



PROJECT REVIEW COMMITTEE

October 25, 2018

4:00 – 6:00pm

Central Vermont Regional Planning Commission Conference Room
29 Main Street, Suite #4, Montpelier, VT 05602

pages **AGENDA**

4:00¹ **Adjustments to the Agenda**

Public Comments

2-22 **4:10** **Preferred Site Designation²**

- a) Presentation & Request from:
Alex Bravakis, Novus Energy Development, LLC (Williamstown)

23-28 **5:10** **Projects of Substantial Regional Impact²**

- a) Fecteau Residential, Inc – continued discussion and staff review

29-30 **5:30** **Updates on other Act 250 & Section 248 Applications**

Staff will provide an update and overview of applications that have been received.

31-33 **5:40** **Meeting Minutes²**

- September 27, 2018

5:45 **Next Meeting**

- November 15, 2018 or November 29, 2018? (Invite Utility Companies?)

Adjournment

¹ Times are approximate unless otherwise advertised.

² Anticipated action item.



MEMO

Date: October 22, 2018
To: Project Review Committee
From: Clare Rock, Senior Planner
Re: Preferred Site Request: Williamstown Site

✉ ACTION REQUESTED: Respond to Preferred Site Designation Request.

The following information is contained in regard to the Preferred Site Request:

1. NOVUS Energy Development Letter dated October 16, 2018 (10 pages)
2. VT ANR Atlas Maps (3 pages)
3. Regional Plan Maps (3 pages)

STAFF REVIEW

To aid in the Committee's review and anticipated action item to respond to the Preferred Site Designation requests staff recommends the Committee consider:

- a) The site's relationship to its Land Use Planning Area as defined in the Regional Plan;¹
- b) Direction provided in the Energy Element and incorporated Regional Energy Plan; and
- c) The development's known impacts related to other goals and policies of the Regional Plan.²

a) Land Use Planning Area

The site is located within the Resource Future Land Use Area – See attached Regional Plan 2008 Future Land Use Map. The Regional Plan (on page 2-31) describes Resources Areas as: *areas are dominated by lands requiring special protection or consideration due to their uniqueness, irreplaceable or fragile nature, or important ecological function.*

These include:

- *Protected lands;*
- *Elevations above 2,500 ft (elevations above 1,700 ft in Waitsfield, as regulated);*
- *Slopes of 25% or more;*
- *Rare, threatened or endangered species and significant natural communities;*
- *Wetlands;*
- *Special flood hazard areas; and*
- *Shoreline protection areas*

¹ Information prepared by Bonnie Waninger for Regional Plan Committee

² Information prepared by Bonnie Waninger for Regional Plan Committee

Resource area Policies:

1. Conservation of the natural landscape and careful management of lands is sought for these areas. Development in these areas should be subject to extensive planning, review and conditions that ensure its protection.
2. Any development proposed within critical resource areas shall provide evidence as to why the development cannot be avoided, and shall provide mitigation for natural resources impacted by the development.
3. The extension of permanent roads, energy transmission facilities, and utilities into Resource areas is discouraged.
4. Development on wetlands, steep slopes of 25% or more, and ridge lines should be avoided.
5. Avoid or limit development and investment in identified flood hazard areas, where feasible.
6. Avoid development that fragments forest blocks and habitat connectors.

Upon closer inspection of the Future Land Use Map and the Resource data sources, staff determines that the only reason this particular property (67 acres) is classified as a *Resource* area is due to its protected lands status. There are no other *Resource* features on the property (i.e. there are no high elevations, steep slopes, wetlands and etc.)

Protected Lands are defined as both private and public protected lands. These include VT State Forests, Parks, Wildlife Management Areas, Town Forests, and Land Trust Easements. Based upon CVRPC's GIS database the site is identified as a town forest. Based upon information presented by NOVUS the site is municipally owned and houses the town's water tank.

- **Staff suggestion:** Clarify the status of the municipally owned property (is it a town forest or simply a municipally owned property) and determine if the 1-acre solar development will impact the use of the property. If the only reason the property is considered a *Resource* area is due to its ownership status, consider evaluating the property as it is located within the surrounding Rural Area.

The Regional Plan (on page 2-28) describes the Rural Future Land Use Area as:

Rural areas encompass the majority of the Region's land area and are generally rural in character. Much of the Region's residential development in recent decades has occurred in these areas in a low-density pattern along transportation routes. These areas encompass much of the Region's large forest blocks, sand/gravel/mineral deposits, and prime agricultural soils that, when in productive use, contribute to the working landscape and have significant economic value. Rural areas also include residential, small-scale commercial and industrial, and recreational uses.

Policies related to the Rural planning areas include:

- Minimize impact to the viability of agricultural operations and forest fragmentation.
- Encourage location of development outside of farms and along the edges of forests, preferably with buffers between such development and the ag/forest resource.
- Support enabling owners of farm and forestland to bear the financial responsibility of resource protection.
- Provide direction on development principles to be used related to:
 - vehicular and pedestrian movement,
 - compact development as it related to power and transportation infrastructure,

- maintaining traditional density and settlement patterns as development occurs,
- protecting wildlife corridors from fragmentation,
- limiting the number and size of non-residential uses,
- enabling home occupations, and
- enabling expansion and development of outdoor recreation areas.

The Rural Land Use Planning Area description references “residential, small-scale commercial and industrial, and recreational uses.” It should be noted that commercial and industrial land uses generally refer to those common uses which are defined by local zoning. Commercial and industrial uses and activities generally include activities involving the sale of goods or services carried out for profit; or uses which are engaged in manufacturing, packaging, storage and distribution of products. Commercial and industrial uses generally require a permanent structure or building with associated parking areas and infrastructure. The impacts of commercial and industrial land uses generally include regular traffic, stormwater runoff, noise, and odor.

Whereas Commercial scale renewable energy generation systems do not always equate to commercial land use planning areas. Commercial scale renewable energy generation systems range from 15kw to <1 MW in size. A 150 kW system is considered a medium scale commercial system. Systems over 500 kW do not qualify for preferred site incentives. NOVUS proposes a 150kW project. Residential scale renewable energy generation systems are incorporated into preferred site incentives by right. CVRPC does not need to address these.

A commercial scale solar energy project would not generate the same level of impacts (traffic, stormwater runoff, noise and odor) of a commercial or industrial land use.

- **Staff Suggestion: It would be beneficial for the Committee to make a determination of whether the proposed projects are in conflict with the Resource Or Rural Land Use Area.** Based upon staff review neither the NOVUS projects would be incompatible with the Rural Planning Areas.

b) Energy Element and Regional Energy Plan

Both the Energy Element and the Energy Plan (as contained within the Regional Plan appendix) state that it is the responsibility of the local municipality to determine a Preferred Site. The Energy Element states on page 3-7:

Siting of all renewable energy generation facilities will take careful planning to ensure infrastructure (including three phase power), land use regulations (including zoning if applicable), and community support exists before the development can occur. In this regard the Central Vermont Regional Energy Plan does not specify locations beyond what has been identified by the state as preferred locations for renewable energy generation. This will provide opportunities for each municipality to identify locations that are preferred or restricted based on local insights and interests.

The Chapter also includes the following Goal and Policy:

GOAL: Renewable energy generation is sited to maximize potential while minimizing locally identified impacts.

Policy: Evaluate generation from potential renewable energy generation by municipality

including the identification of constraints, resource areas, and existing infrastructure by energy type.

As contained within the Regional Energy Plan (see Appendix of Regional Plan, page 35)

The Regional Energy Committee further concluded that the final determination and identification of suitable sites would be left to the individual municipalities as they develop and evaluate their needs, development patterns, and future land use goals....Finally, the Central Vermont Regional Energy Plan supports the development of renewable energy generation technology that will not result in an undue adverse impact on the built or natural environment or conflict with identified regional policies.

Energy Plan Maps -

- Known Constraints Map (see attached): NOVUS site – appears no Known Constraints identified.
- Possible Constraints Map (see attached): NOVUS site - appears there maybe presence of Possible Constraints on a portion of the site (agricultural soils.)
- Solar Source Resource Map (see attached): NOVUS site – appears to be a Secondary site, property may contain possible constraints.

Appendix A of the Regional Plan contains “Known & Possible Constraint Definitions & Descriptions” Appendix B contains the “Regional Resource Maps.” To check out the sections of the Regional Plan which have been referenced within this memo visit: <http://centralvtplanning.org/wp-content/uploads/2012/03/2016-Central-Vermont-Regional-Plan-ADOPTED-06.12.2018-Reduced.pdf>

- **Staff Suggestion:** It would be beneficial for the Committee to make a determination of whether the proposed projects do minimize locally identified impacts as stated in the Goal above.

c) Other Goals and Policies of the Regional Plan

Beyond Land Use Planning Areas, the Regional Plan uses its goals and policies to address other impacts and to direct development and conservation. However, nearly all policies in the Regional Plan use advisory language (should, encourage, discourage, where feasible). Advisory policies do not offer substantial guidance in development review because they can be interpreted in different ways for different developments and may be interpreted inconsistently. The following policies provide directive language that could be used effectively in Section 248 development review:

- Protect or maintain native vegetated buffer strips in riparian zones and shoreland areas using Best Management Practices
- Avoid or limit development and investment in identified flood hazard areas. Development in established economic and institutional centers shall adhere to strict floodplain management standards. [staff note: may be considered advisory]
- Fill and new structures within mapped floodways as identified on FEMA Flood Insurance Rate Maps shall be prohibited, except where a substantial public benefit is provided. [staff note: may be considered advisory]
- Specifically, development activities in designated WHPA's [wellhead protection areas] shall be carefully reviewed for groundwater impacts.
- Prevent the spread of terrestrial invasive species and forest pests.
- Light sources shall be shielded and not directly visible from public roads or adjacent residences.
- Utility infrastructure and corridors shall be sited so as to minimize aesthetic impacts, particularly in areas of local and regional scenic importance. [language in A, B, and C may negate the “shall”]

- Wherever practicable, utility lines will be installed underground or behind structures in downtowns and village centers
 - The use of wood support structures, appropriate conductor colors for the background, and landscape compatibility techniques are encouraged.
 - Municipalities, in their plans, should consider the visual impacts of the siting of utility poles. Traffic safety and water quality issues may also be pertinent in certain locations.
 - Resource areas, as identified by this Plan, shall be avoided wherever possible, in the location or routing of new substation or transmission facilities. [wherever possible may negate the “shall”]
 - CVRPC will track indicators that show impacts on aesthetic quality and natural beauty in Central Vermont.
 - CVRPC will exercise its status as a statutory party in Act 250 whenever new development has the potential to impact the form and function of an interchange area or adjacent communities.
 - New development that places a significant impact on local and regional educational systems must address and mitigate these impacts.
- **Staff Suggestion:** It would be beneficial for the Committee to make a determination of whether the proposed projects conflict with any of the identified regional policies.



