

NOTICE AND AGENDA FOR VIRTUAL MEETING

The Project Review Committee for the Northwest Regional Planning Commission will be meeting on **Wednesday October 9, 2024 at 6:00 PM via Zoom**

Agenda:

Information on how to access the meeting via Zoom or telephone:

- By computer, smartphone, tablet, or other device: Click on the Zoom meeting invite- <https://us02web.zoom.us/j/82946476033>
- Meeting ID: 829 4647 6033
- By telephone: Dial 1 646 558 8656. When prompted enter the meeting ID: 829 4647 6033
- Regular toll call/cell phone charges may apply.

If you wish to make a public comment but do not have the ability to comment remotely during the meeting, please email your comment(s) to Emily Klofft at eklofft@nrpcvt.com

To ensure smooth access, we recommend that you test your remote meeting software in advance of the meeting.

- 1. Changes or Additions to the Agenda**
- 2. Public Comment**
- 3. Minutes** – review July meeting minutes (enclosed)
- 4. Project Reviews** – see attached Business Report
- 5. Updates**
- 6. Meeting Schedule**
- 7. Commissioner Announcements**

If you cannot attend the meeting, please notify Emily Klofft at eklofft@nrpcvt.com or 802-524-5958, ext. 122.

In accordance with provisions of the Americans with Disabilities Act (ADA) of 1990, and Vermont's Open Meeting Law, the NRPC will ensure public meeting sites are accessible to all people or provide an opportunity to request accommodations. Requests for free interpretive or translation services, assistive devices, designation of a physical meeting location, electronic access to a meeting, or other requested accommodations, should be made to Amy Adams, NRPC Title VI Coordinator, at 802- 524-5958 or aadams@nrpcvt.com, no later than 2 business days prior to the meeting for which services are requested.

Project Review Committee: Monthly Business Report

Month: October 2024

Project Reviews

1) **Project Type: Act 250-** Bernard Martel Berkshire Barn & Gardens LLC

Project Location: 485 Mine Road, Berkshire VT

Substantial Regional Impact: Yes No (*If yes, Board action required*)

- *Project Details:* Conversion of the upper level of an existing post & beam horse barn and improvements to surrounding lands for use as a seasonal (May-October) wedding and events venue at an existing small farm with up to fourteen (14) total events per year.
 - *Project Materials:* Act 250 application, Noise Study
 - *Project Comments:*
 - *Action Required This Meeting :* Determination of conformance with the Regional Plan
 - *Conformance with Regional Plan:* Yes No
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2) **Project Type: Section 248-** Reservoir Road Solar LLC/2.375 MW-Berkshire

Project Location: 640 Reservoir Road, Berkshire, VT

Substantial Regional Impact: Yes No (*If yes, Board action required*)

- *Project Details:* 45-day notice for a 2.375 MW solar project.
 - *Project Materials:* 45-day notice
 - *Project Comments:*
 - *Action Required This Meeting :* Determine questions for applicant
 - *Conformance with Regional Plan:* Yes No
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3) **Project Type: Section 248-** Bullis Savage View Farm, LLC

Project Location: 7 East Shore N, Grand Isle, VT

Substantial Regional Impact: Yes No (*If yes, Board action required*)

- *Project Details:* 150 kW electric generation facility utilizing methane and other greenhouse gases derived from agricultural operations (“farm methane”).
 - *Project Materials:* Noise Study
 - *Project Comments:*
 - *Action Required This Meeting :* Review sound study
 - *Conformance with Regional Plan:* Yes No
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4) **Project Type: Section 248: Peggy and David Howrigan/100 kW small wind in Fairfield**

Project Location: 1272 Menard Rd, Fairfield

Substantial Regional Impact: Yes No (*If yes, Board action required*)

- *Project Details:* 100 kW wind system with four turbines, each with a tower of 100’.
 - *Project Materials:* Howrigan Response to NRPC Discovery
 - *Project Comments:*
 - *Action Required This Meeting :* Review Response
 - *Conformance with Regional Plan:* Yes No
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Staff Reviews:

1) **Project Type: Act 250- Mark Lareau**

Project Location: 1164 Brigham Road, St. Albans, VT

Substantial Regional Impact: Yes No (*If yes, Board action required*)

- *Project Details:* Construction of four open-sided, covered storage buildings and additional outdoor storage area upon ±41.03-acre Lot 3 of a previously approved 3-lot subdivision.
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2) **Project Type: Act 250- Vermont State Parks, Northwest Region**

Project Location: 44 Knights Point Rd, North Hero, VT 05474

Substantial Regional Impact: Yes No (*If yes, Board action required*)

- *Project Details:* Construct 4 pickleball courts in an area that was previously used as a horse performance arena. Construct a concrete pad at the point of beach access of the existing asphalt walkway to provide ADA access to the beach.
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3) **Project Type: Act 250- Michael McGuiness and Anne Marie McGuiness Revocable Trust**

Project Location: 1627 Main Street, Fairfax, VT

Substantial Regional Impact: Yes No (*If yes, Board action required*)

4) **Project Type: Act 250- Sandy Birch Road LLC**

Project Location: Sandy Birch Road, Georgia

Substantial Regional Impact: Yes No (*If yes, Board action required*)

Board Action Necessary:

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