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PROJECT REVIEW COMMITTEE MEETING MINUTES
Wednesday, July 9th 2025

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

ATTENDANCE:

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

Staff: Emily Klofft.

Guests: Richard Hamlin (Camp Ta-Kum-Ta), Dennis DePaul (Camp Ta-Kum-Ta), Collin Frisbie (Camp Ta-Kum-Ta)

Changes or Additions to the Agenda:

The Committee agreed to move the Camp Ta-Kum-Ta Act 250 application to the start of the business report and to move the minutes after project reviews.

Public Comment

None.

Project Reviews:

Act 250: Vermont's Camp Ta-Kum-Ta

Details: Construction of (1) a new ±5,000 square-foot maintenance building to be served by a new ±625-foot, 12-foot-wide gravel access drive and associated parking and (2) a ±100 square-foot bathroom addition to the chapel at the existing children's camp.

D. DePaul stated that he was the executive director of the camp. The camp is located on 103 acres and currently has 28 structures. There is currently no dedicated maintenance building, there is a need for a dedicated facility that is separated from the children.

R. Hamlin stated that the project would not have any new traffic, employees, or campers. The project has received a wastewater permit, construction general permit and is in the process of applying for the construction stormwater permit.

E. Klofft reviewed the draft project review sheet. The project is designed to be solar-ready. There are endangered species, wetlands and stream on site, but the project is not expected to impact these resources. There will be spruce trees used for screening.

B. Irwin asked if any structures would be removed. D. DePaul stated that there would not be removed, the spaces used for maintenance currently would be repurposed for other programs.

1 H. Demars had questions regarding prime agricultural soils mitigation. Buermann noted that when the
2 property was originally subdivided, the camp was put on the generally less productive agricultural lands.

3
4 B. Buermann asked if the camp was still using the pole barn on the parcel. D. DePaul stated it was used as
5 shade for archery activities.

6
7 H. Demars asked what the endangered species was on site. E. Klofft noted that ANR did not publish that
8 information to prevent poaching, but it was likely a plant species.

9
10 Y. Dandurand asked if the project would need septic. R. Hamlin stated that it did, there would be an additional
11 bathroom added to the existing chapel as well as bathrooms in the new building. E. Klofft noted that the
12 applicant had received a wastewater permit.

13
14 *B. Buermann motioned to find that the project was in conformance with the Regional Plan and did not have a*
15 *substantial regional impact. H. Demars seconded. The motion carried.*

16
17 **Act 250- Trinity Presbyterian Church**

18 *Details:* Construction of a ±6,435 square-foot, ±20-space expansion of the existing church parking
19 lot and improved ADA spaces.

20
21 E. Klofft reviewed the site plan and draft project review sheet. The project adds 20 parking spaces, no EV
22 charger is proposed. The project is located off Route 7 and is expected to generate 20 new trips. The project is
23 located in the Agricultural Resource Planning Area, there is an existing sidewalk on the other side of Route 7 as
24 well as a sidewalk on site.

25
26 Y. Dandurand asked if there would be a crosswalk from the sidewalk to the project site. E. Klofft stated that
27 there was not one proposed. Given that there is not a cross street and the limited expected traffic, it was
28 unlikely VTrans would allow a crosswalk to the site.

29
30 H. Demars asked if the project had lighting. E. Klofft stated that it did not, the application notes that the
31 parking will primarily be used during Sunday daytime.

32
33 The Committee discussed the EV charging requirement. B. Buermann stated that it made sense not to include
34 in this case given the new parking is located away from the building. E. Klofft noted that the policy applies to
35 commercial, industrial and multi-unit housing uses.

36
37 *H. Demars motioned to find that the project was in conformance with the Regional Plan and did not have a*
38 *substantial regional impact. M. Scholten seconded. The motion carried.*

39
40 **Act 250- Chris Smail**

41 *Details:* After the fact amendment to permit 6F0443 for the construction of a garage on the parcel
42 at 42 Rounds Road circa 2004.

43
44 B. Irwin asked what after the fact amendment meant. E. Klofft stated that the garage was built in 2004 in
45 violation of the Act 250 permit. E. Klofft reviewed the site plan and draft project review sheet. The main issue
46 with the construction of the garage was that it was constructed in a deer wintering area. The applicant is

1 proposing a new deer wintering area to replace the developed area, emails from ANR appear to be in
2 agreement with this solution. E. Klofft noted that there were crushed oil barrels and tires on site which were
3 removed as part of a separate ANR outdoor waste permit violation.
4

5 B. Irwin asked if the new deer wintering area would be recorded in the land records. E. Klofft stated she was
6 unsure but would look into it.
7

8 H. Demars stated it was important that ANR approves the new deer wintering area and ensure it was
9 maintained. The Committee discussed the project's impacts on natural resources.
10

11 *Y. Dandurand motioned to find that the project is in conformance with the Regional Plan and does not have a*
12 *substantial regional impact conditioned upon the Agency of Natural Resources approving the proposed*
13 *mitigation on deer wintering area. B. Buermann seconded. The motion carried.*
14

15 16 17 **Minutes**

18 *Y. Dandurand motioned to approve the minutes of the June meeting. H. Demars seconded. The motion carried.*
19
20

21 **Updates**

22 E. Klofft provided an update on the Regional Plan draft FLU map.
23
24

25 **Commissioner Announcements**

26 None.
27

28 **Adjourn**

29 *H. Demars motioned to adjourn. Y. Dandurand seconded. The motion carried. The Committee adjourned at*
30 *7:11 PM.*