

1 PROJECT REVIEW COMMITTEE MEETING MINUTES

2 Wednesday, February 14th, 2024

3
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 ; Buermann, Robert ; Irwin, William ; Garrett,
9 Harold

10
11 Staff: Emily Klofft.

12
13 Guests: None.

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

16 None.

17
18
19 **Public Comment**

20 None.

21
22
23 **Project Reviews:**

24
25 **Section 248- Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless (“Verizon”)**

26 *Project Details:* 60-day notice for co-location of telecommunications equipment on an existing tower- project
27 will result in tower extending from 110’ to 120’ AGL.

28
29 E. Klofft reviewed the project location and permit images. The tower will extend 10’ above the existing. E.
30 Klofft asked the Committee to decide whether the full project should be reviewed by the Committee or be
31 reviewed by staff.

32
33 M. Scholten noted that the site included a generator and questioned if there were more environmentally
34 friendly options than diesel. E. Klofft noted that diesel was most common in telecommunications applications
35 seen by the Committee, but that at least one site had proposed a battery storage system.

36
37 B. Irwin stated that co-location is preferred to a new tower. He stated that this monopole design was less
38 visually obtrusive than lattice towers. H. Demars stated that while neither was aesthetically pleasing, this
39 design had less impact.

40
41 B. Buermann stated that it would be useful to have some images or visualizations of the tower with additional
42 expected height for the full application.

43
44 The Committee discussed the generator. B. Irwin stated it would be useful to know whether the generator
45 would be tested during business hours or not as well as average dB level. H. Demars agreed.

1 *B. Irwin moved to ask the applicant 1) to provide images of the expected visual impact, 2) the times in which*
2 *generator tests would be run, 3) average dB of the generator at the property line. M. Scholten seconded. The*
3 *motion carried.*

4
5 **Act 250- South Alburgh Fire District No.2 (SAFD2)**

6 *Project Details: Roughly 8 miles of waterline extension in South Alburgh with associated chlorine injection*
7 *building.*

8
9 E. Klofft showed the project map and reviewed the draft project review sheet. The project has stream and
10 wetlands impacts, and the applicant is proposing using horizontal drilling and working in drier seasons to
11 reduce impacts to these areas. The project involves expansion of water infrastructure into a rural area. It will
12 replace existing well and direct lake water sources for seasonal and residential homes, some of whom have
13 water quality issues currently.

14
15 H. Demars had concerns about ensuring environmental standards were upheld given the significant amount of
16 wetlands in the area. H. Demars noted that this project could spur new development in the area. H. Demars
17 asked about possible impacts to archeological resources in the project area. E. Klofft reviewed the project's
18 archeological report, directional drilling will be used to minimize impacts to archeological resources.

19
20 B. Irwin stated that this was a large project for a small amount of people and may lead to further
21 development. He stated that the project would likely have a significant local impact but did not have regional
22 impact.

23
24 *H. Demars motioned to find the project in conformance with the Regional Plan and that it does not have a*
25 *substantial regional impact. B. Irwin seconded. The motion carried.*

26 **Act 250- Village of Enosburg Falls**

27 *Project Details: 1,200 feet of new and replacement sidewalk from Elm Street to Public Safety Building.*

28
29 E. Klofft showed the project map and draft project review sheet. E. Klofft stated that the project required an
30 Act 250 permit because the underlying parcel has an Act 250 permit. The project would expand sidewalks
31 from Enosburg Falls Village downtown to the baseball fields located to the side of the Public Safety Building.
32 The project is in the subregional growth center where sidewalks are required for new development.

33
34 B. Irwin stated that the project would be great to encourage healthy streets and healthy people.

35
36 *B. Irwin motioned to find the project in conformance with the Regional Plan and that it does not have a*
37 *substantial regional impact. M. Scholten seconded. The motion carried.*

38
39 **Updates**

40 E. Klofft stated that the final schedule for the Howrigan Wind Project was still in the process of being
41 determined.

42
43
44 **Commissioner Announcements**

45 None.

1
2
3
4

Adjourn

H. Demars motioned to adjourn. B. Irwin seconded. The motion carried. The Committee adjourned at 6:43 PM.

DRAFT