

1 **PROJECT REVIEW COMMITTEE SPECIAL MEETING MINUTES**
2 **Wednesday, August 6, 2025**

3
4 The meeting of the Project Review Committee was held remotely. B. Irwin called the meeting to order at 6:04
5 PM.

6
7 **ATTENDANCE:**

8 Commission: Scholten, Marietta ; Demars, Howard ; Buermann, Robert ; Irwin, William ; Julia
9 Callan ; 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
23 **Project Reviews:**

24
25 **Act 250- Harrison Quarry, LLC**

26 *Details:* A ±2.12-acre expansion of the existing rock quarry into a previously prohibited extraction area within
27 existing quarry limits for a total extraction of ±101,300 cubic yards of material; (2) a new “winter stockpile”
28 area; and (3) limited access to the “winter stockpile” during winter months utilizing the existing project access
29 road off Vermont Route 104A.

30
31 E. Klofft reviewed the previous project comment letters from the original permitting in 2015. At the time, the
32 Committee had concerns primarily regarding the project traffic. The access road is located on a blind corner on
33 104A at the intersection with Arrow Head Lake Road. The intersection stopping distance did not meet
34 standards according to a consultant report commissioned by NRPC. E. Klofft noted that a flashing “truck
35 entering while flashing” sign has been added to the corner. The Committee also had some concerns about
36 stormwater. E. Klofft noted that the original application had first been denied by the Georgia DRB due to noise
37 concerns. The current application has not yet been locally approved or denied. E. Klofft noted that at the time
38 the site was a high-crash location, in the last 5 years there has been 1 crash along that corner.

39
40 E. Klofft reviewed the draft project review sheet and site plan. The project will add winter traffic to the site,
41 with a new stockpile that can be accessed via a new extension to the access road. There is no proposed
42 increase in traffic or blasting during the non-winter months. E. Klofft noted potential natural resource impacts
43 including the deer wintering area and potential stormwater impacts from the expansion of the access road.

1 B. Irwin stated that his recollection of the original application was that the main concern was the traffic
2 impacts. He stated that it was good to see the flashing beacon installed. He noted that there were many
3 distractions along that corner including the water and the rail bridge.
4

5 E. Klofft noted that VTrans had submitted a letter noting that a new 1111 permit was required and that the
6 applicant was behind on crash-related reporting from the original permit. B. Buermann noted that conditions
7 could be different in the winter months, so it was important for VTrans to review the project.
8

9 Y. Dandurand noted that the project access was on a steep slope. M. Scholten noted potential concerns about
10 stormwater on site.
11

12 There was discussion about the local permitting process.
13

14 *B. Buermann motioned to find that the project is in conformance with the Regional Plan and not of substantial*
15 *regional impact conditional upon 1) local development review approval and 2) approval of the VTrans 1111*
16 *permit and submission of the crash report requested by VTrans.*
17

18 E. Klofft noted that the local development approval process was separate from the Act 250 permit process.
19

20 *B. Buermann amended his motion: the project is in conformance with the Regional Plan and not of substantial*
21 *regional impact conditional upon approval of the VTrans 1111 permit and submission of the crash report*
22 *requested by VTrans. Y. Dandurand seconded.*
23

24 Y. Dandurand noted that if VTrans was comfortable with the access, he didn't have many concerns. He noted
25 having sufficient gravel for local roads was important.
26

27 *The motioned carried.*
28

29 **Commissioner Announcements**

30 None.
31

32 **Adjourn**

33 *M. Scholten motioned to adjourn. B. Buermann seconded. The motion carried. The Committee adjourned at*
34 *6:37 PM.*