October 16th, 2018

Re: Novus Williamstown Solar – 150kW AC net-metered solar project

Dear Central Vermont Regional Planning Commission's Project Review Committee,

Novus Williamstown Solar, LLC (Novus) is pleased to submit the following project description concerning a proposed 150-kilowatt (kW) group net-metered solar project (the Project), to be sited on a piece of property owned by the Town of Williamstown. This letter provides an overview of the Project design, its benefits and potential impacts, and is intended to give the Central Vermont Regional Planning Commission and its Project Review Committee an opportunity to learn more about this community net metered solar project.

I. Introduction

The proposed Project, to be known as the "Novus Williamstown Solar Project" is a 150 kW (alternating current (AC)) solar electric generation facility in Williamstown, Vermont (the "Project"). The Project will be a group net-metered facility wherein the solar generating facility produces power to offset the electricity requirements of the group members, one of which will be the Town of Williamstown.

The Project would occupy an approximately 1 acre +/- portion of a parcel that is used to house the Williamstown water tank. A site location map and a preliminary site plan for the project are included with this letter.

The remainder of this letter briefly describes: (1) Novus's plans for construction and operation of the Project, including how equipment and materials will be transported to the site; (2) the expected economic and social benefits of the Project; (3) and the preliminary assessment of impacts.

II. Project Description and Construction Plans

Novus has a lease for a portion of a large parcel of land off of Rood Pond Road in Williamstown, Vermont and intends to occupy approximately 1 +/- acres of that land for this project. A Location Map is provided in *Attachment A*. The site will be accessed via an existing access road coming off of Rood Pond Road and extended out to the project site.

The Project will include the installation and operation of up to 150 kW AC nameplate capacity solar electric generation facility comprising of approximately 660 solar modules mounted on fixed metal racks and the required electrical equipment. On-site electrical equipment will include string inverters, alternating current (AC) collector system



components consisting of underground conduit, wire, four AC combiner panel boards, and four AC disconnects. The interconnection equipment will likely include one pole-mounted 167 kVA transformers, low side metering, and a high-side disconnect. The Project will connect to the existing electric distribution line located along Rood Pond Road.

A preliminary Project Site Plan is included in *Attachment A* and illustrates the anticipated location of Project components in relation to the surrounding area. Novus chose the proposed location for this solar array after working extensively with the Williamstown Selectboard to find a location within their town that would be well suited for solar yet also generally out of the public's viewshed and void of any environmentally sensitive areas. After reviewing several areas within this larger parcel, this 1 acre site was chosen based upon solar exposure, accessibility to existing roads and distribution lines, and its minimal impacts on natural resources and the character of the area.

The basic parameters of the site plan include the following working assumptions:

- Access to the solar site will make use of the existing roads within the area, including Rood Pond Road and the water tower access road.
- The solar panel support frame structures will be pile-driven, resulting in minimal grading and earth disturbance. Additionally, there will be insignificant amounts of new impervious surfaces created by the Project.
- Construction will be performed in accordance with the Vermont Standards & Specifications for Erosion Prevention and Sediment Control, 2006.
- Year-round daily access to the array is not required. Therefore, no on-site septic or water supply systems will be constructed. The solar array production will be monitored remotely and, if any upset conditions develop, technicians will be dispatched as required.
- The array will be enclosed by a perimeter fence that will meet applicable state and electric safety code standards.

Site Access & Equipment Delivery

Standardized trucking methods utilizing tractor-trailer and box truck vehicles will transport the panels and other project components to the site. Project construction will not require any oversized loads. Access to the site will be from the existing access road coming off of Rood Pond Road and through the access road up to the water tower. Construction equipment utilized to install the Project will likely include a light duty crane or similar equipment to lift the panels in place and a tire or track-mounted excavator utilized to drive the foundation posts.

Solar Panels and Electrical Collection System

Novus is considering the use of Hanwha 340-watt solar panels, or a similar product. The final panel selection will be made prior to the initiation of construction. The solar arrays will be set on driven steel foundation piles and hold the solar panels at a fixed angle of 30 +/- degrees, to maximize solar radiance collection. The support structures are designed to hold the bottom of the solar panels at approximately 4 feet above existing grade. The top of the solar panels will be fixed at approximately 10 feet above grade. The arrays will be supported by posts driven into the landscape utilizing standard construction technologies. This service mounting approach will not require any significant excavation, or placement of precast concrete under the panel array.

The array will be arranged in approximately 7 rows running east-west, with each row ranging from approximately 75 feet in length to approximately 200 feet in length. The rows will be connected via underground electrical cable in conduit to string inverters. From the inverters, the electrical interconnect line will continue to proceed underground to Washington Electric Coop's pole-mounted one (1) 167 kVA transformers.

III. Project Benefits

The Project is expected to provide a number of benefits, including:

- Energy cost savings for net-metering group members, including the Town of Williamstown.
- Payment to the State's educational fund
- Municipal property taxes on a parcel of land not currently paying taxes.
- Purchasing equipment from Vermont businesses, when commercially feasible.
- Employing Vermont businesses for pre-application, construction, and operation and maintenance work, when commercially feasible.



While the Project has economic benefits, the environmental benefits of solar energy from the Project are also substantial. The 2016 Vermont Comprehensive Energy Plan has set a goal for the state to receive 90% of its energy from renewable resources by the year 2050, and solar power is needed to meet that goal. The solar energy produced by this Project will likely result in less electricity needed in the New England region from plants that use fossil fuel or nuclear energy. It will produce no emissions when operating, and thus will help in a small but measurable way to reduce global warming, acid rain, and the negative public health effects associated with the use of fossil fuel and the waste storage challenges presented by nuclear energy production.

IV. Preliminary Impact Assessment

Based upon the initial review performed by Novus and its consultants, including the use of the State's environmental databases, the Project's location will either avoid or not cause impacts to environmental resources, and will not create public health or safety concerns. Key elements include the following:

- The Project has been sited to avoid wetlands and streams.
- No rare/endangered plants, significant natural communities, or critical wildlife habitat have been discovered within the Project footprint.
- The Project is designed to meet electric safety and utility interconnection standards for safe and reliable operation of solar electric facilities.
- The Project will require no new municipal services and will not pose undue burdens on town fire, police, or water/sewer services. The Project will not impact the ability of the town to provide educational services.
- Based on an initial aesthetic assessment by Novus's consultant, the Project is well-sited to minimize visibility to surrounding areas



At this juncture, if you have any questions or comments concerning the Project please feel free to contact Novus as follows:

T. Alex Bravakis
Novus Williamstown Solar, LLC
2 Spring Street
Montpelier, VT 05602
alex@novusenergydev.com
Phone: (347) 891-0296

We here at Novus hope you will support this Project, given its benefits to net-metering customers, the town and the State, and given its extremely limited impacts. In the meantime, I invite you to contact me with any questions or comments you have, as we welcome your input and suggestions to make this a successful project.

Sincerely,



T. Alex Bravakis
Novus Williamstown Solar, LLC

Enclosures:

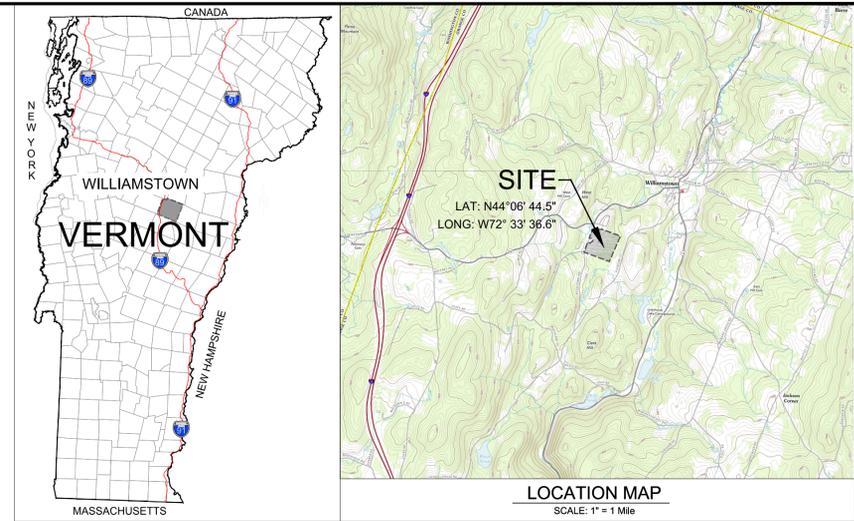
Attachment A – Site Location Map and Preliminary Project Site Plan

Attachment B – Williamstown Selectboard and Planning Commission signed letters of support.



Attachment A

Site Plan and Project Location

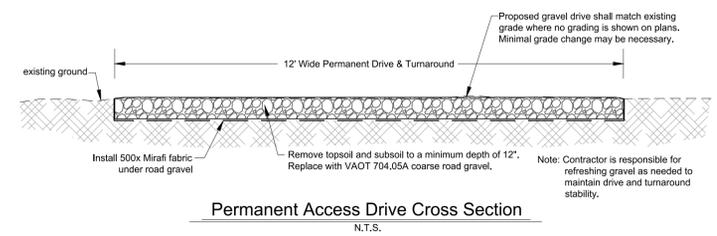


NOTES:

- ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY.
- THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 VERMONT STATE PLANE 4400 (US SURVEY FEET). ELEVATIONS ARE BASED ON NAVD88 (US SURVEY FEET).
- EXISTING GROUND CONTOUR ELEVATIONS ARE BASED ON LIDAR FROM VCGL.
- UTILITIES ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL CONTACT DIG SAFE BEFORE BEGINNING ANY EXCAVATION.
- THIS IS IN NO WAY A BOUNDARY SURVEY. PROPERTY LINES SHOWN ON THIS PLAN ARE FROM TAX MAP INFORMATION PROVIDED BY THE TOWN.
- THIS IS A PRELIMINARY DESIGN PLAN. FINAL DESIGN WILL BE MODIFIED TO MATCH EQUIPMENT PURCHASED AND POSSIBLE PERMIT CONSTRAINTS REVEALED DURING PROJECT'S REVIEW.

