



**Project Review Committee
Meeting Notice and Agenda**

**Thursday, March 7, 2024 at 6:00 PM
Via Zoom**

Join Zoom Meeting

<https://us02web.zoom.us/j/83231965374>

Meeting ID: 832 3196 5374

Dial by your location

• +1 646 558 8656 US (New York)

1. Welcome and Introductions

2. Minutes

Review and vote on approval of draft minutes of September 5, 2023 meeting.

3. Public Comment Period

This time is the opportunity for members of the public to comment on non-agenda items. Comments should be limited to five minutes, at the discretion of the Chair.

4. Miller Farm Solar - Vernon

Address: land at 1732 Fort Bridgman Road, Vernon

Land Use District: Resource / Productive Rural

Potential Policies (pages 12-51): Energy 1, 3, 11, 14, 15

Background: A proposal for a 500-kW ground-mount solar array. The site is on a 275-acre parcel that includes the landowner's home and farm. The array will cover about 3-acres, with 800 new feet of access driveway, parking and support utility infrastructure covering an additional 2-acres. The area where the panels are sited was cleared in 2019 and no new clearing is needed for the array. There are gravel reserves under the site and extending for about 90 acres of the parcel. The property owner intends to potentially create a future gravel operation but not to access it at this time. The soil on the site is not prime agricultural soil and is not suitable for farming beyond hay production. No fencing proposed. Notice sent to the WRC on February 6, 2024.

ACTION: Determination of whether to issue a preferred site letter.

5. Pinnacle Trail expansion – Athens/Brookline – 2W1152-6

Address: 25 Brookline Road

Land Use District: Resource

Potential Policies (pages 12-51): Natural Resources 21, 23; Educational, Cultural 17

Background: This project proposes to construct: 10,555 feet x 2 feet of new hiking trail to Lily Pond and a trail head access area and kiosk which will be constructed on an existing former trailer site with a 50-foot access drive located at 466 Brookline Road in the Town of Athens. This access area will provide parking for up to eight vehicles for hikers to reach the existing Town-Line Trail on the east side of Brookline Road and the proposed trail to Lily pond on the west side of the Brookline Road. The proposed

trail to Lily Pond is part of a larger recreational trails system for low density, non-motorized use within the 2,735 areas of conservation lands owned in fee by the applicant (WHPA).

ACTION: Determination of regional significance and whether to file comments.

6. Mount Snow Master Plan update – Dover – 2W1281-5

Address: Handle Road, West Dover

Land Use District: Resort Center

Potential Policies (pages 12-51): Land Use 1, 2, 4, 7, 8, 15; Energy 7; Economy 3, 9; Natural Resources 8, 9, 11, 12, 13, 15, 16, 17, 20, 21, 22, 26, 27, 30, 33, 34, 35; Housing 2, 3, 5, 9; Educational, Cultural 1, 16; Utilities, Facilities 1, 4, 10, 19, 24, 29

Background: Mount Snow Ltd is requesting a 5-year renewal of Findings of Fact and Conclusions of Law and Order #2W1281 for the Mount Snow Master Plan, with miscellaneous updates to certain criteria. The prior Master Plan had received a one-year extension due to Covid-19, and that expired in July 2022. The update application was submitted 6/24/2022. An incomplete letter for the current renewal request was issued on 8/2/22, and a site visit and pre-hearing conference were held on 10/27/2022. A pre-hearing conference report was issued 1/20/2023 identifying a number of items that the applicant needed to address before a hearing could be held. Responses to those items were submitted on 7/14 and 8/22/2023. A hearing was held 9/7/2023. A Hearing Recess Order was issued and the applicant responded in January 2024. A second Hearing Recess Order was issued 2/23/24.

ACTION: Determination of whether/what comments to file at this point and in relation to second Hearing Recess Order.

7. Recent Decisions and Updates

- Hermitage Club booster pumphouse – Wilmington – 700002-30A – permitted 10/20/23
- GMP line upgrade and relocation – Whitingham – 2W1381 – permitted 11/21/23
- MBSA development subdivision at Hermitage – Wilmington – 700002-32 – permitted 11/29/23
- Mount Snow stump removal for Sundance lift project – Dover – 2W0359-66 – permitted 11/14/23
- Pumpkin Patch Childcare Center / Community Center – Putney 2W1386 – permitted 1/10/24
- Clock Tower alteration – Dover – 2W0599-3 – permitted 1/12/24
- Barkus Excavating – Whitingham – 2W1385 – permitted 2/2/2024

8. Next meeting

The next regularly scheduled meeting is Tuesday, April 2nd. Determination of a need to hold that meeting will be made closer to that date and the Committee will be informed either way.

9. Adjourn