

1 PROJECT REVIEW COMMITTEE MEETING MINUTES

2 Wednesday, April 10, 2024

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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 6:04 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: Peter Mazurak (Tyler Stanislas Sand Pit), Tyler Stanislas (Tyler Stanislas Sand Pit), Jim Muir (Bullis
14 Savage View Farm)

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16 **Changes or Additions to the Agenda:**

17 B. Buermann suggested adding minutes to the agenda after project reviews. The Committee agreed.

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19
20 **Public Comment**

21 None.

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23
24 **Project Reviews:**

25 **Act 250: Northwestern Counseling and Support Services**

26 *Project Details:* Demolish the existing structure down to the foundation to remain. Construction of a new
27 small assisted living facility building on the existing foundation.

28
29 E. Klofft reviewed the draft project review sheet for the project. The project is a replacement of an existing
30 structure at the Hawks Nest complex in St. Albans Town. The project is a replacement of an existing facility on
31 the same foundation, therefore there are no natural resource concerns. The project is visually similar to the
32 existing facility. She noted that the project did not have an electric vehicle charger proposed. The site does
33 have an existing sidewalk to public transit stop and downtown, although the curb cut is far from the building
34 entrance.

35
36 B. Irwin stated that in general, the Committee should encourage installation of electric vehicle charging
37 infrastructure. H. Garrett noted that for local projects in Swanton, the DRB required the wiring be installed,
38 and that this was generally not a large expense for an applicant. M. Scholten stated that the Committee had
39 required an applicant to install appropriate wiring in a past project in St. Albans Town.

40
41 B. Buermann stated that the applicant should be encouraged to add curb cuts and sidewalks closer to the
42 project entrance, and that it would be good to have a bus stop at the Hawk's Nest rather than requiring
43 residents to go to the hospital stop.

1 *B. Irwin motioned to find that the project is not of substantial regional impact and is in conformance with the*
2 *Regional Plan, with a comment to encourage the applicant to incorporate electric vehicle charging*
3 *infrastructure, additional sidewalks and a bus stop on-site. M. Scholten seconded. The motion carried.*
4

5 **Act 250- Tyler Stanislas Sand Pit, LLC**

6 *Project Details:* Application for an amendment to 6F0221-1 for continued operation of an existing sand
7 extraction pit. This application is a result of a Notice of Alleged Violation, case No. 2024_007.
8

9 E. Klofft reviewed the draft project review sheet. In terms of natural resource impacts the project is in an area
10 noted as a rare, threatened and endangered animal species area on the ANR atlas and forest soils will be
11 affected. The project has a stream and wetlands on the site but no extraction is planned from these areas or
12 buffers. The project has trees at the property line that shield views from I-89. A portion of the project is
13 located in the Conservation & Forest Resource Planning Area. No updated site plan was included, so it is
14 unclear if there are areas more than 1,000 ft from roadway proposed for extraction. E. Klofft reviewed the
15 Committee's 2009 comment letter on the project's first permit.
16

17 B. Irwin asked why this project needed a new permit if it had been approved in 2009. E. Klofft explained that
18 earth extraction projects receive time-limited Act 250 permits. This project's permit had expired, resulting in a
19 notice of violation that applicant was attempting to correct.
20

21 T. Stanislas stated that the rare, threatened or endangered animal species on site was a bird species that had
22 been studied during the Section 248 CPG for installation of solar panels on site. It was found that so long as no
23 tree-clearing took place, the birds would not be affected. P. Mazurak stated that most of the new extraction
24 activity was taking place toward the front of the parcel, as that was where there is remaining sand.
25

26 B. Buermann asked if there were any changes to the proposed application beyond an extension of the
27 completion date. P. Mazurak stated that there was not, the only change was the extension of the end date.
28 The applicant is also applying for a stormwater permit to ensure that the project is fully in compliance with all
29 permits.
30

31 H. Garrett stated that there is a shortage of sand in the region, and that this was a long-time source of sand.
32

33 B. Irwin stated that his only concern was that the extraction activities could have a negative impact on the
34 stability of I-89, which has had issues with an unstable base. H. Garrett stated that in his experience, the water
35 table in that area was high so the extraction of sand was mostly near the surface.
36

