

PROGRAM/PROJECT REVIEW COMMITTEE MEETING MINUTES

WEDNESDAY, MARCH 11, 2009

The meeting of the Policy/Project Review Committee was held at the Northwest Regional Planning Commission office. At 5:32 PM, M. Guernsey opened the meeting.

ATTENDANCE:

Commission: Beaderstadt, Andrea ; Garrett, Harold ; Guernsey, Michael ; Howrigan, Patrick ; Kade, Barry ; Kittell, William ; Lambert, John ; Leach, Christopher ; Peirce, David ; Roberge, Richard ; Speer, Neal ; Steen, Colleen ; Charron, Claude ; Manning, Bob .

Staff: G. Brunswick.

1) **Minutes.** M. Guernsey asked for comments on the February meeting notes.

C. Steen made a motion to accept the December meeting notes, with the correction of a spelling error of the word de minimus. H. Garrett seconded. Motion passed.

2) **Staff Updates.**

- **Handy Car Dealership Parking Lot, St. Albans Town.** Brunswick updated the Committee on a proposal for an additional automobile display area to be added to the existing Handy Auto Dealership at Franklin Park West near Exit 20. The display area will have a 306 car capacity and be gravel, adding 2.62 additional acres of impervious surface. Brunswick noted that she does not see a conflict with the Regional Plan, but the Committee could recommend low impact development techniques.
- **Cell Panels, Georgia.** Brunswick updated the Committee on a proposal for 3 cellular phone service panels to be located on an existing cell tower off Bovat Road in Georgia. Brunswick noted that she does not see a conflict with the Regional Plan.
- **7 Lot Subdivision, St. Albans Town.** Brunswick updated the Committee on a proposal to subdivide 10.25 acres into 7 lots off Brigham Road in St. Albans Town. Lot 1 has an existing day care business located on it. The remaining 6 lots are proposed for single family homes access by 3 shared driveways off Brigham Road. Three septic systems will serve 2 single family dwellings each. Agricultural mitigation has already been served under the pre-existing Act 250 permit. Brunswick does not see a conflict with the Regional Plan. It was noted that the accesses off Brigham Road should all be shared, especially since the nearby intersection is busy.

C Steen moved to send letters that explain the NRPC does not find a conflict with the Regional Plan for the Handy Car Dealership Parking Lot in St. Albans Town, the 3 cell in Georgia, and the 7 lot subdivision in St. Albans Town, with the addition of the following comments:

- *The Committee recommends that the Handy Dealership incorporate low impact development techniques into its stormwater plan for the new parking lot.*
- *The Committee recommends that access to the proposed 6 new single family homes off Brigham Road in St. Albans Town be shared by all 6 homes.*

H. Garrett seconded. Motion passed. 1 abstention by B. Kittell.

3) **Project Review**

- **Vaillancourt Transport, LLC, Enosburg Falls.** Brunswick updated the Committee on the proposal for a trucking business in the Enosburg Falls Industrial Park. It will include a 8,640 square foot building for office and repair and a truck parking lot. While project is in Agricultural Resource Lands, it is in a permitted Industrial Park, where the Regional Plan supports industrial development. The Committee discussed that this will be good business for Enosburg Falls.

A. Beaderstadt moved that the Committee send a letter explaining that the NRPC does not find the Vaillancourt Transport business to have a conflict with the Regional Plan. C. Charron seconded. Motion passed.

- **Deso Subdivision, Alburgh.** Brunswick updated the Committee on the status of the Deso project. They came in for partial approval under Criterion 9B, impacts to primary agricultural soils over the summer and the Committee submitted comments on that application. The Comments were more comprehensive than agricultural soils, recommending sidewalks and road connectivity. The proposal now includes sidewalks on one side of the proposed road, but there are no sidewalks on Lake Street, leaving a gap between the project and existing sidewalks on Main Street. The layout of streets in the project has not changed, there remains the existing loop road, with another loop road on top of it, and a short dead end off the loop road. The Committee discussed the sidewalks proposed in the project. They agreed that sidewalks should be installed on Lake Street to provide better pedestrian accessibility. The Committee discussed the stormwater design and wondered whether the pond should be designed for greater than the 10 year storm since it would be discharging very close to the Lake. The Committee agreed that their earlier comment on road connectivity still holds, to provide better circulation and efficiency within the growth center. The Committee discussed that aside from these comments the project is within the growth center and providing affordable housing; however, this is all the more reason it should be well designed in accordance with the principles of growth centers.

C. Steen moved to send a letter explaining that the NRPC does not find a conflict with the Regional Plan with the comments discussed, including on road connectivity, sidewalks, and stormwater. N. Spear seconded. Motion passed.

- **Wagon Wheel Redevelopment, St. Albans Town.** Brunswick updated the Committee on the status of the Wagon Wheel redevelopment. The Act 250 public hearing is next week on the 18th and she will be attending. VTRANS has not reviewed the traffic impact study yet, so Brunswick anticipates that the hearing may be recessed until further information is submitted, giving the Commission time to submit further testimony.

Brunswick reviewed the general layout of the redevelopment into a convenience store and Denny's restaurant with the Committee. The Committee discussed the need for improvements at the Intersection of Route 104 and the St. Albans Interstate Access Highway. Guernsey explained that the current proposal is for an additional westbound turn lane and he is not sure whether this will be acceptable to VTRANS. This improvement would be a small fraction of the cost of a round-a-about and therefore difficult to require cost sharing funds towards installation of a round-a-bout rather than mitigation with a turn lane. The original proposal of a northbound turn lane would have required improvements to the signalization infrastructure and about ½ the cost of a round-a-bout. The Committee agreed that more information is needed to determine the best way to proceed.

The Committee discussed the proposal for a crosswalk on Route 104 to the Collins Perley Sports Center, which is noted in the application but not on the site plan. The Committee agreed that, while a crosswalk is favorable, more information is needed on how a crosswalk will be installed safely.

M. Guernsey reviewed the Committee's comments, which included concern of pedestrian accessibility on Route 104 and a recommendation for a cost-share solution to getting a round-a-bout installed at the Route 104/SASH intersection, but need more information from VTRANS before extensively commenting on the issue.

The Committee discussed whether the project has substantial regional impact. Brunswick reviewed the criterion relating to this project:

Significantly enhance or impact (beyond anticipated growth rates) important regional services or service areas by completing or necessitating their expansion, extension or relocation. Important regional services or service areas include, but are not limited to, for example: public safety, transportation services, central business districts and village centers, education, health care, and recreation.

The Committee agreed that the project probably meets this criteria for its impacts to the 104/SASH highway and that the Board should ratify the Committee's comments at the end of the month. She proposed that the Committee decide on preliminary comments tonight that can be submitted for the hearing. The Board can then approve them or submit further testimony at the end of the month.

C. Steen moved to authorize G. Brunswick to submit testimony on the Wagon Wheel redevelopment project at the Act 250 hearing based on the comments discussed tonight, including on pedestrian accessibility and a cost share solution to a round-a-bout. C. Charron seconded. Motion passed.

- 4) Other Business.** M. Guernsey will not be here for the Board meeting at the end of the month and therefore cannot give Committee report. H. Garrett agreed to give the Committee report. Brunswick will provide a narrative and project updates will be included in the Business Report.

N. Spear moved to adjourn. Adjourned at 6:54