LEGEND

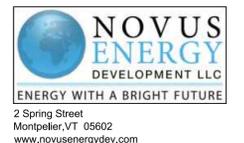
- EXISTING POWER POLE / PROPOSED POLE
- APPROXIMATE PROPERTY LINES
- EXISTING OVERHEAD POWER
- EXISTING GRADE CONTOUR LINES (5 FOOT INTERVALS)
- EXISTING GRADE CONTOUR LINES (1 FOOT INTERVALS)
- SOLAR SETBACKS
- PROPOSED 12' GRAVEL ACCESS DRIVE
- PROPOSED OVERHEAD POWER LINES
- PROPOSED FIXED SOLAR PANEL RACKING



Permanent Access Drive Cross Section
N.T.S.

**NOVUS
WILLIAMSTOWN
SOLAR, LLC**

Rood Pond Road
Williamstown, Vermont

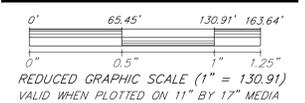
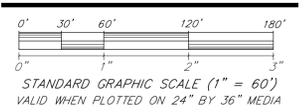


K&L Krebs & Lansing Consulting Engineers, Inc.
164 Main Street, Suite 201
Colchester, VT 05446
T: (802) 878-0375
F: (802) 878-9618
email@krebssandlansing.com
KrebssandLansing.com

**ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION**

SOURCE DATA LEGEND

MAPPING SOURCE DATA USED FOR PLAN COMPIATION
Civil Engineering:
Krebs and Lansing Consulting Engineers, Inc.
164 Main Street, Suite 201
Colchester, Vermont 05446



**Proposed
Solar Array**

| REV. NO. | REVISIONS/COMMENTS | DATE |
|----------|--------------------|------|
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Drawing Title:

SKETCH PLAN

DATE of Issue: 02/20/18
Drawn by: SDG Checked by: GTD
Project No.: 18110 Scale: 1" = 60'
Drawing No.: Rev No.:

C-100



Attachment B

Signed Municipal Letters of Support

T. Alex Bravakis
Novus Energy Development, LLC
2 Spring Street
Montpelier, VT 05602
(347) 891 0296

Dear Mr. Bravakis,

Novus Energy Development, LLC has requested that the Town of Williamstown Selectboard, Williamstown Municipal Planning Commission, and Central Vermont Regional Planning Commission jointly agree that the Town owned land located off of Rood Pond Road in Williamstown, Vermont (known as the Town Water Tank property), should be designated a "preferred site" location for development of a 150kW net-metered solar facility, pursuant to Public Utility Commission Rule 5.100.

The definition of a "preferred site" under Rule 5.103 includes "a specific location that is identified in a joint letter of support from the municipal legislative body and municipal and regional planning commissions in the community where the net-metering system will be located."

We have considered your request, and support the designation of this site at to be a preferred site for a net-metered facility.

Sincerely,

On behalf of the Town of Williamstown Select Board:



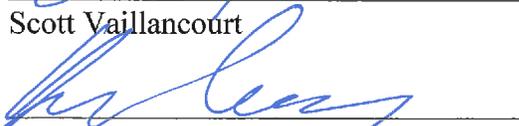
Matt Rouleau

Date 7/20/18



Scott Vaillancourt

Date 7/24/18



Francis Covey

Date 7/23/18



Ed McGlynn

Date 7/23/18



Rodney Graham

Date 7/23/18

T. Alex Bravakis
Novus Energy Development, LLC
2 Spring Street
Montpelier, VT 05602
(347) 891 0296

Dear Mr. Bravakis,

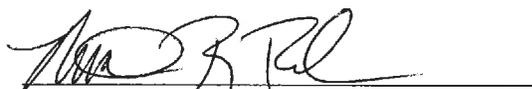
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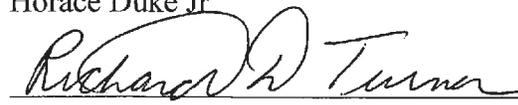
We have considered your request, and support the designation of this site at to be a preferred site for a net-metered facility.

Sincerely,

On behalf of the Town of Williamstown Planning Commission:


Matt Rouleau

Date 7/11/18

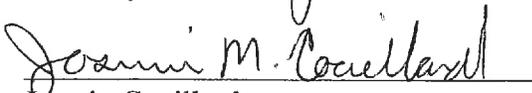
Horace Duke Jr

Richard Turner

Date

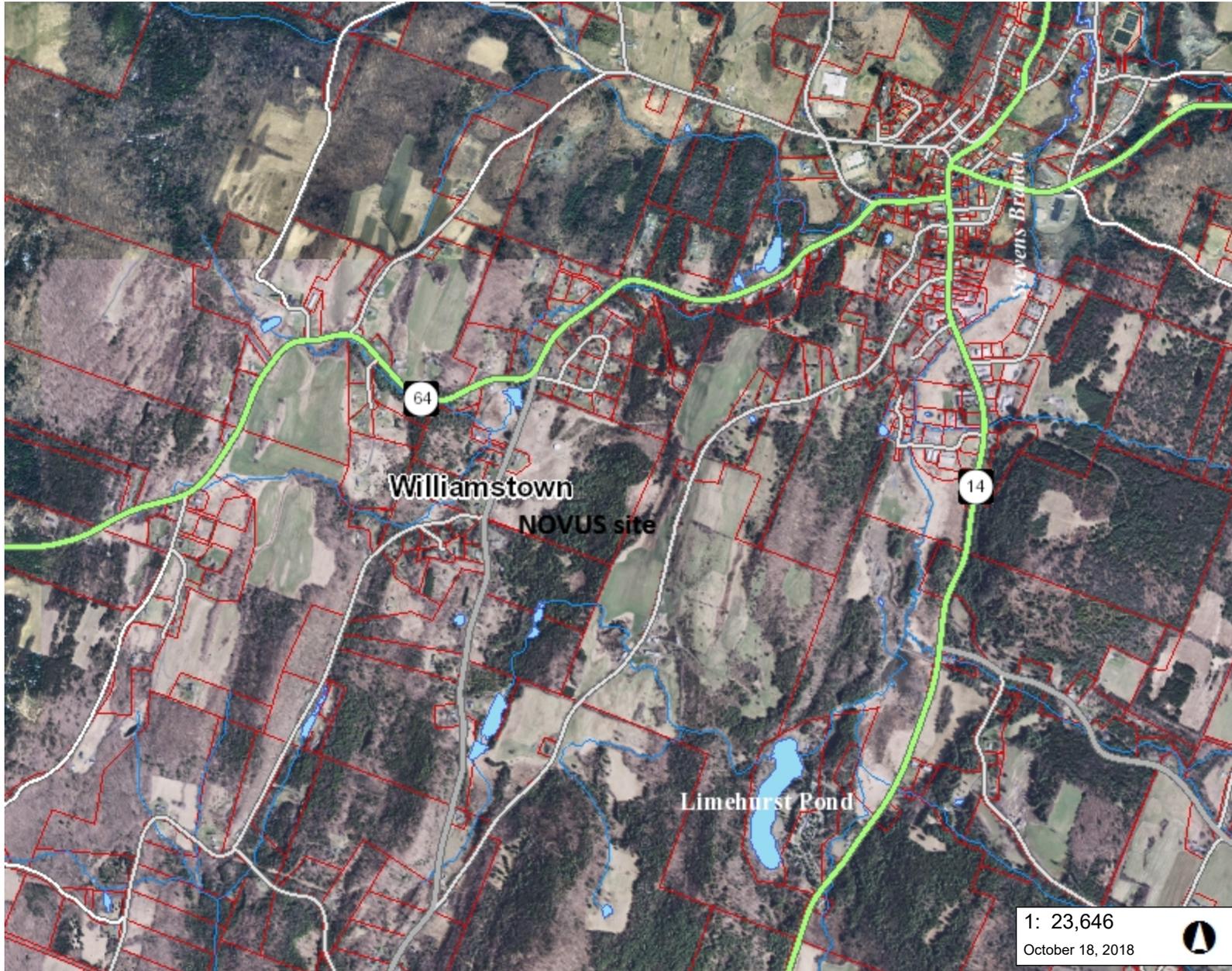
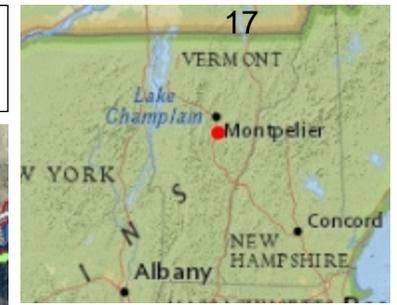
Date 7/11/18


Susan Lyons

Date 7-11-18


Jasmin Couillard

Date 7/11/18



LEGEND

- Parcels (Standardized)
- Roads**
- Interstate
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Not part of function Classification S
- Waterbody
- Stream
- Parcels (Non-Standardized)
- Town Boundary

