



## PROJECT REVIEW COMMITTEE

January 21, 2021 4:00 – 5:15 pm

*Remote Participation via GoToMeetings*

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Via Phone: +1 (872) 240-3311 Access Code 716-254-213

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### PAGE

### AGENDA

**4:00<sup>1</sup> Adjustments to the Agenda**

#### **Public Comments**

**4:05 Act 250 / Section 248 Applications & Projects of Substantial Regional Impact<sup>2</sup>**

**2** a) Informational Presentation & Possible Preferred Site Request by Alex Bravakis/NOVUS, Two 500 KW Solar Installations located at Bridge Street and Allen Street, Barre Town.

**37** b) Review *Project Review Summary* Sheet

**5:00 Meeting Minutes<sup>3</sup>**

**41** Approve November 19, 2020 meeting minutes

**5:15 Adjournment**

**- Next Meeting: Thursday, February 25, 2021 -**

*Persons with disabilities who require assistance or special arrangements to participate are encouraged to contact Nancy Chartrand at 802-229-0389 or [chartrand@cvregion.com](mailto:chartrand@cvregion.com) at least 3 business days prior to the meeting for which services are requested.*

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<sup>1</sup> Times are approximate unless otherwise advertised.

<sup>2</sup> Possible action item

<sup>3</sup> Possible action item



## MEMO

Date: January 19, 2021

To: Project Review Committee

From: Zachary Maia, Assistant Planner

Re: Staff Review of Section 248 Barre Town NOVUS Bridge and Allen 500kW Applications  
(20-3748-AN, 20-3749-AN)

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☒ **ACTION REQUESTED:** Review the applicant's presentation materials, with a focus on regional plan conformance and possible preferred site status.

On December 11, 2020, NOVUS (the applicant) filed two 45-day Advance Notices through the Public Utility Commission for two 500 kW solar arrays located in Barre Town. These two facilities are located on Bridge Street and Allen Street.

On December 16, 2020, the applicant met with the Barre Town Planning Commission to present on the two projects. The applicant fielded multiple questions from the Planning Commission about the project, and the full minutes can be found [HERE](#). On December 22, 2020, the applicant met with the Barre Town Selectboard to present on the two projects. The applicant outlined the timeframe for receiving the Town's support, as the applicant intends to file the petition on February 1, 2021. The full minutes from the Selectboard meeting can be found [HERE](#).

The applicant is currently in discussion with the Town of Barre Planning Commission and Selectboard regarding local preferred site designation. The Planning Commission is set to issue a decision on the preferred site letter at their January 20, 2021 meeting, and the Selectboard is set to issue their decision on January 26, 2021. The applicant has not yet requested a letter from the Central Vermont Regional Planning Commission; however, Staff reached out to the applicant to provide a presentation to the RPC within the 45-day Advance Notice window. The applicant has agreed to provide the following presentation.

At the CVRPC Project Review Committee's January 21 meeting, Alex Bravakis of NOVUS shall provide an informational presentation on the two applications for the Committee. This information should inform the Committee about the project. Staff will conduct a review ahead of the Committee issuing a decision regarding preferred site status.

January 15, 2021

Central Vermont  
Regional Planning Commission

Dear RPC members,

The Paquet Family is once again excited to be working with Alex Bravakis of Novus Energy Development, LLC for the prospective development of two solar arrays on lands recently acquired by our real estate holding company, Merry Meadows, LLC.

Paquet Farm, established in 1909, is a proud Centennial Farm which now grows and sells its own farm-fresh Vermont produce, mindfully raised and offered to patrons at an honest price at its farm stand on Morrison Road. We grow seasonally available tomatoes, berries, vegetables, pumpkins, flowers, and our locally famous sweet corn, as well as baled hay which is sold as mulch. Paquet Farm Inc. is the family-owned operating company that leases and manages approximately 200 acres of land held by family members under three different ownership structures.

Most recently one of these entities, Merry Meadows, acquired 17.77 acres of land from the Madeline E. Booth Revocable Trust in November, 2019, and 41.9 acres of land from Jesse and Jennifer Lambert in July of this year. Both of these were strategic purchases: the first was to ensure continued and undisturbed access to our river bottom fields along the Access Road in South Barre, as previously we had only a deeded right of way; the second was for likely expansion of our greenhouse systems and as a potential future site for a permanent farm stand for Paquet Farm, Inc. The Booth parcel was once owned and farmed by our Pepere, Alphonse Joseph Paquet and subsequently sold to a family member. We were happy to bring the land back into the fold.

