

1 PROJECT REVIEW COMMITTEE MEETING MINUTES  
2 Wednesday, June 11 2025

3  
4 The meeting of the Project Review Committee was held remotely. B. Irwin called the meeting to order at 7:00  
5 PM.

6  
7 ATTENDANCE:

8 Commission: Scholten, Marietta ☒ ; Demars, Howard ☒; Buermann, Robert ☒; Irwin, William; Julia Callan  
9 ☒;Yvon Dandurand ☒;

10  
11 Staff: Emily Klofft.

12  
13 Guests: None.

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

17 None.

18  
19 **Public Comment**

20 None.

21  
22 **Minutes**

23 H. Demars noted that he was marked absent in the May meeting but was present.

24  
25 *H. Demars motioned to approve the minutes of the May meeting with the correction discussed above. M.*  
26 *Scholten seconded. The motion carried.*

27  
28  
29 **Project Reviews:**

30  
31 **Act 250: City of St. Albans**

32 *Details:* The Federal Street Multimodal Connector Project proposes to reconstruct the Federal  
33 Street Corridor to improve its use by automobiles, trucks, pedestrians, bicyclists, and public transit.

34  
35 E. Klofft reviewed the site plan and draft project review sheet. The project will add an extension of Nason  
36 Street, connecting it from the St. Albans State Highway (SASH) to Lemnah Drive. A new roundabout will be  
37 added at the intersection of Lemnah Drive and Lower Weldon Street, with additional improvements to the  
38 roadways and sidewalks from that intersection across Allen Street and through Federal Street to the  
39 intersection with Lower Newton Road. The project expands sidewalks in the growth center. The project adds a  
40 gravel wetland to address stormwater infrastructure to remediate new impervious surfaces. This will have  
41 impacts on wetlands and require a wetlands permit. The project will also require a stream alteration permit to  
42 replace an existing bridge with a 24' span box culvert over Steven's Brook. The project will improve truck  
43 connections from I-89 to Federal Street.

44  
45 The Committee discussed the flow of traffic and sidewalks across the project site. Y. Dandurand stated that it  
46 would likely be used for milk trucks. B. Irwin asked if there were crossings across Lemnah Drive. E. Klofft stated

1 there were no crossings except for intersection of roads because along the east side of the road is all rail ROW.  
2 The Committee discussed the potential environmental justice impacts of increased truck traffic along the  
3 residential areas on Allen Street. B. Buermann noted that the roundabout would reduce truck breaking noise  
4 as opposed to the existing intersection.  
5

6 H. Demars had questions about the project's stormwater gravel wetlands and the impacts on Steven's Brook.  
7 He noted that the applicant had not yet received its ANR permits for wetlands, stream alteration, and  
8 stormwater. He stated that he was concerned that these permits were not yet in place.  
9

10 The Committee reviewed the definition of substantial regional impact. B. Irwin stated that while he felt the  
11 project had a major impact on the City, it was not a regional level of impact to traffic patterns.  
12

13 *B. Buermann motioned to find that the project was in conformance with the Regional Plan and did not have a*  
14 *substantial regional impact conditioned upon state approval of the wetlands, stream alteration and*  
15 *stormwater permits. M. Scholten seconded. The motion carried 5-1.*  
16

### 17 **Staff Reviews**

#### 18 **Act 250- Georgia Self Storage LLC**

19 *Details:* Construction of a subsurface gravel wetland required by the 3-Acre rule, with majority of footprint a  
20 retrofit of an existing detention pond.  
21

22 E. Klofft stated that the project is replacement of a detention pond with a gravel wetland in a similar footprint  
23 as required by the 3-acre stormwater permit. The entire scope of the project is stormwater improvements and  
24 the project has already received its stormwater permit.  
25

26 B. Buermann asked if the stormwater treatment was for the entire industrial park or only for the parcel. E.  
27 Klofft stated that it was for the 8 acres of the parcel.  
28

29 The Committee had no concerns about the project.  
30

#### 31 **AT&T/248a-at 254 Hardwood Hill Road-Richford**

32 *Details:* Addition of new equipment on existing telecommunications tower with no increase in AGL  
33

34 E. Klofft reviewed the project site plan. The existing tower is a monopole, new equipment will be installed at  
35 the same height as existing equipment.  
36

37 B. Irwin stated that the project was generally the best-case scenario with a monopole tower and co-location of  
38 equipment. The Committee had no concerns about the project.  
39

#### 40 **Section 248a: AT&T/248a-at 79 Walnut Street-St. Albans**

41 *Details:* Addition of new equipment on existing industrial structure with existing telecommunications  
42 equipment.  
43

44 E. Klofft reviewed the site plan, the telecommunications equipment will be lower than the overall height of  
45 the industrial structure. The Committee had no concerns about the project.  
46

1 **Section 248a: T-Mobile/248a-at 54 Woods Hill Road-Swanton**

2 *Details:* Addition of new equipment on an existing farm silo with existing telecommunication equipment.

3  
4 E. Klofft reviewed the site plan. The Committee had no concerns about the project.

5  
6 **Discussion of Vice Char**

7 B. Irwin stated that it was helpful to have a vice chair available in case he is unable to lead the meeting.

8  
9 *H. Demars nominated Y. Dandurand for vice chair.* Y. Dandurand stated that he was still learning the work of  
10 the Committee and turned down the nomination.

11  
12 The Committee discussed the duties of the Vice Chair role and who had capacity to be vice chair.

13  
14 *B. Irwin nominated H. Demars for vice chair. M. Scholten seconded. The motion carried with H. Demars*  
15 *abstaining.*

16  
17 **Updates**

18 E. Klofft provided an update on the Act 250 – Malone 75 Swanton Road Properties project.

19  
20 **Commissioner Announcements**

21 Y. Dandurand asked about what projects the Committee had jurisdiction. E. Klofft reviewed the Act 250  
22 jurisdiction criteria. B. Buermann noted the Section 248 projects. E. Klofft reviewed the Section 248 and 248a  
23 criteria.

24  
25 **Adjourn**

26 *Y. Dandurand motioned to adjourn. H. Demars seconded. The motion carried. The Committee adjourned at*  
27 *8:04 PM.*