1: 23,646
 October 18, 2018

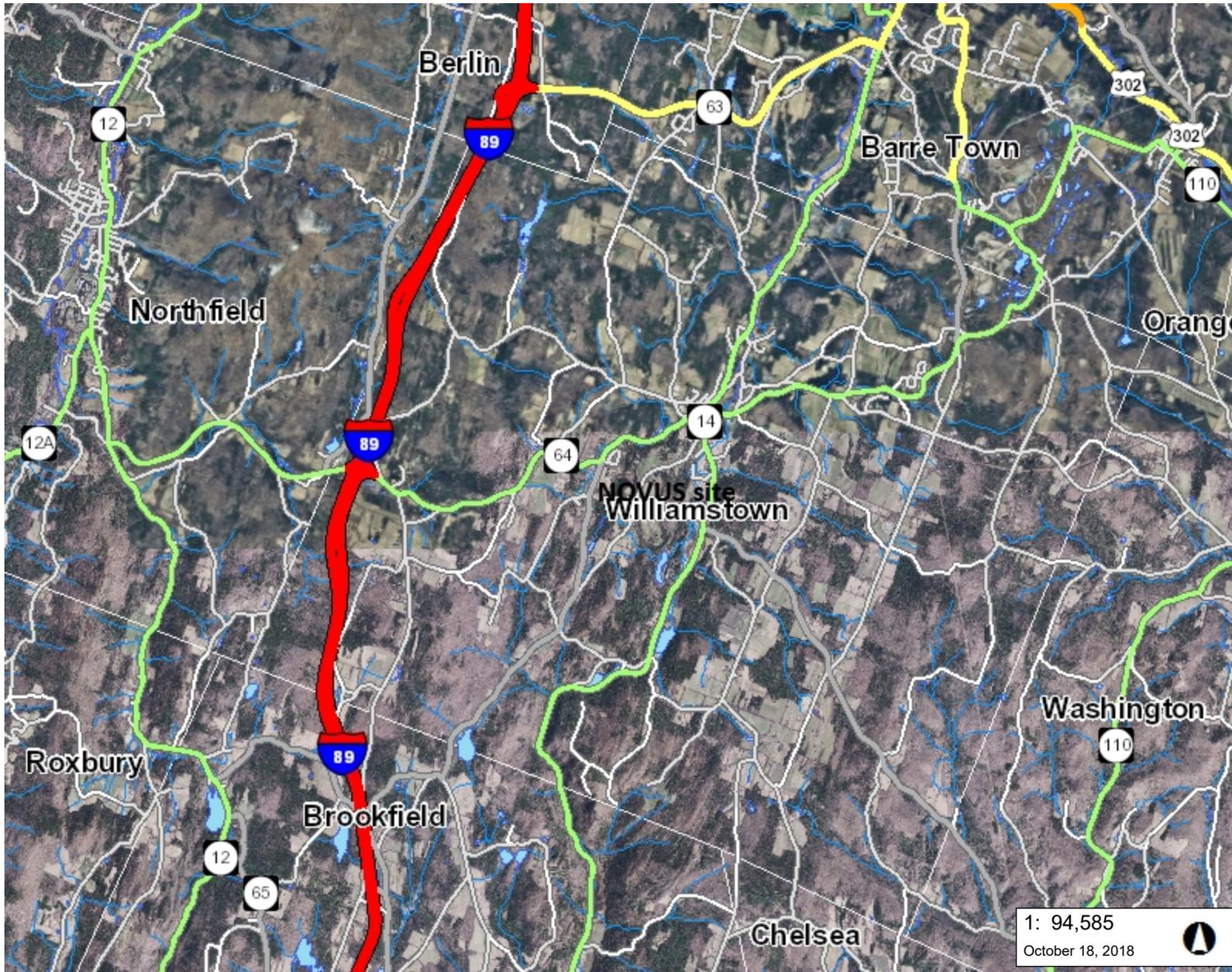
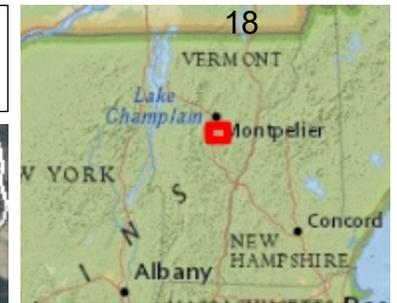


NOTES

Map created using ANR's Natural Resources Atlas

1,201.0 0 600.00 1,201.0 Meters
 WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 1970 Ft. 1cm = 236 Meters
 © Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

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LEGEND

- Roads**
- Interstate
 - Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
 - Not part of function Classification S
- Waterbody
- Stream
- Town Boundary

1: 94,585
 October 18, 2018



NOTES

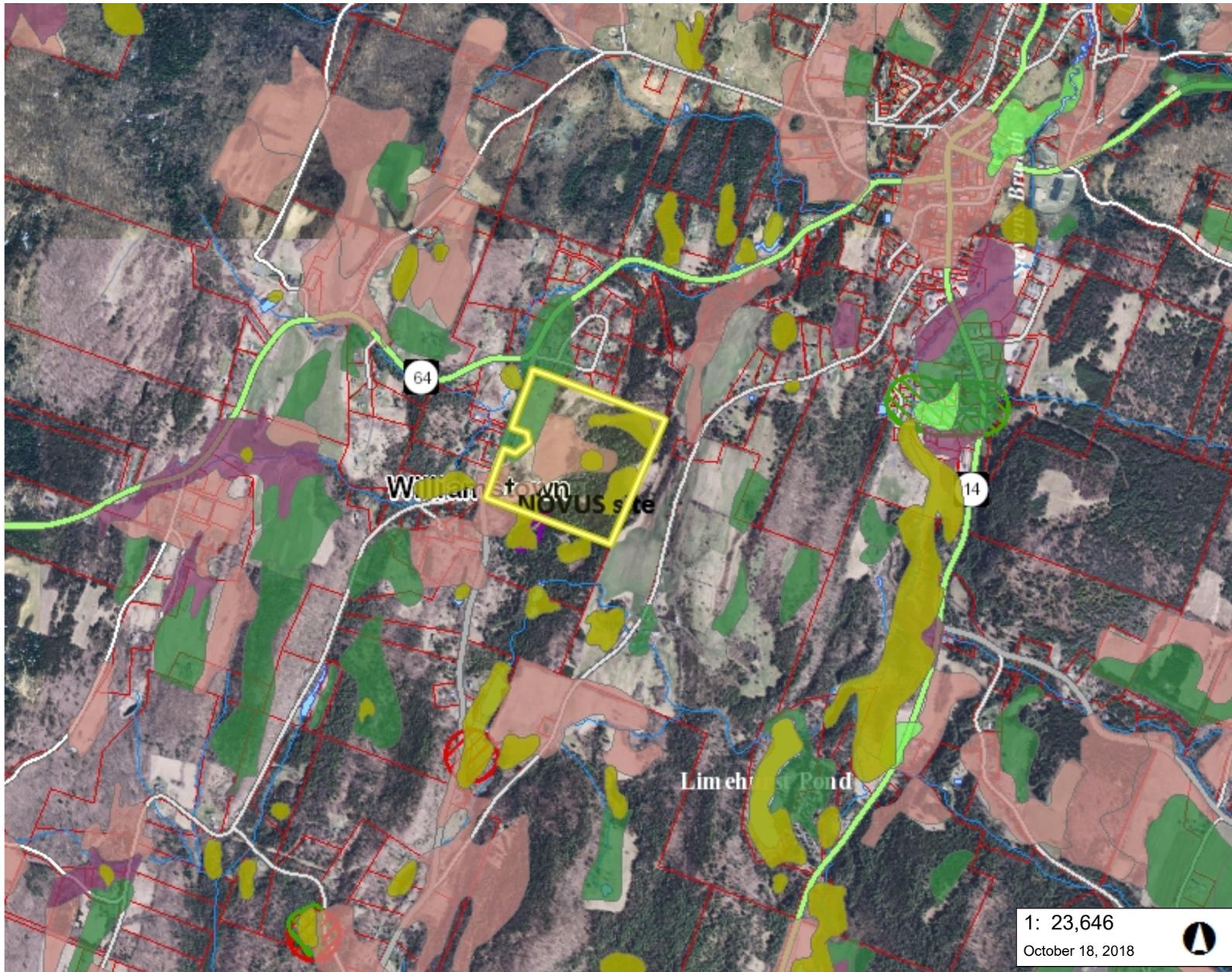
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4,805.0 0 2,402.00 4,805.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 7882 Ft. 1cm = 946 Meters

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LEGEND

- Vernal Pools Confirmed – AE/A
- Wetland - VSWI**
 - Class 1 Wetland
 - Class 2 Wetland
 - Buffer
- Wetlands Advisory Layer
- Soils - Prime Agricultural**
 - Local
 - Local (b)
 - Not rated
 - Prime
 - Prime (b)
 - Prime (f)
 - Statewide
 - Statewide (a)
 - Statewide (b)
 - Statewide (c)
- Rare Threatened Endangered**
 - Threatened or Endangered
 - Rare
- Significant Natural Community
- Parcels (Standardized)
- Roads**
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector

1: 23,646
 October 18, 2018



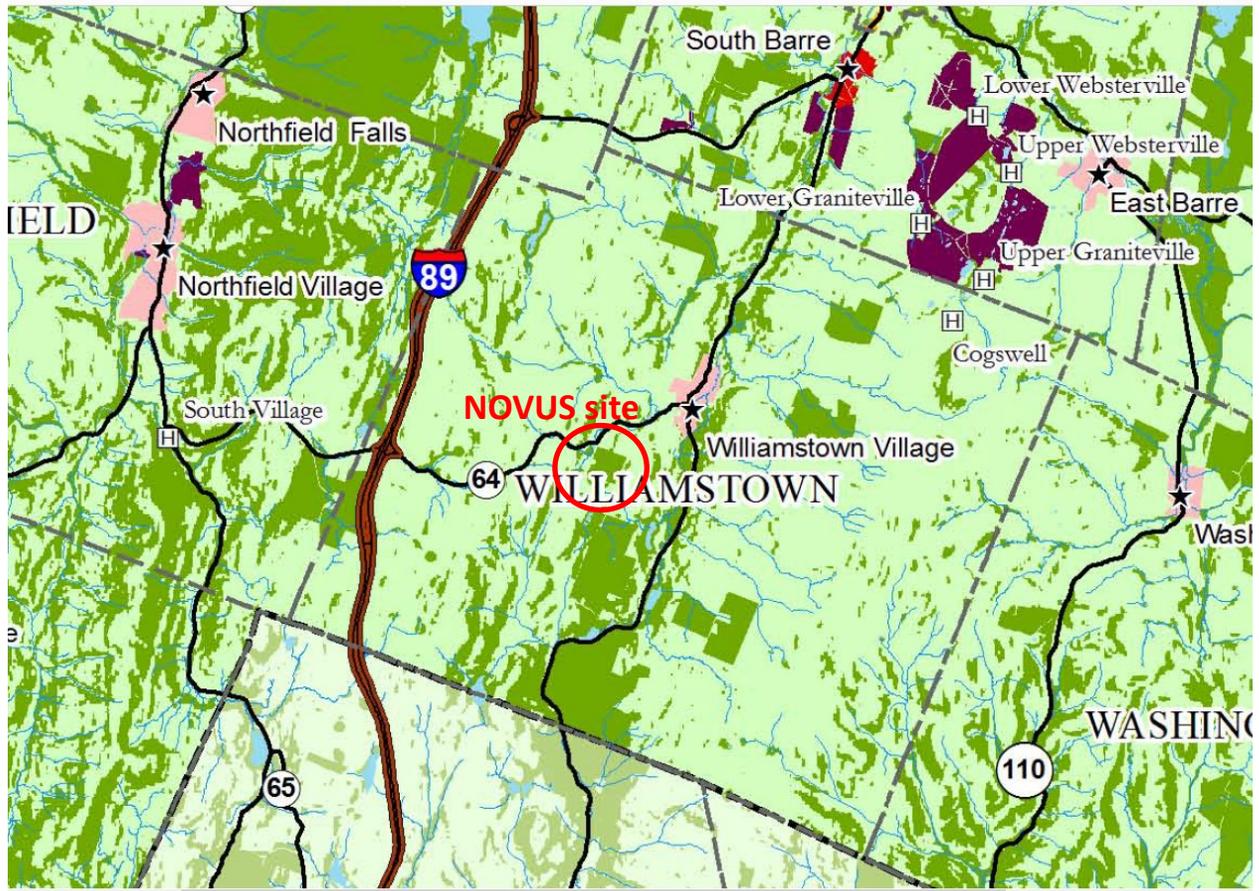
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Central Vermont Region

