

NOTICE AND AGENDA FOR VIRTUAL MEETING

The Project Review Committee for the Northwest Regional Planning Commission will be meeting on **Wednesday March 12, 2025 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/83992513979>
- Meeting ID: 839 9251 3979
- By telephone: Dial 1 646 558 8656. When prompted enter the meeting ID: 839 9251 3979
- 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 January meeting minutes (enclosed)
- 4. Project Reviews** – see attached Business Report
- 5. Updates**
- 6. 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: March 2025
Project Reviews

1) **Project Type: Act 250- Malone 75 Swanton Road Properties, LLC**

Project Location: 75 Swanton Road, St. Albans Town

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

- *Project Details:* Subdivision of parcel and construction of a 2,450 square foot coffeeshop with drive-thru.
 - *Project Materials:* Site plan, Draft project review sheet, traffic study, VTrans comment letter
 - *Project Comments:*
 - *Action Required This Meeting:* Review traffic study and VTrans comment letter to determine conformance with the Regional Plan.
 - *Conformance with Regional Plan:* Yes No
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2) **Project Type: Act 250- Route 2A, LLC Steve Pomarico**

Project Location: 13 Martell Road, Alburgh

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

- *Project Details:* Residential 5-lot subdivision with four new housing units.
 - *Project Materials:* Site plan, Act 250 application, Draft project review sheet
 - *Project Comments:*
 - *Action Required This Meeting:* Determination of conformance with the Regional Plan
 - *Conformance with Regional Plan:* Yes No
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3) **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:* Letters from Neighbor and Applicant
 - *Project Comments:*
 - *Action Required This Meeting:* Review letters from neighbor and applicant
 - *Conformance with Regional Plan:* Yes No
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Staff Reviews: Section 248a-T-Mobile/248a-at 116 Fox Hill Road/Alburgh, Section 248a- T-Mobile/248a- at 245 Church Street in Enosburg Falls and Enosburg, Section 248a- T-Mobile Northeast, LLC (Georgia)

Board Action Necessary: