

PROJECT REVIEW COMMITTEE MEETING MINUTES

The meeting of the Project Review Committee was held remotely. B. Irwin called the meeting to order at 6:03 PM.

ATTENDANCE:

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

Staff: Emily Klofft.

Board: Peter Zamore

Guests: Derick Reed (Krebs & Lansing Consulting Engineers, Inc for Round Barn Housing Limited Partnership)

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- Round Barn Housing Limited Partnership

Project Details: A new 16-unit senior housing building at the existing Round Barn Apartments development, followed by demolition of the existing 16-unit senior housing "Round Barn" building. The new 16-unit building and existing "Annex" building will be served by an existing shared mound wastewater disposal system and a new municipal water service connection. The project also involves general stormwater, utility, and parking improvements.

D. Reed presented on the site plan and project plan. The existing units in the Round Barn are in bad shape and the Round Barn is not able to be renovated to meet needs. D. Reed noted there was extensive discussion around the feasibility of preserving the Round Barn, but it was not realistic. They looked at trying to sell and move the building, but it was not possible. Liability insurance will not allow for them to keep the building on site in its current condition.

The new building will feature centralized parking area, new gardens and option for a gazebo if budget allows.

B. Irwin asked if the residents had any comments on the project. D. Reed stated he was not aware of any. The building will be a significant improvement in quality of unit. E. Klofft confirmed that there would be no displacement of residents. D. Reed confirmed for this project, the old building will be demolished only after the new building is constructed.

Y. Dandurand asked if the ownership of the building was changing. D. Reed said that the existing owner (Evernorth) is still involved but is partnering with Cathedral Square.

H. Demars asked if the materials from the barn would be sold. D. Reed said he was unsure, although there is a plan to divert as much waste away from the landfill as possible. The Committee encouraged the developer to seek sale of the old timber from the Round Barn which can be of both financial and sentimental value. M. Scholten noted it would be nice to include a commemoration of the Round Barn on the site, such as a plaque or materials from the Barn.

E. Klofft reviewed the draft project review sheet. She summarized the Complete Streets policies applicable to senior housing developments in rural areas. E. Klofft asked if there was a plan for an area to load/unload the CIDER vehicle. D. Reed stated that they could load and unload in the fire truck turn-around area which is 26' wide.

H. Demars asked if the lighting was to be improved in efficiency. D. Reed stated all new lighting would be efficient LEDs and would likely be motion sensors.

B. Irwin asked about the stormwater management plan. D. Reed stated that since it was a redevelopment with no increase in impervious surface a new stormwater permit was not required but a new swale would be used to direct water into the existing stormwater system.

The Committee discussed substantial regional impact. E. Klofft noted the number of units defined as a substantial regional impact for rural areas with a population of over 1,500 had been increased in the last plan update to 25.

B. Buermann left the meeting at 6:30 PM due to a pre-scheduled conflict.

H. Demars stated that while he was initially opposed to this project due to the loss of the historic Round Barn which has sentimental value to the community, he understood the current units were substandard and that residents' lives will be improved with the construction of the new building. Y. Dandurand echoed that he understood that this was a difficult decision given the building's history in the community.

H. Demars motioned to find the project in conformance with the Regional Plan and not of a substantial regional impact. Y. Dandurand seconded.

M. Scholten asked if there was a possibility of expanding the development in the future. D. Reed stated it was unlikely due to wastewater limitations; this was also a reason that re-use of the Round Barn as an event space was not feasible.

The motion carried.

Act 250- Tyler Gotshall

Project Details: Parking area approximately 100' x 50' to park vehicles for HVAC company and Propane Company.

B. Buermann rejoined the meeting.

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2 E. Klofft reviewed the project site plan and draft project review sheet. She stated she had asked the applicant
3 if propane trucks would be stored on site and if there was an emergency plan/communication with the Fire
4 Department. The applicant stated they are the Assistant Fire Chief in Alburgh and they use Salter's Safety for
5 compliance issues.

6
7 E. Klofft noted that the project is located partially in the wetlands buffer area. The applicant has not yet
8 received their wetlands permit. The Committee reviewed the wetlands delineation map.

9
10 B. Irwin noted concerns about the impacts to the wetlands from vehicle leaks. B. Buermann noted that in the
11 past the Committee had often conditioned approval on approval of the wetlands permit. The Committee had a
12 discussion on the wetlands issue.

13
14 *Y. Dandurand motioned to postpone a vote on the project until additional information from DEC on the*
15 *wetlands permit and possible conditions was available. J. Callan seconded.*

16
17 H. Denars note that there are already pollution issues in the Missisquoi Bay which a spill into the wetlands
18 could aggravate.

19
20 B, Buermann stated he would rather not postpone a decision on the basis of another permit.

21
22 P. Zamore noted that ANR are the experts on wetlands protection.

23
24 *The motion carried with one opposed.*

25 26 **Minutes**

27 *Y. Dandurand motioned to approve the May meeting minutes. B. Buermann seconded. The motion carried.*

28 29 **Updates**

30 E. Klofft noted VELCO is looking into replacing the Highgate Converter.

31 32 **Commissioner Announcements**

33 Y. Dandurand asked if the Highgate senior housing project was cancelled. E. Klofft stated she believed it was
34 based on lack of an appropriate water source.

35
36 Y. Dandurand asked if the Federal Street Connector project would change based on the idling of the DFA plant.
37 E. Klofft stated she would reach out to City staff.

38 39 **Adjourn**

40 *H. Demars motioned to adjourn. M. Scholten seconded. The motion carried. The Committee adjourned at 7:35*
41 *PM.*