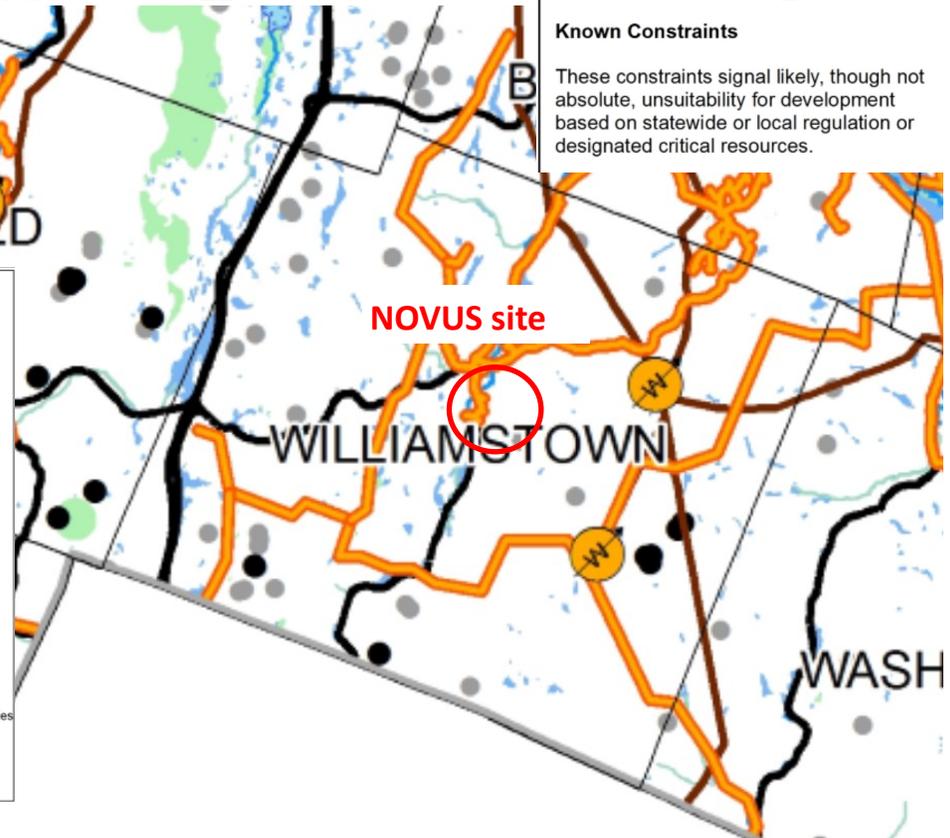
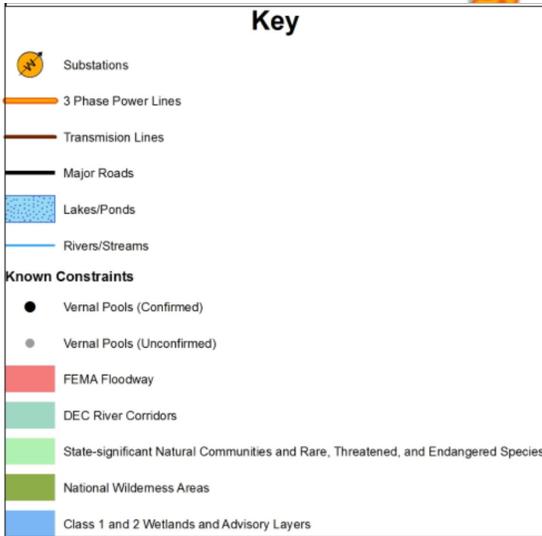
2008 Future Land Use Map



Future Land Use

- | | | | |
|--|----------------------|---|----------------|
|  | Resource |  | Hamlets |
|  | Rural |  | Resort Centers |
|  | Regional Center |  | Villages |
|  | Town Centers | | |
|  | Industrial | | |
|  | Mixed-Use Commercial | | |

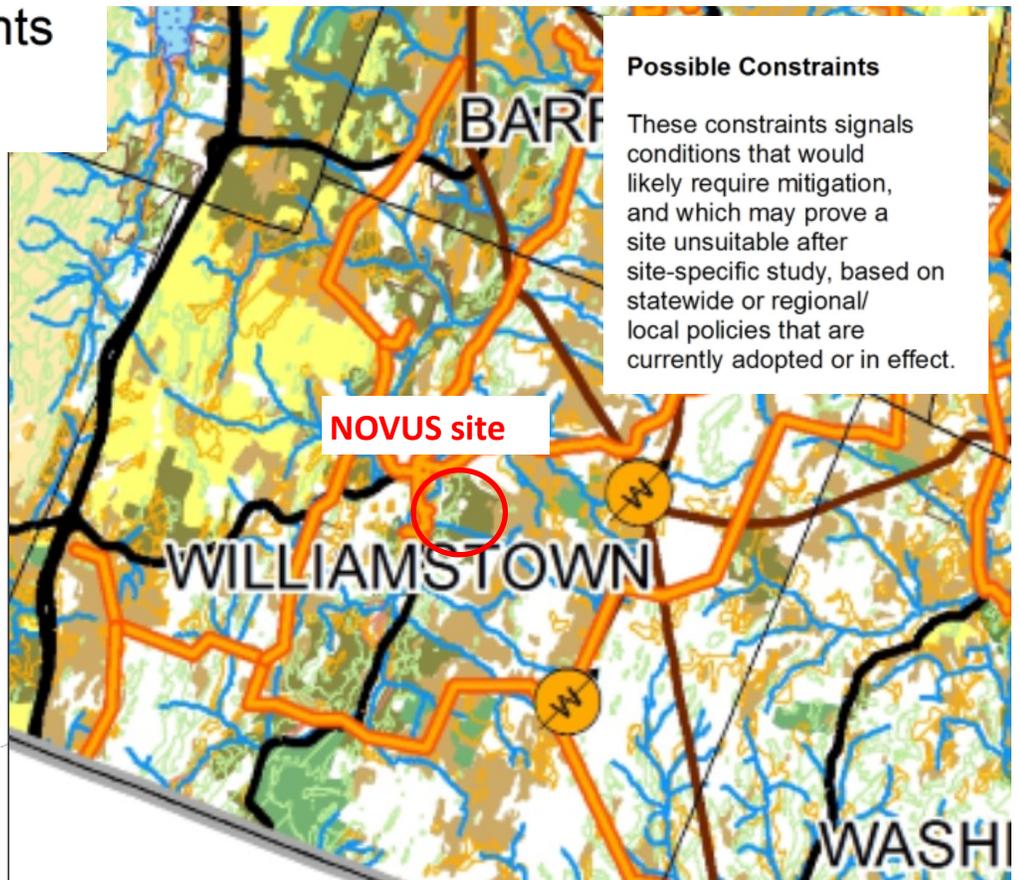
Known Constraints Map



Known Constraints

These constraints signal likely, though not absolute, unsuitability for development based on statewide or local regulation or designated critical resources.

Possible Constraints Map



Possible Constraints

These constraints signals conditions that would likely require mitigation, and which may prove a site unsuitable after site-specific study, based on statewide or regional/local policies that are currently adopted or in effect.

