

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

Central Vermont Regional Planning Commission

Approved Minutes

August 30, 2018

Committee Members:

<input type="checkbox"/>	Byron Atwood, Barre Town Commissioner
<input checked="" type="checkbox"/>	John Brabant, Calais Commissioner
<input checked="" type="checkbox"/>	Jerry D'Amico, Roxbury Commissioner (Alternate Seat)
<input type="checkbox"/>	Laura Hill-Eubanks, Northfield Commissioner
<input type="checkbox"/>	Janet Shatney, Barre City Commissioner
<input checked="" type="checkbox"/>	Bob Wernecke, Berlin Commissioner

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1 Staff: Clare Rock, Bonnie Waninger

2 Others: Peter Carbee, CVRPC Washington Rep; William King and Ted Lamb

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4 The meeting took place in the Council Chambers, Montpelier City Hall

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Call to Order

7 The meeting was called to order by Bob Wernecke, who was filling in for the Chair at 4:05 pm.

8

Adjustments to the Agenda

10 Rock announced that Alex Bravakis, Novus Energy Development, LLC (Town Washington) would not be
11 presenting at the meeting and they are not seeking a Preferred Site Letter at this time. The Washington
12 Rep added that he is working with Bravakis of Novus and that based upon the discussion at the Regional
13 Plan Committee meeting yesterday they have decided to hold off on their request until there is clearer
14 criteria developed and used by the Project Review Committee in its review of such requests.

15

Public Comments

17 None.

18

Preferred Site Designation

20 a) Update from the Regional Plan Committee

21 Waninger provided the update. The Regional Plan Committee met yesterday and will be developing a
22 municipal guide which will outline the expectations of the municipal process which towns will be
23 expected to follow if they are seeking a letter of support from the RPC for a locally identified preferred
24 site. The draft will be circulated to towns for the input and review. The Committee is also determining
25 when the RPC should weigh in and if we do weigh what role we play in the process. This process could
26 be similar to the development of Substantial Regional Impact-like criteria. The Committee hoped to
27 present a draft to the Board of Commissioners in October but it will probably be November.

28 b) Presentations & Requests from:

29 - William King, Alternative Energy Development Group, LLC (AEDG) (Town of Worcester)

30 King presented the information about the Worcester solar site and is requesting the RPC provide a letter
31 supporting this preferred site location. (see attached info) The Town SB and PC has provided letters of
32 support for the site. Ted Lamb, Worcester Selectboard member was present at the meeting and added
33 the SB held two public meetings and a public hearing about the site and while not many people

1 attended the meeting there is general support of the project. The current owner of the property has
2 cleaned up the site, the former owner stored a variety of old machinery and equipment on the site. The
3 front of the site is used for a local farmers market and the rear of the lot is proposed for the 500kW
4 solar array. Three phase power already exists up Route 12 and it will require a minor extension of this
5 service. The power line will be buried on the site and an existing gravel driveway will be improved. The
6 solar panels will be screened from RT 12 and also screen from adjoining properties. There are no other
7 residential building in the direct vicinity. There are no known constraints on the site, agriculture soils are
8 present on the property but no in the area of the proposed development. The location is within GMP's
9 "green zone" indicating it a suitable for energy production. There are will be approx. 3 acres of land
10 disturbance.

11
12 Discussion followed. The developer is still discussing who the "off-takers" will be and cannot define who
13 they will be this early in the development process. Future land use was discussed, the town doesn't
14 foresee needing the site for future expansion of the village area. The property is located within the
15 regionally designated "Rural Area." It makes sense solar would be developed is this area because it
16 would not be appropriate to develop a prime infill/commercial/industrial site within a town center with
17 a solar development. This would not be highest and best use of prime real estate. It was recognized that
18 the developer has a 30-year lease and that solar development has few long-term impacts on the land. It
19 was suggested that the RPC consider a grading system for preferred sites to help determine a level of
20 support, plus it was recognized that if a site received a preferred site letter from the RPC this would not
21 preclude the RPC from participating in the subsequent Certificate of Public Good proceedings.

22
23 *J D'Amico moved to approve a Preferred Site Letter of Support from the RPC for the Worcester property*
24 *as the proposed development will be well screened from Route 12 and from adjoining property owners,*
25 *the development area does not have any known constraints (very minimal impacts to agricultural soils),*
26 *it is within close proximity to the Village and existing 3-phase power and has minimal impacts to current*
27 *or proposed land uses. The motion was seconded by J Brabant, all in favor. Motion carried.*

28
29 Rock will draft a letter and circulate to committee members for review prior to finalization.

30 31 **Updates on previous applications**

32 Rock provide a Summary of the projects on the Project Review Summary Sheet. Two applications were
33 administrative amendments and one was a minor notice. The 4th application was a minor but the
34 applicant is contesting ANR's recommendation and the application is now contested. The Committee
35 notes that this application is not regionally significant. Staff will keep the Committee apprised of any
36 further development with the application.

37 38 **Meeting Minutes**

39 The Committee choose not to act on the minutes as only one member who was at the last meeting was
40 present at this meeting.

41 42 **Next Meeting**

- 43 - September 25, 2018. One agenda item will include final review of the draft Rules of Procedure
44 and a possible recommendation to the Regional Plan Committee.

45 46 **Adjournment**

47 *J Brabant moved to adjourn at 5:10 pm, seconded by J D'Amico, all in favor. Motion carried.*
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