The Booth parcel has historically been used for hay crops. While Paquet Farm does produce some mulch hay each year, it does so only as a means to maintain idle land not used in our vegetable farm business. We sell mulch hay out of the barn to local contractors, but we don't consider ourselves in the hay business. Further we no longer have the workforce to safely harvest hay crops especially on this parcel, given its steep incline. At the same time it's our belief that this land should not be tilled or plowed given the potential for erosion and sedimentation making its way in to Stevens Branch and ultimately to the Lake Champlain basin. Besides solar, we believe the only other best use of this parcel is housing, and we believe we can site 4 houses on this parcel.

Simultaneously, the acreage along Allen Street that was part of the Lambert acquisition is too easily accessed by the local public and away from our watchful eye for us to give serious consideration for vegetable farming. A field of pumpkins in this location, or a stand of our celebrated sweet corn, would be just too inviting. The west and north boundaries are shielded by woods, the south by Hoods dairy, and the east by Allen Street and the Church. This parcel has been hayed in the past and most recently leased to a farmer to grow corn silage. We presently lease land to an operating dairy farm – the going rate is \$20/acre for hay when they are willing to pay anything, or \$50/ for corn silage. Generally, very little is put back into the soil and the cost to replenish nutrients exceeds the rental income. Not the best return on our investment! The neighborhood has mixed uses – the dairy operation by far the most

visible, a church, a couple of residences. In neighboring Barre City and in close proximity to the proposed project, abutting land is zoned for commercial use. The so-called Downs farm is now becoming a school for alternative learning; and subsidized housing is located nearby. Besides solar, we believe the only other best use of this parcel is housing, and we believe we have capacity to site 3 houses on this parcel.

In spite of the fact that we have explored housing options for these two parcels, we continue to believe that long-term land leases for solar projects can and does help farm preservation by providing a diversified income stream. Under a lease arrangement the land continues under our ownership and can be returned to farming – or then housing – when the leases expires. We are proposing to use small amounts of land in comparison to the vast amount that we continue to preserve, and only those small parcels which are difficult for our operation to farm.

Our town plan recommends that farm preservation be accomplished through positive inducements for farmers, rather than restrictions on growth. We believe, as we hope you do, that farms should enjoy the economic benefits of their investment and ownership.

With kind regards,

Valerie Vallerand, Managing Member  
Regan Howard, Member  
Merry Meadows, LLC





### **Who We Are**

Novus Energy Development is a Montpelier based family owned business that provides landowners, municipalities, schools and businesses across Vermont with the opportunity to benefit from net metered solar projects that provide clean energy, long-term lease payments, energy savings, and tax revenue to the communities in which they are located.

### **What We Do**

Novus develops, permits, constructs, and operates net-metered solar project throughout Vermont.

Novus works with landowners, towns, schools, and businesses across Vermont to identify potential solar sites that are thoughtfully situated within the community. These projects, once built, provide benefits to the community in the form of energy savings, lease payment, tax revenue, as well as distributed small-scale renewable energy.

#### **A few examples of Novus's projects:**

- *Novus Barre Town Solar* – 500kW project on Barre Town owned land. Barre Town and The Barre Town Middle and Elementary School receive all of the project's output and energy savings in addition to the Town receiving lease payments.
- *Novus Morrison Solar* – 500kW solar project on an unusable portion of farmland (ledge) in Barre Town, which provides lease revenue, tax revenue, and energy savings to the City of Barre.
- *Novus Pine Hill Solar* – 500kW project behind the Canadian Club of Barre, providing lease revenue to the Canadian Club, tax revenue to the Town, and energy savings to Spaulding High School.
- *Novus Royalton Solar* – 500kW project providing lease revenue, tax revenue, and energy savings to the Town of Bethel, The Town of Royalton, and The South Royalton School.
- *Novus Montpelier Solar* – 500kW project on old gravel pit that provides lease revenue, tax revenue, and energy savings to the City of Montpelier.
- *Novus Hardwick Solar* – 500kW project on old gravel pit providing lease revenue, tax revenue, and energy savings to the Town of Hardwick and the Hardwick Schools.
- *Novus Morrisville Solar* – 150kW project on old gravel pit providing lease revenue, tax revenue, and energy savings to Morristown and The Manor assisted living facility.
- *Novus Rockingham Solar* – 500kW project on old gravel pit providing lease revenue, tax revenue, and energy savings to the Town of Rockingham and a local health center.

### Benefits that a solar project can bring to a community:

A thoughtfully designed and well-situated solar array can bring many benefits to both the State and the local community. A few of these benefits include:

- Provides long-term clean solar energy that is used to help Vermont's goal of becoming 90% renewable by 2050.
- Provides a distributed energy resources that helps stabilize the electrical grid and reduce the need for Vermont utilities to buy non-renewable power from out of State (and Country).
- Provides long-term lease revenue to a local farming family by utilizing the least productive parts of their farmland.
- Provides long-term tax revenue to the Town of Barre paid directly by the owners of the solar array.
- Provides long-term tax payments to the State Education fund paid directly by the owners of the solar array.
- Provides long-term energy savings to the group members of the net metering customers at no cost.
- Preserves the land for future use once the array has reached the end of its useful life and is decommissioned.