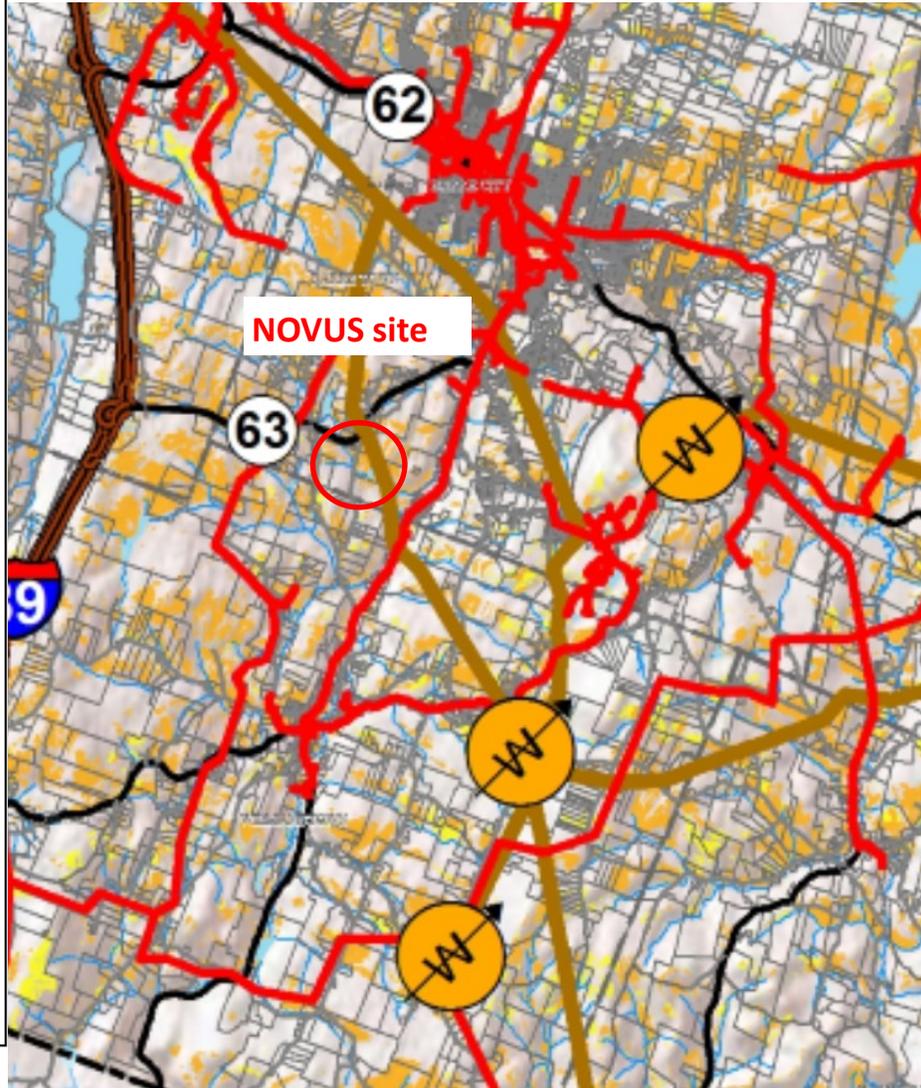
Solar Resources Map

Legend

-  Substations
-  3 Phase Power Lines
-  Distribution Lines
- Solar Potential**
-  Prime (No Constraint)
-  Secondary (Possible Constraint)
-  Parcels
- Roads**
-  Interstate
-  US Highway
-  Vermont State Highway
-  Town Class 1-3
- Known Constraints**
- Areas not shown on map
- Vernal Pools
- River Corridors
- FEMA Floodways
- Natural Communities & Rare, Threatened and Endangered Species
- National Wilderness Areas
- Wetlands Class 1 and 2
- Possible Constraints**
- VT Agriculturally Important Soils
- FEMA Special Flood Hazard Areas
- Protected Lands
- Act 250 Agricultural Soil Mitigation Areas
- Deer Wintering Areas
- Highest Priority Forest Blocks
- Hydric Soils
- Elevations Above 2500Ft
- Lake Shore Protection Buffer 250 Ft
- Municipal Lands
- Slopes Greater Than 25 Percent

Created by: CVRPC GIS 4/4/2017
 N:\Region\Projects\2017\Act174_Energy\Solar Resources 11X17

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 This map is for planning purposes.
 This map may contain errors and omissions





MEMO

Date: October 22, 2018
To: Project Review Committee
From: Clare Rock, Senior Planner
Re: Fecteau Staff Review – Act 250 Application 5W1589

✉ ACTION REQUESTED: Determine conformance of Fecteau Subdivision with the Regional Plan.

At the September 27, 2018 Project Review Committee meeting, the Committee made a motion determining the project is of Substantial Regional Impact (SRI.) The next step in the process is to make a determination regarding conformance between a proposed project and the Regional Plan.

The following information is attached in regard to this project:

1. Regional Plan Map (1 pages)
2. VT ANR Atlas Maps (2 pages)

To view the entire application please visit the VT Act 250 database at <https://anrweb.vt.gov/anr/vtanr/Act250.aspx> or contact Nancy Chartrand, CVRPC office manager at 229-0389

STAFF REVIEW

To aid in the Committee's review and anticipated action item to respond to the conformance review staff recommends the Committee consider:

- a) The site's relationship to its Land Use Planning Area as defined in the Regional Plan;
- b) The development's known impacts related to other goals and policies of the Regional Plan.

a) Land Use Planning Area

The Land Use Planning Area section of the Regional Plan contains policies to guide the future growth and development of land and of public services and facilities and to protect the environment. The Fecteau site is located within the Rural Future Land Use Area (see attached Regional Land Use Map). The Regional Plan (on page 2-28) describes the Rural Future Land Use Area as:

Rural areas encompass the majority of the Region's land area and are generally rural in character. Much of the Region's residential development in recent decades has occurred in these areas in a low-density pattern along transportation routes. These areas encompass much of the Region's large forest blocks, sand/gravel/mineral deposits, and prime agricultural soils that, when in productive use, contribute to the working landscape and have significant economic value. Rural areas also include residential, small-scale commercial and industrial, and recreational uses.

New subdivisions can be planned to incorporate the positive characteristics of earlier rural settlements, such as a community identity, public open spaces, and preservation of important resources (such as agricultural soils and forest blocks). Many of these objectives can be realized by clustering lots to create a Hamlet-type character around the homes, while setting a significant percentage of the project area aside as open space reserved for agriculture, forestry, wildlife habitat or public recreation.

Policies related to the Rural planning areas include:

- Minimize impact to the viability of agricultural operations and forest fragmentation.
- Encourage location of development outside of farms and along the edges of forests, preferably with buffers between such development and the ag/forest resource.
- Support enabling owners of farm and forestland to bear the financial responsibility of resource protection.
- Provide direction on development principles to be used related to:
 - vehicular and pedestrian movement,
 - compact development as it related to power and transportation infrastructure,
 - maintaining traditional density and settlement patters as development occurs,
 - protecting wildlife corridors from fragmentation,
 - limiting the number and size of non-residential uses,
 - enabling home occupations, and
 - enabling expansion and development of outdoor recreation areas.

The Fecteau site is located adjacent to (directly north of) the *Regional Centers* Future Land Use Area (see attached Regional Land Use Map). The Regional Plan (on page 2-19) describes *Regional Centers* as the Region's core downtowns, plus their surrounding mixed use neighborhoods, which accommodate high density commercial, institutional, industrial and residential uses. They contain state-designated Downtown districts and extensive infrastructure, provide regional services and employment, and are areas where efforts to reduce travel demand through ridesharing, transit and multi-modal transit options are critical. They attract significant numbers of trips from the outside the Region.

b) Other Goals and Policies of the Regional Plan

Beyond Land Use Planning Areas, the Regional Plan uses its goals and policies to address other impacts and to direct development and conservation. However, nearly all policies in the Regional Plan use advisory language (should, encourage, discourage, where feasible). Advisory policies do not offer substantial guidance in development review because they can be interpreted in different ways for different developments and may be interpreted inconsistently. The following policies provide directive language that could be used effectively in this development review:

- Light sources shall be shielded and not directly visible from public roads or adjacent residences.
- New development that places a significant impact on local and regional educational systems must address and mitigate these impacts.

➤ **Staff findings:** the proposal is in conformance with the Goals and Policies of the Regional Plan. In particular the proposals is in conformance with the following Rural Lands Policies:

2. Development is encouraged to be built outside of farms and along the edges of forests, preferably with buffers between such development and agricultural uses or environmentally sensitive areas.

4. Development that diminishes the rural character of the area as defined by local and regional

plans is discouraged. Development is encouraged to incorporate the following principles:

- Convenience and safety of vehicular and pedestrian movement, including measures such as traffic calming, within the site, and in relation to adjacent areas or roads.*
- Compact development that allows for use of shorter power lines and shorter, narrower, and interconnected roads that result in lower maintenance costs.*
- When new roads are being constructed, consideration should be given to burying power and phone lines, if practicable.*

Furthermore it is in conformance from the following other goals and policies of the Regional Plan:

General Land Use Goal 3: *To encourage the historic settlement pattern of compact village and urban centers separated by rural countryside while promoting development in economically viable locations.*

Policies: 1. New development should be planned so as to respect the historic settlement pattern of compact villages, neighborhoods, and urban centers separated by rural countryside. Accordingly, CVRPC:

Supports the appropriate expansion of existing settlements, particularly where excess infrastructural capacity exists. (The existing settlements within Central Vermont are those areas currently served by public water and/or sewer systems or characterized by higher densities of development. Existing settlements include, but are not limited to, the downtowns and cities, the villages and the myriad concentrated residential neighborhoods.)

Transportation Goal 6: *To make necessary improvements to achieve a transportation system appropriately structured and designed to safely, effectively, and economically move goods and people.*

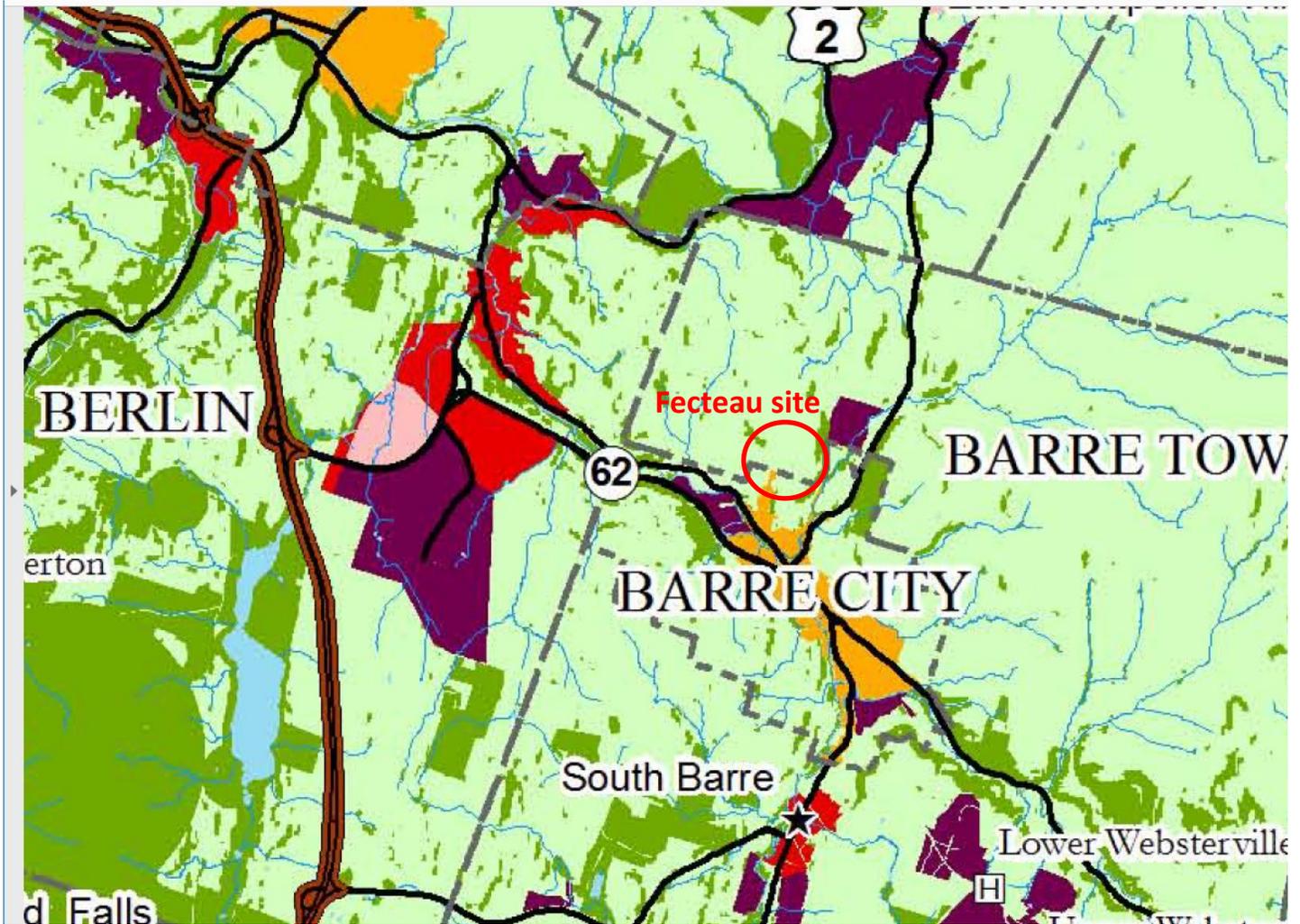
Policies: 2. Foster a neighborhood street system characterized by a network of interconnected streets that minimizes through traffic in residential neighborhoods.

