

1 PROJECT REVIEW COMMITTEE MEETING MINUTES
2 Wednesday, February 11, 2026
3

4 The meeting of the Project Review Committee was held remotely. B. Irwin called the meeting to order at 6:00
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
14 Guests: Sam Ruggiano (G.W. Tatro), Peter Mazurak (Louko)
15

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

17 None.
18

19 **Welcome and Committee Introductions**

20 B. Irwin welcomed attendees and members introduced themselves.
21

22 **Public Comment**

23 None.
24

25 **Project Reviews:**

26
27 **Act 250: G.W. Tatro Construction, Inc**

28 *Project Details:* Resumed use, expansion, and operation of an existing rock quarry upon a ±25.25-acre parcel.
29

30 S. Ruggiano presented on the project. The project has all of its local permits and is only waiting on an air
31 pollution state permit. The wetlands on site have been fully delineated and will not be impacted. Agricultural
32 soils impacts will be mitigated on-site. S. Ruggiano noted that under the municipal approval the project is
33 limited to 20 trucks a day with the exception of trucks from the Town of Fletcher for municipal use.
34

35 Y. Dandurand asked if other towns would have access to the site. S. Ruggiano stated that other towns could
36 purchase from the site, but would be included in the 20 trips per day. Most of the materials will be trucked
37 off-site to be stored at a lot in Jeffersonville prior to sale.
38

39 E. Klofft reviewed the draft project review sheet. There are no natural resources impacted expected.
40 Stormwater will be handled via a detention pond. The project will generate up to 50 dB of noise at
41 neighboring properties. The municipal permit limits truck trips to 20 daily. There was a study completed on
42 groundwater impacts to nearby wells and the overall risk was very low to low. S. Ruggiano clarified that during
43 a local emergency, there could be up to 50 truck trips a day.
44

45 B. Irwin asked if there was any expected impact to Half Moon Pond. S. Ruggiano stated that none were
46 expected as the Pond is about 1,500-2,000 feet away.

1 B. Irwin asked for additional information on how the area would be remediated after the end of the
2 extraction. S. Ruggiano stated that much of the area would not be re-filled as the farmer plans to use the area
3 to store hay and equipment.
4

5 B. Irwin asked if the applicant had considered the impacts of blasting on neighboring properties. S. Ruggiano
6 stated that there was a blasting study completed. The blasting company is required to hold insurance and is
7 liable for any damages caused by the blasting. There was also a study on the potential impacts to wells, which
8 were low. S. Ruggiano clarified that the blasting was only 80' deep, while most wells were much deeper in the
9 area.
10

11 B. Irwin asked how the area would be used for storage after if the quarry was 80' deep. S. Ruggiano clarified
12 that the area is on a knoll, there would be a depression created but it would be less than 80'. H. Demars asked
13 if there would be a bond for reclamation. S. Ruggiano stated must likely not given much of the land would be
14 left as is for storage.
15

16 B. Irwin asked if the material being mined was gravel. S. Ruggiano clarified that it was dimensional sized stone
17 for riprap and bank stabilization. He stated it is difficult to find locations for these projects that are not too
18 heavily populated or have natural resource constraints.
19

20 The Committee discussed the issue of substantial regional impact. B. Buermann stated that he believed it
21 would be of regional impact given the need for material for emergency flood response.
22

23 *B. Buermann motioned to find the project of substantial regional impact and in conformance with the Regional*
24 *Plan.*
25

26 *H. Demars proposed a friendly amendment that the finding of conformance be conditional upon the ANR Clean*
27 *Air Permit. B. Buermann accepted the amended motion.*
28

29 *H. Demars seconded. The motion carried.*
30
31

32 **Act 250: Richard Louko**

33 *Project Details:* After-the-fact permit ±960 square-foot sand and storage shed with access driveway in support
34 of a home-based property maintenance and excavation business upon previously approved ±2.07- acre Lot 4.
35 Originally reviewed and found in conformance by the Project Review Committee in 2021, there is now an
36 updated site plan as a result of the DRB conditions on local zoning approval.
37

38 E. Klofft reminded the Committee on the history of the project. The project was first brought to the
39 Committee as an after-the-fact permit application in 2021. At that time the Committee had noted some
40 potential land use issues with the project's location in a residential neighborhood but did not feel those issue
41 rose to the level of the Regional Plan and therefore found the project in conformance with the Regional Plan.
42 The project was required to add screening as the condition of the local approval.
43

44 P. Mazurak stated that it appears that the project's Act 250 application fell through the cracks with the District
45 Commission and was never approved or denied. There had been some back and forth with the Town on if the
46 tree screening was acceptable on the southern lot line which had delayed the updated site plan. The project is

1 now approved locally. The applicant has also added two containers for storage but they are within the
2 screened area.

3
4 E. Klofft reviewed the project review sheet. The project is associated with a home business and is therefore
5 located in a residential area. The project has .28 acres of impervious surfaces.

6
7 B. Irwin asked if there had been neighbor feedback. P. Mazurak stated that addressing the issue started due to
8 the Town's zoning enforcement. The use started as a small home business and then grew over time.

9
10 B. Buermann noted that the traffic count was relatively low. E. Klofft noted that the local permit approval
11 limited the storage of plow trucks on the site except for the applicant's personal truck.

12
13 B. Buermann asked if there was a provision that required the tree-line screening to be maintained. P. Mazurak
14 stated that there was a local permit condition requiring that if the trees die they would be replaced with some
15 other form of adequate screening.

16
17 H. Demars asked if the salt shed would meet VTrans standards. P. Mazurak stated that it was a relatively small
18 900 sq. ft. shed.

19
20 B. Irwin asked if vehicles were still being stored on the other side of the road. P. Mazurak stated that they
21 were not.

22
23 *H. Demars motioned to find the project in conformance with the Regional Plan and not of a substantial*
24 *regional impact. Y. Dandurand seconded. The motion carried.*

25
26 **Act 250: City of St. Albans**

27 *Project Details:* Leveling out of an existing open field in order to create three new recreation fields at the
28 Hard'ack Recreation Area.

29
30 E. Klofft reviewed the draft project review sheet and project site plan. The project is the addition of three new
31 recreation fields. There is some wetlands impacts and the project is located in the headwaters of the
32 Hungerford Brook. The application states that there is no expected increase in traffic.

33
34 B. Buermann stated that based on his role on the Northwest Solid Waste District Board, he had additional
35 context on the project. The City is seeking to store soil from the Lemnah Drive and Houghton Park project at
36 this site.

37
38 The Committee discussed the potential traffic impacts. B. Irwin noted the need to understand the master plan
39 for traffic impacts. H. Demars also noted concern about potential traffic located close to VT 104. M. Scholten
40 noted there was a need for more information on expected increases in traffic and parking.

41
42 *B. Buermann made a motion to request an extension of the comment period to get additional information on*
43 *the traffic and parking plans. Y. Dandurand seconded. The motion carried.*

44
45 **Minutes**

1 *H. Demars motioned to accept the minutes of the December and January meetings as written. Y. Dandurand*
2 *seconded. The motion carried.*

3
4
5 **Updates**

6 None.

7
8 **Commissioner Announcements**

9 None.

10
11 **Adjourn**

12 *H. Demars motioned to adjourn. M. Scholten seconded. The motion carried. The Committee adjourned at 7:29*
13 *PM.*

DRAFT