

1 PROJECT REVIEW COMMITTEE MEETING MINUTES  
2 Wednesday, July 10, 2024

3  
4 The meeting of the Project Review Committee was held remotely. Chair H. Garrett called the meeting to order  
5 at 6:01 PM.

6  
7 ATTENDANCE:

8 Commission: Scholten, Marietta  ; Demars, Howard ; Buermann, Robert ; Irwin, William ; Garrett,  
9 Harold

10  
11 Staff: Emily Klofft.

12  
13 Guests: Patrick Pattilo (Vermont State Parks)

14  
15 **Changes or Additions to the Agenda:**

16 B. Buermann requested the meeting minutes be moved to next month's agenda as they were not sent out in  
17 advance. The Committee agreed.

18  
19  
20 **Public Comment**

21 None.

22  
23  
24 **Project Reviews:**

25 **Act 250- Sandy Birch LLC**

26 *Project Details:* Proposed seven-lot, six unit residential subdivision.

27  
28 E. Klofft reviewed the response letter from the applicant which stated that they would not construct a  
29 sidewalk due to the amount of fill that would be required in the wetlands. E. Klofft stated she had brought the  
30 project back to the Committee since the initial approval was conditioned upon this sidewalk.

31  
32 B. Buermann stated it made sense not to fill wetlands. H. Garrett asked if it was possible to add a pathway  
33 through the septic easement. E. Klofft noted that that area is also within the wetlands area.

34  
35 B. Irwin asked if there was a sidewalk installed with phase 1. E. Klofft stated there was, and that it went to the  
36 edge of the wetlands buffer. B. Irwin asked if the road is heavily trafficked. H. Garrett stated that it is.

37  
38 H. Garrett asked if the sidewalk could fit within the existing ROW. B. Irwin suggested that if there is not  
39 sufficient space for a sidewalk, then the applicant could work with the Town to install signage and/or road  
40 striping to protect pedestrians. H. Garrett noted that there is no way for residents in phase 1 to reach the  
41 common lands without walking along the public road.

42  
43 *B. Irwin moved to remove the previous condition of the extension of the sidewalk and add a strong*  
44 *recommendation that the applicant should coordinate with the Town to provide signage and road striping to*  
45 *support pedestrian safety. B. Buermann seconded the motion. The motion carried.*

1  
2  
3 **Act 250-Vermont Department of Forest, Parks and Recreation**

4 *Project Details:* Reduction of impervious surface and removal of campground buildings and structures at  
5 the North Hero State Park. Expansion of parking at the entrance and installation of interior gate to prevent  
6 vehicular access to the park interior.

7  
8 E. Klofft reviewed the project site plan and draft project review sheet. The project will gate off the internal  
9 roadways to motor vehicles with bicycle and pedestrian use allowed. The project does include an expansion of  
10 the parking area, but no electric vehicle charge is proposed. The project will remove impervious surfaces close  
11 to the shoreline

12  
13 H. Garrett stated that the project should include an EV charger for visitors to the park. M. Scholten agreed that  
14 it could be useful. B. Buermann stated that it may not be the correct location for an EV charger since the park  
15 is unmanned and remote. B. Irwin also noted that it would not be good to drive additional traffic to the park  
16 due to the sensitive turtle nesting areas. The Committee agreed based on this information an EV charging  
17 station would not be appropriate.

18  
19 The Committee discussed whether or not the project met the criteria of substantial regional impact. B.  
20 Buermann noted that it was a state park but that the changes were very small.

21  
22 *B. Buermann found that the project was in conformance with the Regional Plan and did not have a substantial*  
23 *regional impact. M. Scholten seconded. The motion carried.*

24  
25 P. Pattilo joined the meeting for the Vermont State Parks but had technical issues connecting. The Committee  
26 informed P. Pattilo that the Committee had found the project in conformance with the Regional Plan.

27  
28 **Updates**

29 E. Klofft stated that NRPC is interpreting the new Open Meeting Law to mean that the Committee is advisory  
30 and continue to meet remotely.

31  
32 **Commissioner Announcements**

33 None.

34  
35 **Adjourn**

36 *B. Irwin motioned to adjourn. M. Scholten seconded. The Committee adjourned at 6:37 PM.*