Housing Goals 1: *To promote the development of housing opportunities for all residents of the Region, including and especially, affordable, elderly, and special needs housing.*

Policies: 7. Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged.

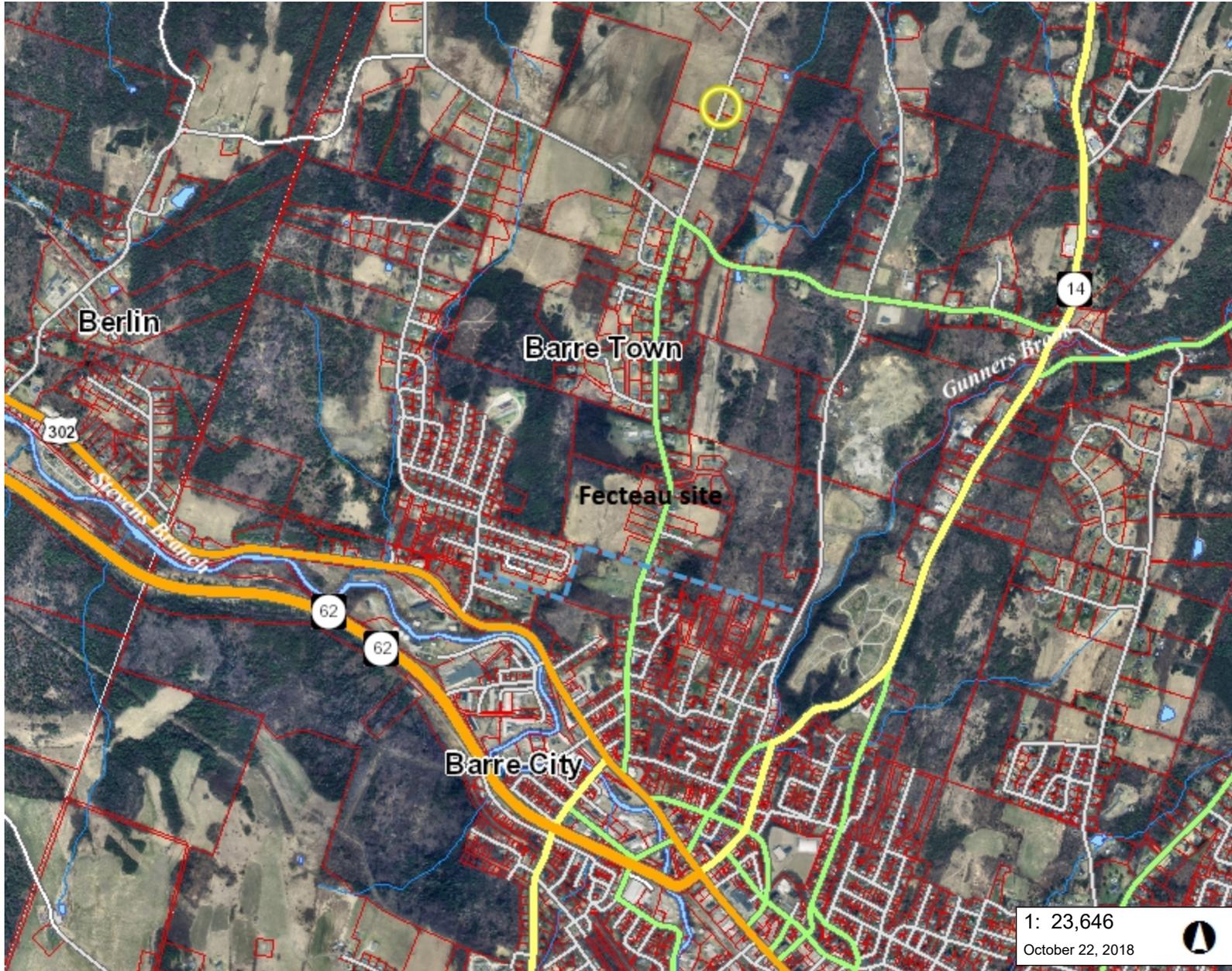
Central Vermont Region

2008 Future Land Use Map



Future Land Use

- | | |
|--|--|
|  Resource |  Hamlets |
|  Rural |  Resort Centers |
|  Regional Center |  Villages |
|  Town Centers | |
|  Industrial | |
|  Mixed-Use Commercial | |



LEGEND

- Parcels (Standardized)
- Roads**
- Interstate
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Not part of function Classification S
- Waterbody
- Stream
- Parcels (Non-Standardized)
- Town Boundary

1: 23,646
 October 22, 2018



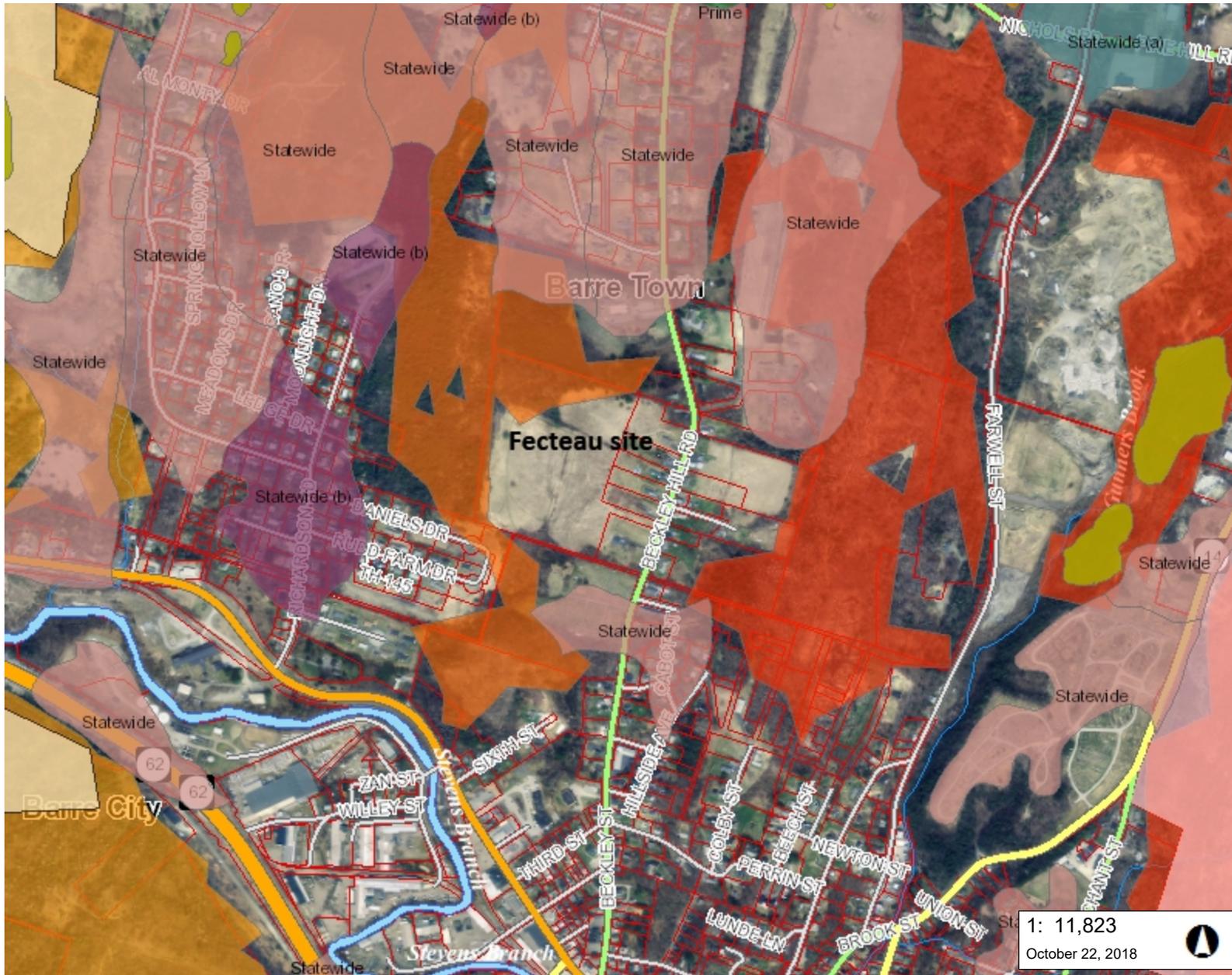
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NOTES

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LEGEND

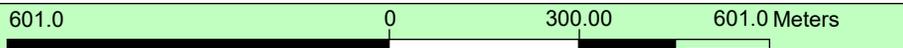
- Wetland - VSWI**
 - Class 1 Wetland
 - Class 2 Wetland
 - Buffer
- Soils - Prime Agricultural**
 - Local
 - Local (b)
 - Not rated
 - Prime
 - Prime (b)
 - Prime (f)
 - Statewide
 - Statewide (a)
 - Statewide (b)
 - Statewide (c)
- Conserved Lands**
 - Housing and Conservation Board
 - Local Government
 - Private Organization
 - US Dept. of Defense
 - US Fish and Wildlife Service
 - US National Park Service
 - UVM and State Colleges
 - VT Dept. Buildings and General Se
 - VT Division for Historical Preservati
- Rare Threatened Endangered**
 - Threatened or Endangered
 - None

1: 11,823
 October 22, 2018



NOTES

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**PROJECT REVIEW COMMITTEE
SUMMARY SHEET
October 25, 2018**

The following is a list of projects that have been received by staff since the last Project Review Committee meeting. Staff will provide a general overview of the projects if necessary to determine if additional discussion is warranted at a future meeting.

