

1 PROJECT REVIEW COMMITTEE MEETING MINUTES

2 Wednesday, March 11, 2026

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4 The meeting of the Project Review Committee was held remotely. B. Irwin called the meeting to order at 6:06
5 PM.

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7 ATTENDANCE:

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

10
11 Staff: Emily Klofft.

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13
14 Guests: Kamran Hassan (Green Mountain Power)

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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 **Section 248: GMP/248-Georgia Substation-Georgia**

28 *Project Details:* 45-day notice for upgrade and expansion of Georgia substation. Substation yard will be
29 increased from 6,040 square feet to 13,862 square feet.

30
31 K. Hassan reviewed the project site plan. The project will improve reliability in the Green Mountain Power
32 system; the new substation will be able to continue to deliver power even if one side of the line is down.

33
34 The Committee reviewed overhead satellite imagery of the site and the screening plan. K. Hassan explained
35 that the project will require clearing of trees which are too tall and too close to the substation for safety
36 purposes. New trees will be installed on the northern property line to screen the new substation.

37
38 B. Irwin asked if the project was associated with the battery electric storage system (BESS). K. Hassan stated
39 that the BESS project is entirely separate from the proposed project.

40
41 M. Scholten asked if the access road was new. K. Hassan stated that it was an improvement of the existing
42 access road with no change to the curb cut. The improved access road is necessary to install the temporary
43 substation which will be used during construction.

44
45 M. Scholten asked about the stormwater plan. K. Hassan stated that the expansion was under the limit where
46 a stormwater permit would be required.

1 M. Scholten asked about the location of wetlands. K. Hassan stated that the project would not extend into the
2 wetlands or wetlands buffer. However, some tree clearing will be necessary in the wetlands buffer.

3
4 H. Demars asked about the decision to select the smaller transformers. K. Hassan stated that they are the
5 same as existing, with about double the capacity of the existing load. GMP believes this will be sufficient to
6 handle additional electrical load from EVs and heat pumps.

7
8 H. Demars asked what the project noise levels would be. K. Hassan stated that sound generated from the new
9 transformer will be quieter than the existing equipment. B. Irwin asked if there would be a generator. K.
10 Hassan stated that there would not be any generator. B. Irwin asked if there would be lighting. K. Hassan
11 stated that there would not be any permanent lighting, lighting will be used only in emergencies, the lighting is
12 controlled via a human controller and not an automatic motion sensing light.

13
14 E. Klofft reviewed the draft project review sheet. She noted one aspect which had not been covered is that the
15 project will impact some prime agricultural soils. K. Hassan stated that GMP had an MOU with AAFM. The soils
16 impacted are associated with the temporary substation, soils will be stockpiled and returned after the project
17 is constructed.

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19 The Committee did not have any additional questions about the 45-day notice.

20 21 **Staff Reviews:**

22 23 **Section 248a: Verizon Wireless/248a-at 353 Fairfax Road-Saint Albans Town**

24 *Project Details:* Modification of existing telecommunications facility to remove and replace 3 antennas
25 resulting in a net decrease in antenna surface area and no increase in total tower height.

26
27 E. Klofft stated that the project would not increase height or add antenna area, therefore staff reviewed it as
28 not of substantial regional impact and in conformance with the Regional Plan.

29 30 **Section 248a: Verizon Wireless/248a-at 2448 Highgate Road-Swanton**

31 *Project Details:* Modification of existing telecommunications facility to add two antenna with an increase
32 of 6.5 square feet in surface area and no increase in total tower height.

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34 E. Klofft stated that the project would not increase height and would have only a small increase in antenna
35 area on existing equipment co-located on a silo. Therefore, staff reviewed it as not of substantial regional
36 impact and in conformance with the Regional Plan.

37
38 *H. Demars motioned that the staff review projects are in conformance with the Regional Plan and not of a*
39 *substantial regional impact. M. Scholten seconded. The motion carried.*

40 41 **Minutes**

42 *B. Irwin noted that there was a typo on the February 25, 2026 minutes where B. Buermann was written as*
43 *B, Buermann which should be corrected.*

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45 *H. Demars motioned to accept the minutes of the February regular meeting and February special meeting with*
46 *the correction noted by B. Irwin above. Y. Dandurand seconded. The motion carried.*

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Updates

E. Klofft noted that unless the Committee had concerns, she would like to suggest using a consent agenda for staff reviews in the future. The Committee had no concerns about that approach.

Commissioner Announcements

None.

Adjourn

Y. Dandurand motioned to adjourn. H. Demars seconded. The motion carried. The Committee adjourned at 6:52 PM.

