the project does not have a substantial regional impact and is in conformance with the regional plan, but asked that staff follow up to ensure that the project is in conformance with State of Vermont Division of Fire Safety regulations. N. Speer seconded. All in favor.

1 **Updates**

2 T. Newton provided a brief overview of the Berkshire Sand and Gravel and the Village of
3 Swanton/Bourne's Energy Act 250 applications. Neither application has moved forward since October
4 2018. T. Newton also provided an update on the Richardson/Ferry Road, LLC Act 250 application in
5 South Hero for which the District Commission has yet to issue a written decision.

6
7 The Committee discussed the ongoing issues in the region related to development of new renewable
8 energy facility development due to grid capacity issues.

9
10 **Adjourn**

11 *W. Irwin motioned to adjourn. S. Jensen seconded. All in favor. The Committee adjourned at*
12 *approximately 7:45 PM.*