### Next Steps:

- Novus is hosting a site tour of these two proposed solar sites on Thursday December 17<sup>th</sup> at 3pm. We invite all Barre Town Select Board and Planning Commission members to attend this tour (if available) to review the sites in person and have an opportunity to ask any questions or address any concerns about these two projects.
- We are asking both the Barre Town Select Board and the Barre Town Planning Commission to consider designating these two sites as "preferred solar sites" for their town in order for Novus to further develop these two projects.
- A detailed overview of the two proposed solar projects is attached and was recently sent to all adjoining landowner as well as both local and regional municipal agencies.

I thank you for the opportunity to present these two project and any questions or comments that you may have can be directed to me.

Regards,



**Alex Bravakis**

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*President of Project Development – Founding Partner*

Novus Energy Development, LLC  
2 Spring Street | Montpelier, VT 05602  
(M) 347-891-0296 | (F) 802-223-4689  
[alex@novusenergydev.com](mailto:alex@novusenergydev.com) | [www.novusenergydev.com](http://www.novusenergydev.com)

NOVUS ENERGY DEVELOPMENT, LLC - 2 SPRING ST. MONTPELIER, VT 05602

***Novus Bridge Solar, LLC***

**Project Overview**

December 11, 2020

TO: Persons and Entities Entitled to Notice Pursuant to Public Utility Commission Rule 5.107(B) (See Enclosed List)

RE: Novus Bridge Solar, LLC's Proposed Solar Project in Barre, VT  
45-Day Notice of Application to be filed with Vermont Public Utility Commission

Dear Interested Persons and Entities,

Pursuant to 30 V.S.A. §§ 248 and 8010 and Public Utility Commission ("PUC") Rule 5.107(B), Novus Bridge Solar, LLC ("Novus") is pleased to submit the following pre-application notice concerning a proposed 500-kilowatt (kW) group net-metered solar project (the "Project") to be located off Bridge Street in Barre, Vermont. The purpose of this letter is to provide you with advance notice that Novus anticipates filing a Section 248/8010 application for a Certificate of Public Good ("CPG") with the PUC soon after the 45-day notice period expires, in late January 2021.

## **I. Introduction**

The proposed Project, to be known as the "Novus Bridge Solar Project" is a 500 kW (alternating current (AC)) solar electric generation facility in Barre, Vermont. 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.

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) the preliminary assessment of potential environmental and aesthetic impacts; (4) the expected date an application will be filed with the Commission; and (5) the rights of the persons receiving this notice to comment on the project plans in accordance with Commission Rule 5.107(B).

## **II. Project Description and Construction Plans**

The Project would occupy an approximately 2.6-acre portion of leased land off Bridge Street in Barre that is currently an open field.<sup>1</sup> A site location map and a preliminary site plan for the Project are included with this letter in *Attachment A*. The site will be accessed via an existing gravel access road coming off Bridge Street.

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<sup>1</sup> Based upon our research, the parcel is not subject to an Act 250 Land Use Permit.

The Project will include the installation and operation of a 500 kW AC solar electric generation facility comprising of approximately thirteen (13) rows of 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, AC combiner panel boards, and AC disconnects. The interconnection equipment will include three pole-mounted 167 kVA transformers, low-side metering, and a high-side disconnect. The Project will connect to an existing Green Mountain Power pole where the end of the gravel access drive meets Bridge Street. The Project will be enclosed by a perimeter fence.

A preliminary Project Site Plan is included in *Attachment A* and illustrates the anticipated location of Project components in relation to the surrounding area and other existing infrastructure.

The 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. While the attached site plan represents the current preferred layout, the layout that will be included in the final application may vary somewhat based upon further engineering, environmental, or other siting considerations. The final layout will be within the overall site area that has been visited and evaluated for the purposes of this 45-day notice.

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, then proceed on an existing access road to the entrance of the array, where a proposed gravel turnaround area will be added.
- The solar panel support frame structures will be pile-driven, resulting in minimal grading and earth disturbance. Additionally, there will be very small areas 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, February 2020.
- 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 meet applicable 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 Bridge Street, which will be top-dressed with additional gravel as needed. 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 410-watt solar panels, or a similar product. The final panel selection will be made prior to the initiation of construction. The solar “arrays” (the panels’ support structure) will be set on steel foundation piles and hold the solar panels at a fixed angle of  $\pm 30$  degrees, to maximize solar radiance collection. The support structures are designed so that the bottom of the solar panels will be approximately 4 feet above existing grade and the top of the panels at approximately 10 feet above grade. The array’s posts will be driven into the ground utilizing standard construction techniques, and will not require any significant excavation or placement of precast concrete under the panel array.

