



Project Review Committee Meeting Minutes

Tuesday, September 8th, 2026 at 3:00 PM
via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/85016676765?pwd=BFpcWEba8XCz8zjysrucLRiMwNZXfa.1>

Meeting ID: 826 6747 2215

Members present: Stephen Chait (Chair), Bob Bois, Cathy Fales, Ann Golob, Pete Silverberg, Eric Stevens

Staff present: Liana Rice, Matt Bachler

Guests present: Paul Belogour (Owner, Vikings Villages Resort), Christina Belogour (Manager, Vikings Villages Resort)

Called to order at 3:00pm with a quorum present and chaired by Stephen Chait standing in for Jim Pinkerton.

1. **Introductions**

The Committee welcomed new staff member Liana Rice.

2. **Minutes**

The minutes of the May 5, 2025 meeting were approved with no changes on a motion from Stephen. Ann abstained because she was absent from that meeting. The minutes passed unanimously.

3. **Public Comment Period**

Kathy asked about what triggers a project to be reviewed by the Project Review Committee. Matt explained that projects are referred to the Committee through the Act 250 process once an application is complete.

4. **Vikings Villages Resort – Guilford – 2W1394**

Address: 360 Viking Village Drive

Land Use District: Productive Rural and Resource

Potential Policies: [Policy #10](#) under Economic Development, [Policies #12 and #13](#) under Land Use

Background: The commercial use of a previously constructed dining/meeting hall and construction of six new 1-bedroom cabins in close proximity to the existing 6 cabins, together with associated utilities, infrastructure, and related out buildings, and up to 12 days of special events open to the public with a maximum of 200 people.

Hearing date: September 16, 2026

The project was initially classified as a minor Act 250 application but was elevated to a major application after an abutting neighbor requested a public hearing. An Act 250 hearing is scheduled for September 16. Liana shared that in her opinion, this project does not appear to be of substantial regional significance. Paul Belogour explained that the neighbor's objection was related to the proposed expansion. The additional six cabins will occupy less than one acre. Paul and Stephen clarified that the original six cabins and dining hall were able to be constructed without an Act 250 permit, while the proposed expansion triggered Act 250 review. Pete asked about ANR review and stormwater. Paul explained that the relevant state departments had reviewed and signed off on the project.

Pete asked whether the proposed events and additional cabins could create enough traffic to be detrimental to local infrastructure. Bob noted that ANR was supportive of the traffic study and that the project appeared to be near the end of the Act 250 review process. The Committee reviewed the purpose and objectives used to determine regional significance. Members discussed whether the project could have impacts extending beyond Guilford or affect regional infrastructure or resources.

Bob said he did not believe the project was regionally significant. Eric agreed and noted that the project appeared to be a relatively minor application and that he saw no areas where the project was inconsistent with the Regional Plan.

Bob asked about the designation of resource lands under the 2025 Windham Regional Plan. Matt explained that resource lands are areas containing important natural resources and noted that most of the Vikings Villages property would remain undeveloped.

Ann and Kathy also stated that they did not believe the project was regionally significant.

The Committee concluded that the impacts of the proposed expansion are primarily local in nature and that the project is consistent with the Rural Residential and Resource land use designation and the applicable policies of the 2025 Windham Regional Plan.

MOTION: Stephen moved that the Vikings Villages Resort project is not regionally significant and is in compliance with the Windham Regional Plan. Eric seconded the motion. The motion passed unanimously.

The Committee then discussed whether a comment letter should be submitted to Act 250. After discussion, the Committee agreed that a brief letter confirming the Committee's unanimous finding would be appropriate. The letter will state that the Committee has no concerns, that the project is not regionally significant, and that the project is in compliance with the Windham Regional Plan.

ACTION: Liana will draft and submit a comment letter to Act 250 stating that the Committee unanimously found the Vikings Villages Resort project not regionally significant and in compliance with the Windham Regional Plan.

5. Recent Decisions and Updates

The Committee noted two additional minor Act 250 applications for awareness:

- Rexbo Development, Rockingham (2W1007-1)

- i. *809 Rockingham Rd*, demolition of the existing convenience store building and construction of a new ~4,300 sf convenience store with a drive-through restaurant with less than 9 indoor seats. This site includes a new on-site wastewater disposal system and a transient non-community water supply system.
 - 3-bedroom House and Septic System Installation, Vernon (2W0387-7)
 - i. *15 Beech Hill Road*, Construction of a 3-bedroom house roughly 1800 sq ft on a 25-acre parcel. There will be a 3-bedroom septic system installed as well as a gravel driveway that is roughly 700 ft long. 2 acres of trees will be cleared around the site and remaining property will be put under current use with a forestry plan being followed.
6. **Next meeting**
The next regularly scheduled meeting is October 6, 3:00PM. Determination of a need to hold the meeting will be made closer to that date and the Committee will be informed either way.
7. **Adjourned at 4:00pm.**