

1 PROJECT REVIEW COMMITTEE MEETING MINUTES

2 Wednesday, February 8, 2023

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4 The meeting of the Project Review Committee was held remotely. Chair B. Buermann called the meeting to
5 order at 6:00 PM.

6
7 ATTENDANCE:

8 Commission: Scholten, Marietta ; Demars, Howard ; Voegele, Albin ; Buermann, Robert ; Waite,
9 Kirk

10
11 Staff: Emily Klofft.

12
13 Guests: Chris Galipeau, Skip Vallee, Shaun Robinson

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

16 B. Buermann proposed moving the R.L. Vallee Alburgh project the beginning of the Project Reviews because
17 the applicants were in attendance.

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19 **Public Comment**

20 None.

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22 **Minutes**

23 *A. Voegele motioned to approve the minutes. M. Scholten seconded. The motion carried.*

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25 **Project Reviews:**

26 **Act 250- R. L. Vallee Inc,**

27 *Project Details:* New 5,100 sq. ft. convenience store, two new canopies for gas MPDs, expansion of
28 overnight truck parking area at 232 US Route 2 South in Alburgh.

29
30 E. Klofft reviewed the site plan and draft project review sheet. The project is located at the intersection of VT
31 Route 78, US Route 2 and Town Highway 4. The project is not in an existing area of mixed use development
32 but is a redevelopment of an existing developed site. 2 acres of prime agricultural soils will be impacted. There
33 will be one new curb cut on Town Highway 4 but an increase in traffic is not expected. E. Klofft stated that no
34 electric vehicle charging infrastructure was proposed.

35
36 C. Galipeau clarified that three electric vehicle chargers were proposed to be added to the site. He stated that
37 the majority of prime agricultural soils impact were due to the new stormwater management system and
38 wastewater requirements. While the land would not be able to be used for farming, it will remain a field.

39
40 B. Buermann asked what type of electric chargers would be included. S. Vallee stated that they installed Tier 2
41 chargers in St. Albans, and that they had not selected chargers for this project but hoped to use fast chargers.

42
43 B. Buermann stated that currently, traffic at the intersection is a concern. C. Galipeau stated that project
44 attempts to improve the circulation on site by narrowing the curb cut on Town Highway 4.

1 B, Buermann asked if the barn on site could be salvaged. S. Vallee stated that the barn had been evaluated but
2 there was too much rot for it to be salvaged.

3
4 *M. Scholten motioned to find that the project is in conformance with the Regional Plan and does not constitute*
5 *a substantial regional impact. A. Voegele seconded. The motion carried.*

7 **Act 250- Town of Highgate**

8 *Project Details:* Extension of municipal water and sewer infrastructure to the Franklin County Airport,
9 including a new pump station, a gravity collection sewerline and a sewer force main.

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11 E. Klofft stated that for the purposes of transparency she is contracted to work with the Town on their Town
12 Plan but was not involved with this project specifically. E. Klofft reviewed the project map and draft project
13 review sheet. The project is infrastructure expansion to support industrial and commercial development near
14 the Franklin County Airport. The project will maintain a 50-ft buffer from nearby streams, but will have some
15 wetlands impacts. The majority of the project will be in the ROW and VT 78 will not be closed at any point
16 during construction.

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18 The Committee discussed the potential regional impacts of the project. A. Voegele state that the project
19 would support future commercial & industrial development that could have a substantial impact on the
20 region.

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22 *A. Voegele motioned to find that the project is in conformance with the Regional Plan and does constitute a*
23 *substantial regional impact. M. Scholten seconded. The motion carried.*

24 **Act 250- LSF Forest Products, LLC**

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26 *Project Details:* 1) Construction of a new lumber storage shed, (2) construction of a new ±7,200 square
27 foot lumber mill addition to the existing sawmill, (3) conversion of an existing barn for future
28 processing, (4) expansion of mill yard and stockpile areas, and (5) other stormwater, wetland, and truck
29 access improvements.

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31 E. Klofft reviewed the draft project review sheet. The project is in the conservation & forest resource planning
32 area but is related to a forestry use. The project will increase the number of one-way trips from 4 per day plus
33 5 log deliveries a week to 20 trips a day. ANR submitted concerns about impacts to stream corridor.

34
35 B. Buermann stated that the project seemed to be an appropriate location for a sawmill. He stated that he felt
36 ANR was best equipped to handle any potential concerns with the stream corridor. H. Demars stated that the
37 increase in traffic could potentially be an impact.

38
39 *H. Demars motioned to find that the project is in conformance with the Regional Plan and does not constitute a*
40 *substantial regional impact. A. Voegele seconded. The motion carried.*

41 **Section 248a- Industrial Tower and Wireless**

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43 *Project Details:* Application for construction of a 140' tower and associated infrastructure in Enosburgh,
44 VT.

1 E. Klofft provided an update on the hearing for the project. The Department of Public Service submitted an
2 independent analysis that found the project had an adverse impact, but that the impact was not undue due to
3 the common nature of such towers and rural areas and the lack of a clear community standards. The
4 neighbors of the project argued that the tower could be shorter while still preserving the applicant's service.
5 The applicant argued that its height was necessary and that the tower provided a public service benefit by
6 allowing emergency services. The Committee briefly discussed the update.
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8 **Staff Reviews**

9 None.
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12 **Updates**

13 E. Klofft stated that ANR had submitted comments regarding natural resource impacts to the Highgate Airport
14 Industrial Park, LLC project.
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18 **Commissioner Announcements**

19 None.
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21 **Adjourn**

22 *M. Scholten motioned to adjourn. A. Voegele seconded. The motion carried. The Committee adjourned at 6:41*
23 *PM.*
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