



Project Review Committee Meeting

March 26, 2015 at CVRPC Offices; 4:00-6:00PM

Agenda:

1. Section 248: Alex Bravakis of Novus Energy Development, LLC discussing proposal for facility on Morrison Rd (Barre Town) and general process for siting commercial solar
2. Act 250: Montpelier Bike Path project, Montpelier (*Montpelier rep attendance pending*)
3. Section 248: VTel Wireless Telecommunications Facilities (Cabot & Calais)
4. Project Updates:
 - VTel Wireless Telecommunications Facilities in Fayston
 - Berlin Mall, LLC/Kohl's
5. Wrap-up and schedule next meeting

Hello Project Review Committee,

Two projects warrant discussion at the upcoming Project Review Committee meeting on Thursday, March 26 from 4-6pm at CVRPC Offices.

SECTION 248: NOVUS MORRISON SOLAR, LLC (BARRE TOWN)

As proposed, staff does not see any particular issues with the proposal in regards to conformance with 2008 Regional Plan policies or evidence of substantial regional impact, per se. Because CVRPC anticipates seeing an increasing amount of commercial solar array CPG petitions (and this is the second petition from Novus Energy Development, LLC), we have invited a Novus partner, Alex Bravakis, to speak briefly to the Morrison Rd. proposal and more generally to future Novus solar development plans and process for facility siting.

Current Application: Novus Morrison Solar, LLC has submitted a 45-day pre-file notice regarding the proposed installation and operation of a 500 kW solar electric generation facility in Barre Town. The project would occupy an approx. 4-acre portion of land that is owned by Gordon Booth Living Trust (Booth). Novus will lease the solar site from Booth.

The proposed project would be a group net-metered facility wherein the solar generating facility produces power with the primary intent of offsetting the group members' own electricity requirements. In this case, the members of the group would be Novus and Barre City. Barre City would be the primary off-taker of the generated electricity.

Project details:

- Array will be arranged in approx. 14 rows running east-west that range in length from approx. 150 ft to approx. 400 ft in length. *# of panels*
- As currently sited, the project avoids wetlands, streams and existing vegetation.
- Access to the property will be accomplished with a 12 ft wide gravel access road.
- Project will include installation of 3 new poles and lines to interconnect with the existing distribution line that currently runs down Morrison Rd.

Relevant Regional Plan policies:

- Utilities & Facilities element, Electric Power, Policy 2: *CVRPC encourages the development and use of renewable energy sources to meet the Region's electrical power needs.*
- Energy element, Goal 1, Policy 5: *CVRPC will promote the conservation of energy, use of renewable energy resources and energy efficient design through participation in the Act 250 process.*
- Energy element, Goal 2, Policy 2: *CVRPC will promote the development and use of renewable sources of energy, particularly those of local origin, through public education efforts and participation in Act 250 and Section 248 hearings.*
- Land Use element, Goal 5, Policy 1: *Municipalities and developers are encouraged, through design and siting of structures, to make a concerted effort to preserve access to and enjoyment of scenic views for the public.*

- Land Use element, Goal 5, Policy 3: The scale and siting of new structures should be in keeping with the surrounding landscape and architecture; however, towers should utilize stealth technology.

ACT 250: MONTPELIER BIKE PATH

Current Application: We recently received an Act 250 application for construction of a multi-use pathway between Granite Street and the Montpelier Civic Center on Gallison Hill Road. The path will consist of a combination of widened shoulder/bike lanes, shared use and 10-foot paved path on new alignment. **An Act 250 hearing was just scheduled for Thursday, April 2 at 6:30pm at Montpelier City Hall.**

- The alignment was the subject of an in-depth alternatives study which identified the currently proposed alignment as the preferred alternative. This alignment follows existing Barre Street, existing Old Country Club Rd, existing railroad embankment and existing Gallison Hill Rd.
- In the vicinity of the Winooski River, the path will use the existing roadbed of Old Country Club Rd.
- Project will involve culvert replacement along Old Country Club Rd, where several undersized culverts along the existing roadway will be replaced with adequately sized culverts.
- Wetland and stormwater permits received.

Relevant Regional Plan policies:

- This portion of the Central Vermont Regional Path is identified as Section 4 in the Regional Transportation Plan. This section is also identified as aligned with the Cross Vermont Trail route.
- Recommendation in RTP re: Bicycle and Pedestrian Projects: *CVRPC supports the completion of the Central Vermont Regional Path, the Cross Vermont Trail, the Mad River Path, and the Lamoille Valley Rail Trail.*
- Transportation Goal 4: *To integrate modes of travel in order to allow for their most effective use and ultimately reduce dependence on single occupancy vehicles.*

SECTION 248: VTEL PROPOSALS FOR NEW TOWER CONSTRUCTION IN CABOT & CALAIS

Current Application: We recently received a pre-file notice for a Section 248 application for installation of a new wireless telecommunications facility at 1056 Bayne Comolli Rd in Calais. A few notes:

- There are discrepancies amongst coordinates of the tower site presented on different maps included in the pre-file notice.
- There is a similar situation to Plainfield's case in that co-location was not explored with regards to a nearby Cloud Alliance tower in Woodbury. The CA tower could achieve similar coverage objectives as the proposed site location when taken in context with VTel's proposed network of towers. Staff will present and explain these rough maps at

the 3/26/2015 meetings. Staff recommends the Project Review Committee request more information regarding co-location and that the petition clarify the coordinates of the proposed site.

Current Application: We recently received a pre-file notice for a Section 248 application for installation of a new wireless telecommunications facility at 185 Thistle Hill Rd in Cabot. A few notes:

- Town of Cabot invited VTel to hearing on April 8 and may also be trying to raise co-location issue. Staff doesn't have access to maps that explain whether there would be substantial difference in coverage between proposed new tower and co-location. The Project Review Committee could respond requesting that co-location be addressed in the petition and that there is not enough information to evaluate for Regional Plan conformance.

Next Steps

The deadline for CVRPC to respond to the 45-day pre-filing notice from VTel is March 29 for Cabot and April 11 for Calais.

I will provide further information on the location and details regarding the above applications at the 3/26/2015 meeting. We can certainly discuss whether the Committee feels either of these proposals merit CVRPC review and comment.

Thanks,
Kim