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**PROJECT REVIEW COMMITTEE MEETING MINUTES**  
**Wednesday, February 25, 2026**

The meeting of the Project Review Committee was held remotely. B. Irwin called the meeting to order at 6:02 PM.

**ATTENDANCE:**

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

Staff: Emily Klofft.

Guests: Kelly Viens (Director of Recreation- St. Albans City), Chip Sawyer (Director of Planning- St. Albans City)

**Changes or Additions to the Agenda:**

None.

**Welcome and Committee Introductions**

B. Irwin welcomed attendees and members introduced themselves.

**Public Comment**

None.

**Project Reviews:**

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

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

B. Irwin noted that the Hard'ack Recreation Area is getting more features and generating more traffic and parking.

K. Viens clarified that the recreation fields were not new, they are existing and currently used for lacrosse and soccer. The project will improve them to be more levelled.

B. Irwin asked if the use of the fields would increase as they were improved.

K. Viens stated that a major increase in use was not expected. The fields would be used for recreation programming, which has had relatively consistent enrollment over the years. For larger events, such as UVM cross-country meets, athletes are bussed into the facility. For very large events, spectators are also sometimes bussed in from Collins Perley to ensure that there is still parking space for local residents.

C. Sawyer noted that the current parking and traffic have been addressed in previous amendments. The curb cut was moved further away from Vermont 104. There have not been any incidents of traffic backing up onto VT 104. This project improves the facility, but does not change the use and therefore the expected traffic.

1 Y. Dandurand asked if there was a way to better define the parking areas. K. Viens stated that this was an aim  
2 for the future. The expectation is that 90% of the use of the improved fields will be existing programming.

3  
4 B, Buermann asked if the project was related to the permit for the storage of soils. C. Sawyer stated that it was  
5 The City has a permit from the Vermont Department of Conservation to store development soils primarily  
6 from Houghton Park on site. Clean fill will be used to isolate the development soils to prevent any impacts  
7 from urban contamination such as lead.

8  
9 J. Callan asked if plans for an ice rink were expected to be constructed in the near future. K. Viens stated there  
10 were no immediate plans for an ice rink.

11  
12 *H. Demars motioned to find the project in conformance with the Regional Plan and not of substantial regional*  
13 *impact. B. Buermann seconded.*

14  
15 There was a discussion of whether the project met the definition of substantial regional impact.

16  
17 *The motion carried.*

18  
19  
20 **Adjourn**

21 *B. Buermann motioned to adjourn. H. Demars seconded. The motion carried. The Committee adjourned at*  
22 *6:27 PM.*