| APPLICATION | APPLICANT | MUNICIPALITY | PROJECT SUMMARY |
|--|--|--------------|--|
| 1 Act 250 – Minor Notice – 5W0308-8J | Vermont Creamery | Barre Town | <p>Proposed Project includes site construction and building expansions associated with Phase I of the Vermont Creamery project. Proposed building additions totaling 8,113 SF to its existing 70,217 SF of light industrial use at 20 & 40 Pitman Road facility. Intent of improvements is to improve production efficiency of the facility while maintaining the existing staffing levels.</p> <p>Site modifications are proposed to existing driveway surface to facilitate backing all milk receiving truck types into existing milk receiving bay and 8 new permanent silo pads, stormwater improvements to increase impervious areas and installation of underground site wastewater piping, oil and fat separator tank, and flow monitoring manhole to tie into the existing gravity sewer collection system. There is no proposed increase to flows as part of this phase, increase to wastewater flows will be re-evaluated again for future phases.</p> <p><i>Staff notes: Not SRI. No impact to resource, will not affect settlement patterns, will not alter cost or ways of life. Not housing. Also see Rules of Process page 2, #1.</i></p> |
| 2 Act 250 - Minor Notice 5W0709-3 | Tabor Earth Excavators – Jerry Tabor | Northfield | <p>Continuation and extension of extraction of resources from an existing and operational resource extraction area. The extension length is 10 years with an annual new extraction of 5000 cu yds per year. ANR submitted comments 10/4/18 under the following criterion: Air Pollution, Waste Disposal, and Streams.</p> <p><i>Staff notes: Not SRI. No impact to resource, will not affect settlement patterns, will not alter cost or ways of life. Not housing. Also see Rules of Process page 2, #1.</i></p> |

| APPLICATION | APPLICANT | MUNICIPALITY | PROJECT SUMMARY |
|---|--|--------------|--|
| 3 Act 250 Minor Notice 5W1585 | Douglas & Donna Kenyon | Northfield | Construction of a wooden, two story cold storage building approximately 80' x 60', to be utilized for the storage of hay, grain and other goods sold at the adjacent existing hardware store. The building will be constructed in a portion of the existing parking area. The 1.5-acre project tract is located at 93 North Main Street in Northfield. Hearing was held for Criteria 1(E) and 1(F) and comments are now in. <i>Staff notes: Not SRI. No impact to resource, will not affect settlement patterns, will not alter cost or ways of life. Not housing. Also see Rules of Process page 2, #1.</i> |
| 4 Jurisdictional Opinion Request | City of Montpelier | Montpelier | Citywide municipal redevelopment project, comprised of a string of new and renovated public infrastructure intended to lay the groundwork for future private development. Project begins at the former Carr lot at Taylor St and extends east, encompassing the new Transit Center, new public parking garage and related infrastructure, the proposed Confluence Park. To the north the project includes improvements through Taylor St along Gov. Davis and Court Sts. and in the area of 'the Pit' - Vt. Mutual lot. East of the No. Branch the project extends across City property encompasses the Barre St/Main St intersection, continues along Barre St to end of Sabin's Pasture and extends to properties on Granite St and the Caledonia Spirits site. It is opined by JO requesting party that the project triggers Act 250 by disturbing at least 15.47 acres and by tying into another 6.8 acre project recently permitted by Act 250. <i>Staff notes: this is an FYI.</i> |
| 5 Section 248 Advance Notice Supp 18-0736-AN | Vermont Transco LLC, VELCO – Lincoln Peak | Warren | Second Supplement to the Advance Notice for the replacement of an existing lattice tower, dipole antennas, and installation of a whip antenna to the tower to improve VELCO communications as part of the Statewide Radio Project (SRP). Second Advance Notice filed 9/20/2018. Sugarbush has submitted letter voicing their opinion of options. Preference for a 30-ft tower. <i>Staff notes: this is an FYI update.</i> |
| 6 Act 250 | Feacteau Residential | Barre Town | Fecteau is proposing the construction of a residential Planned Unit Development consisting of 48 new lots and a max of 90 units in Barre Town. No hearing date set yet or notice. |

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

Central Vermont Regional Planning Commission

Draft Minutes

September 27, 2018

Committee Members:

| | |
|-------------------------------------|--|
| <input checked="" 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 checked="" type="checkbox"/> | Laura Hill-Eubanks, Northfield Commissioner |
| <input type="checkbox"/> | Janet Shatney, Barre City Commissioner |
| <input checked="" type="checkbox"/> | Bob Wernecke, Berlin Commissioner |

1

1 Staff: Clare Rock

2 Guests: Jim Fecteau and Jeff Olesky, consultant Wilson Consulting Engineers

3

4 **Call to Order**

5 The meeting was called to order by Byron Atwood at 4pm.

6

7 **Adjustments to the Agenda**

8 None.

9

10 **Public Comments**

11 None.

12

13 **Projects of Substantial Regional Impact**14 Fecteau Residential, Inc presented by Jim Fecteau - Fecteau is proposing the construction of a residential
15 Planned Unit Development consisting of 48 new lots and a max of 90 units in Barre Town.

16

17 Fecteau distributed a 3-page handout which included the phased site plan. The consultant had large
18 scale drawing of the various site plans. The following project information was presented and discussed:
19 Project location: the project is located between Beckley Hill and Richardson Road. Specifically off the
20 end of Rudd and Daniels Drive. The new neighborhood will connect Daniels Drive to Beckley Hill Road.
21 The parcel is 21.6 acres and is proposing one lot containing 28 units, plus 44 lots, 18 of which may have
22 two units and the balance will be single family homes. A total of 90 units.

23

24 Phase I will be to connect Daniels Drive to Beckley Hill and construct 49 units. Phase 2 will be 28
25 multifamily or more single-family, up to 13 units. Phase 3 will be more single family, up to 13 units or 28
26 multifamily. The duration of the project will be 15+ years, dependent on absorption rate. The homes will
27 be manufactured, modular structures with a \$200,000 or under price range which is considered
28 affordable.

29

30 The current parcel is a vacant field, with a class 3 wetland, which the state has signed off on. The plan
31 has been permitted at the local level as a PUD and is located within the HDR district and adjacent to the
32 very HDR district. During the PUD process the very HDR density standards were applied to the parcel. It
33 will be served by Town of Barre sewer and City of Barre water, power by GMP.

1
2 Four acres / 25% will be retained as open space via an easement. There are no environmental
3 constraints (no floodplains, jurisdictional wetlands or prime ag soils.)
4

5 There are no sidewalks on the adjoining roads and there will be no sidewalks in the new development
6 but there will be a wide shoulder with a painted line for pedestrians. Six new street lights will be added
7 and 22 new street trees. A full traffic study will be done by VHB and presented to Act 250. The
8 stormwater will be collected by curbed roads with subsurface catchment. The project has a stormwater
9 construction permit but does not have its discharge permit.
10

11 Regarding the Act 250 process, the application filed on September 22, 2018, but the application was
12 only uploaded on to the Act 250 website earlier this week. There has been no hearing date set and
13 expect this will be a major application.
14

15 Discussion followed about regional impacts and conformance with the regional plan. It is expected to
16 add new students and could have impacts on the Richardson Road and Route 2 intersection. The
17 proposal is infill between 2 existing neighborhoods and does connect neighborhoods. It's located in a
18 regional center and creates new housing. It is located on the boarder of Barre Town and Barre City. The
19 regional plan discourages development on slopes greater than 25%, the maximum slopes on the site are
20 between 20-23%. Staff has not had a chance to review the whole application. Review of the *Project*
21 *Review Committee Procedures* and the *Operating Guidelines for the Review of Projects*, last amended
22 June 1, 2010.
23

24 *B Wernecke made a motion to confirm the proposal is of Substantail Regional Impact, seconded by*
25 *Brabant, all in favor. Motion carried.*
26

27 *B Wernecke made a motion to continue discussion on the proposal until the next meeting or prior to a*
28 *hearing date (whichever is sooner) to provide staff the opportunity to review the application and provide*
29 *comments to the committee in preparation of a hearing, seconded by J Brabant, all in favor. Motion*
30 *carried.*
31

32 **Updates on other Act 250 & Section 248 Applications**

33 Staff will provided an update and overview of applications that have been received and as listed on the
34 September 24, 2018 Summary Sheet. Discussion followed about the staff notes on the Summery Sheet.
35 Application 1 – Rock asked if the Committee had reviewed this application during the 45-day Advance
36 Notice period – they had not. Staff suggested the best time to weigh in on Section 248 application is
37 during that timeframe. Staff referenced letters which had been submitted in the past in response to
38 Section 248 applications which do not meet SRI. Committee doesn't think we should be sending letters
39 which state we have no comments or that we "waive the 45-day" period. Discussion followed about
40 what this waiver means.
41

42 Discussion followed about the need for a more consistent review process and an explanation of a staff
43 determination on SRI or not. The draft committee procedures provided a clearer process but these will
44 not be adopted or approved by the Commission until after the Regional Plan Committee has completed
45 their work (see below.)
46

47 J Brabant talked about Washington Electric's (WashCo) commitment to renewables and how rate payers
48 have to pick up the loss when there is fluctuation between supply and demand and when a utility has to

1 dump excess energy generation. The suggestion was made to invite them to a future meeting and to
2 also consider this aspect of rate-payer increases in the Preferred Siting criteria. Brabant suggested this
3 committee review all renewable projects which are proposing 150kW or greater.
4

5 **Updates from Regional Plan Committee**

6 L Hill Eubanks stated that the regional Plan Committee is working on developing best practices for towns
7 in there process of approving a preferred site. This would include a robust community engagement
8 component and developing an accompanying flow chart which would outline a process. Discussion
9 followed about having the utilities weigh in on the process and PUC's flawed process as the rate payer
10 has to subsidize many of the renewable energy projects. It was a goal of renewables but the law which
11 came out of the legislature as a result was terrible.
12

13 **Meeting Minutes**

14
15 *B Atwood made a motion to approve the July 26, 2018 minutes, seconded by L Hill Eubanks, all in favor.*
16 *Motion carried.*
17

18 *B Wernecke made a motion to approve the August 30, 2018 minutes, seconded by J Brabant, all in favor.*
19 *Motion carried.*
20

21 **Next Meeting**

22 The next meeting is scheduled for October 25, 2018 and we will have Preferred Site Request. B
23 Wernecke is unable to attend this meeting.
24

25 **Adjournment**

26
27 *L Hill Eubanks made a motion to adjourn at 5:10 pm, seconded by J Brabant, all in favor. Motion carried.*
28