

PROJECT REVIEW COMMITTEE MEETING MINUTES
Wednesday, September 13, 2023

The meeting of the Project Review Committee was held remotely. Chair B. Buermann called the meeting to order at 7:01 PM.

ATTENDANCE:

Commission: Scholten, Marietta ; Demars, Howard ; Buermann, Robert ; Irwin, William ; Garrett, Harold

Staff: Emily Klofft.

Guests: David Goodrich (Westview Condominium Development, LLC)

Changes or Additions to the Agenda:

None.

Public Comment

None.

Minutes

M. Scholten motioned to approve the minutes of the June 2023 meeting. H. Garrett seconded. The motion carried with one abstention.

Project Reviews:

Act 250- Westview Condominium Development, LLC

Project Details: Construction of four 3-unit condominium buildings on an existing 1.07 acre parcel adjacent to the existing Westview Condominium Development.

E. Klofft reviewed the site plan and draft project review sheet. The project is located just outside of the growth center in St. Albans Town on a 1-acre parcel in front of an existing housing development. The project has an expected 70 daily trips, there is no sidewalk or bike lane along Route 7. The project is located on a 1 acre lot, with .46 acres of impervious surfaces. The school impact questionnaire notes that the school is at capacity.

D. Goodrich clarified that the project was expected to be affordable units, which he would rent out. B. Buermann asked if the units' garages would have the wiring for electric vehicle chargers. D. Goodrich said he was considering it, and he could add a junction box that would allow for future electric vehicle charging.

B. Irwin asked about the scale of the school impacts. E. Klofft stated that according to the Act 250 application, the project would have 6.8 children. D. Goodrich stated that the project would be mainly 2- and 3-bedroom units, and that he believed they would have less school-aged children than if it was developed as single family homes.

1 H. Garrett stated that he appreciated that the development was filling in existing space, rather than
2 developing in an undeveloped area.

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4 E. Klofft noted that there was no sidewalk along Route 7. D. Goodrich stated that the access road is a dead-
5 end with slow enough traffic to accommodate walking & biking. The existing sidewalk along Route 7 ends 1 lot
6 prior to the development. B. Irwin stated it would be beneficial for the sidewalk to extend to the
7 development, although he understood it was not on the applicant's parcel. M. Scholten asked how far the
8 development was from the elementary school. D. Goodrich stated that it was about 1 mile, but that the school
9 bus picked children up from the development. D. Goodrich stated that he would be willing to work with the
10 Town and adjacent parcel owner if there was interest in extending the sidewalk in the future. B. Buermann
11 stated that US Route 7 was state-controlled and this might add complexity to adding a sidewalk.

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13 E. Klofft reviewed the definition of substantial regional impact. The project has less than 25 units, which is the
14 substantial regional impact threshold for housing developments in St. Albans Town outside of the growth
15 center.

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17 *B. Irwin motioned to find that the project is in conformance with the Regional Plan and that it does not*
18 *constitute a substantial regional impact. H. Garrett seconded. M. Scholten proposed a friendly amendment to*
19 *add a condition that the project would include junction boxes in the garage to allow for the addition of an*
20 *electric vehicle charger in the future. B. Irwin accepted the amendment. The motion carried.*

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22 **Act 250- Alburgh Family Clubhouse, Inc**

23 *Project Details:* Construction of 5,000 square foot childcare center of Missile Base Road in Alburgh.

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25 B. Buermann stated that due to the timing of the project, staff had reviewed the project and submitted a
26 comment letter prior to the meeting, and the Committee would have to determine whether or not to endorse
27 that comment letter.

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29 E. Klofft stated that she had a potential conflict of interest regarding this project because she had worked with
30 the applicant on managing grants. Catherine Dimitruk completed the staff review and wrote the comment
31 letter. E. Klofft reviewed the completed staff review, site plan and comment letter. The project comment
32 letter found the project in conformance with the Regional Plan, the project has a substantial regional impact
33 based on the number of employees.

34
35 H. Garrett asked how far the project was from the old missile base. B. Buermann stated it was relatively far. H.
36 Garrett stated he was concerned about a potential safety issue with the missile base if it was not fenced off. E.
37 Klofft noted that the project playground was fenced.

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39 *H. Garrett motioned to confirm the comment letter that found the project in conformance with the regional*
40 *plan. M. Scholten seconded. The motioned carried.*

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42 **Staff Reviews**

43 **Act 250- R.L. Vallee (#6F0014-4) Georgia, VT**

44 E. Klofft stated that the project was primarily replacing underground fuel tanks at an existing gas station in Georgia.
45 ANR had reviewed the project and included conditions to protect water quality. The project is not of substantial
46 regional impact.

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Section 248a- Verizon Wireless, 61 S. Main Street, Montgomery

E. Klofft stated that the project is adding co-located telecommunications equipment to an existing silo. The project is not a substantial regional impact because it is co-located on an existing silo.

Updates

E. Klofft provided an update that there were ongoing filings related to the renewable attributes of the Bellevue RNG project. She stated that these filings did not address issues related to the Regional Plan or Regional Energy Plan and therefore no follow-up action is required.

B. Buermann noted that the Communications Union District had signed a partnership to expand broadband access in the region.

Commissioner Announcements

None.

Adjourn

M. Scholten motioned to adjourn. B. Irwin seconded. The motion carried. The Committee adjourned at 7:43 PM.