37 B. Irwin asked where the access for the site was. P. Mazurak stated that it was in the northern portion of the
38 site and had good sightlines.
39

40 E. Klofft asked if the reclamation plan would be updated, P. Mazurak stated that it would be.
41

42 B. Irwin asked staff if there was likely to be an impact on the airport. E. Klofft stated that based on her
43 knowledge, she did not believe there would be an impact. The major concerns VTrans had noted previously
44 were trees and tall buildings.
45

1 *B. Irwin motioned to find that the project is of substantial regional impact and was in conformance with the*
2 *Regional Plan.*

3
4 *H. Garrett proposed a friendly amendment to add a condition that an updated reclamation plan be submitted.*
5 *B. Irwin agreed with the amendment.*

6
7 *H. Garrett seconded the motion to find that the project is of substantial regional impact and is in conformance*
8 *with the Regional Plan provided that an updated reclamation plan. The motion carried.*

9
10 **Section 248- Bullis Savage View Farm**

11 *Project Details: 45 day notice for 150 kW electric generation facility utilizing methane and other greenhouse*
12 *gases derived from agricultural operations (“farm methane”).*

13
14 E. Klofft reviewed the draft project review sheet and project site plan. In terms of environmental justice, the
15 project area has slightly higher than average diesel PPM, likely due to its proximity to Route 2. The applicant is
16 working with EVT on using heat from biodigester in nearby buildings. The project is 150 kW. No natural
17 resources issues were identified in the 45-day notice. The project will be a green tank with white cover, similar
18 to existing farm infrastructure. The project staging area is next to residential development. The project may
19 reduce phosphate run-off by allowing the applicant to inject manure and selling a portion of the solids as
20 compost off-site. E. Klofft noted that one neighbor had concerns about sound impacts.

21
22 H. Garrett said his major concern would be potential sound impacts. He asked if the applicant had considered
23 providing the heat to the Grand Isle Elementary School which is located next to the project.

24 J. Muir stated that the project had started with the two goals of reducing the impact of a manure pit next to
25 the school and providing heat to the school, but this had proved too complicated logistically. He stated that
26 the heat would be used for farmworker housing and the milking parlor. J. Muir stated that a sound report is
27 being worked on, the generator will be put inside a container to reduce sound impact. J. Muir noted that in
28 their conversations with historic preservation they may reduce the size of the staging area.

29 B. Irwin asked if the sound study would comply with state sound limits. B. Buermann asked if any manure
30 would be trucked in. J. Muir stated manure would not be trucked in.

31 The Committee discussed the methane gas emissions reduction of the project. B. Buermann asked how many
32 cattle the project had, and if it was the minimum required for a feasible project. J. Muir stated the farm had
33 875 milking cows and that this could support more than the minimum of 150 kW. He noted that other projects
34 could have biodigesters with far fewer cattle if brewery waste is also added to the project.

35 H. Garrett stated that it was good that the project would reduce the smell. B. Irwin asked if the applicant
36 would work with the Fire Department to tour the facility. J. Muir stated they would.

1 *B. Irwin motioned to find the project is in conformance with the Regional Plan and is of substantial regional*
2 *impact, contingent on the sound study meeting the acceptable limits set by the Public Service Department. M.*
3 *Scholten seconded.*

4 B. Buermann noted that this was the 45-day notice, and that the Committee could wait to make a decision
5 until after the sound study was available.

6 *B. Irwin withdrew the motion.*

7 **Minutes**

8 *B. Irwin motioned to approve the minutes of the Project Review Committee meeting. H. Garrett seconded. The*
9 *motion carried.*

10
11 **Updates**

12 E. Klofft stated that Department of Public Service would be filing a schedule for the Howrigan Wind project
13 soon. She stated that next month she would bring materials for the Project Review policies.

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15 **Commissioner Announcements**

16 None.

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18
19 **Adjourn**

20 *M. Scholten motioned to adjourn. The Committee adjourned at 7:22 PM.*

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