



Project Review Committee Meeting Minutes

Tuesday, May 5, 2026 at 3:00 PM
via Zoom

Members present: Jim Pinkerton (Chair), Stephan Chait, Eric Stevens, Bob Bois

Guests present: June Lupiani (Haran property)

Staff present: Alyssa Sabetto

Called to order at 3:00pm with a quorum present and chaired by Jim Pinkerton.

1. **Introductions**

Jim shared kind words as this was Alyssa's last meeting staffing the Committee. Alyssa shared her enjoyment of working on Project Review and with the Committee over the years.

2. **Minutes**

Minutes of February 2026 meeting were approved with no changes on a motion from Stephan and a second from Eric. Approved by all.

3. **Public Comment Period**

No comments.

4. **Vertex Towers - Dummerston – 26-0690-PET**

Address: 3219 West River Road

Land Use District: Rural Residential, Productive Rural

Potential Policies (pages 12-51): Community Utilities, Facilities and Services 34, 35, 36

Background: The proposed project involves the construction of a 140-foot monopole-style telecommunications tower at 3219 West River Road, Dummerston, Vermont, on property owned by Sugar Mountain Holdings, LLC. The application was deemed completed on 4/20/26 and the comment deadline is 5/20/26.

After discussion, the consensus was shared by Stephan in saying that individual towers like this aren't regionally significant, but together each tower does lend to a regional impact. Jim brought up the lack of cell coverage in many areas of the region that this project serves to remedy. Stephan said that he does not see the project in conflict with the regional plan. Alyssa brought up the removal bond that was discussed in February and suggested that the Committee could ask the PUC to require that, since the town seemingly did not. Jim motioned that Alyssa send a letter asking for removal bond. All approved. Alyssa suggested that the Committee keep this precedent setting request in mind when reviewing future cell tower projects and considering comments.

ACTION: Alyssa will draft and submit a comment letter asking for a removal bond to be required.

5. **Haran property campsites - Grafton – 2W1391**

Address: 221 Dug Road

Land Use District: Productive Rural, Resource

Potential Policies (pages 12-51): Natural Resources 16

Background: The construction of eight (8) campsites and related infrastructure (septic system, 2 stall bathroom, 2 stall shower facility, and communal "kitchen" area). More specifically, the project is proposed in two phases. Phase 1 consists of establishing eight (8) tent campsites, and Phase 2 consists of replacing three (3) of the tent campsites with cottages. This application considers the following work associated with the project as "after-the-fact," as it has already been completed/constructed: removal of trees, undergrowth vegetation, and structures; construction of four (4) wood platform decks; installation of portable shower/bathroom infrastructure; construction of septic system and leach field; and installation of underground electrical lines.

Alyssa shared the main points that came out of her conversation with Quin Mann (District Coordinator for this project) after the site visit and hearing. Primarily, ANR will be reconsidering the River Corridor boundary and moving it inland to cover this site until the start of an upward slope. With this change, there is not room for this campground to have safe level ground on the site. The other issue is that much of the infrastructure for the campground was installed prior to getting permits, so it exists in violation of Act 250. Dug Road is a class 4 road that also lies in the River Corridor for much of its length. Alyssa also shared the ANR comment letter, which the Committee reviewed during the meeting. Overall, Alyssa said that in her opinion, as an Emergency Planner, this is a vulnerable location for a campground. Flooding could mean that visitors become stranded without easy rescue access. She noted that this is an opinion shared by state regulators as evidenced in the ANR letter and the warning signs that they said would be necessary for a campground on such a site.

The Committee discussed the project, looked at the visuals of the infrastructure and heard from the applicant. Following this, Stephan motioned to submit comment that the project is not regionally significant but there are concerns; the letter can cite land natural resources policy 16 and support the comments made by ANR. Eric seconded this motion and all approved.

ACTION: Alyssa will draft and submit a comment letter.

6. Recent Decisions and Updates

- Town of Brattleboro water tank – 2W0728-4 – permitted 4/3/2026

7. Next meeting

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

8. Adjourned at 4:15pm.