The array will be arranged in approximately 13 rows running east to west. The rows will be connected via underground electrical cable in conduit to string inverters. From the inverters, the Project’s electrical line will run underground to a new power pole near the Project entrance containing three pole-mounted 167 kVA transformers. Overhead line will then be added from the pole-mounted transformers to the existing power pole on Bridge Street.

### **III. Project Benefits**

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

- Energy cost savings for net-metering group members.
- Payment of State educational and municipal property taxes.
- Purchasing equipment from Vermont businesses, when commercially feasible.
- Employing Vermont businesses for pre-application, construction, and operation and maintenance work, when commercially feasible.
- Providing the landowner’s family farm with a source of revenue to support the business.

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 should 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 Agency of Natural Resources' environmental databases, the Project's location will either avoid environmental resources entirely or not cause impacts, and will not create public health or safety concerns. Key elements include the following:

- The Project will be sited to avoid any wetlands and streams located on-site and to avoid undue adverse impacts to any other natural resources.
- 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.

#### **Preliminary Aesthetic Assessment**

Novus's aesthetic consultant, SE Group, has performed an initial aesthetic assessment and determined that the Project is well-sited to avoid significant impacts to surrounding areas. *See Attachment B, 45-Day Aesthetic Impact Review Memo and Figures.* The Project site is surrounded on three sides by significant existing evergreen and deciduous vegetation that will provide good screening of the Project. While increased seasonal visibility will exist during leaf-off conditions, the intervening vegetation will still provide screening that breaks up the size and mass of the Project. Additionally, the distance of the Project from potential public vantage points will help minimize its visual impact.

Given the limited public viewshed, the intervening vegetation, the distance from vantage points, and the Project's efficient site layout, SE Group's initial conclusion is that

the Project would likely have no adverse impact on the aesthetics of the surrounding area. As a result, SE Group has determined that no landscape mitigation measures are needed. A complete visual and aesthetic assessment will be conducted as part of the full application to confirm our initial findings.

**V. Expected Petition Filing Date with Vermont Public Utility Commission**

Novus intends to file an application and supporting materials with the PUC soon after the 45-day notice period expires in late January 2021.

**VI. Comments and Inquiries Concerning the Project**

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 Bridge Solar, LLC  
2 Spring Street  
Montpelier, VT 05602  
[alex@novusenergydev.com](mailto: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. You will have an opportunity to file comments with the Public Utility Commission once the application for a Certificate of Public Good is filed, of which you will receive a copy. 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 Bridge Solar, LLC

**Enclosures:**

List of Persons and Entities Receiving Notice

Attachment A – Site Location Map and Preliminary Project Site Plan

Attachment B – 45-Day Aesthetic Impact Review Memorandum and Figures



**Novus Bridge Solar, LLC**  
**Proposed Group Net-Metered Solar Project in Barre, VT**

**List of Persons and Entities Receiving 45-Day Notice of the Application**

**By ePUC**

Vermont Public Utility Commission  
112 State Street, 4th floor  
Montpelier, VT 05620-2701

Green Mountain Power Corporation  
68-70 Merchants Row  
Rutland, VT 05701

Vermont Agency of Natural Resources  
Secretary's Office  
1 National Life Dr, Davis 2  
Montpelier, VT 05620-3901

Vermont Division for Historic Preservation  
1 National Life Drive, # 6  
Montpelier, VT 05620

Vermont Public Service Department  
Commissioner's Office  
112 State Street, 3rd Floor  
Montpelier, VT 05620-2601

Vermont Agency of Agriculture,  
Food and Markets  
116 State Street  
Montpelier, VT 05602

**Municipal entities (by first-class mail)**

Town of Barre Selectboard  
P.O. Box 124  
Webster ville, VT 05678-0124

Central Vermont Regional Planning Com'n  
29 Main Street, Suite 4  
Montpelier, Vermont 05602

Town of Barre Planning Com'n  
P.O. Box 124  
Webster ville, VT 05678-0124

**Host Landowner (by first-class mail)**

Merry Meadows LLC  
196 Morrison Road  
Barre, VT 05641

**Adjoining Landowners (by first-class mail)**

Paul H. Systo Living Trust  
259 Partridge Road  
Barre, VT 05641

Todd Berte  
71 Bridge Street  
Barre, VT 05641

Robert W. & Sarah B. Miller  
79 Bridge Street  
Barre, VT 05641-8703

Lise Deserres  
Angela Leclerc et al.  
P.O. Box 167  
S. Barre, VT 05670-0167

Viens Properties LLC  
P.O. Box 952  
Barre, VT 05641-0952

Randall G. & Cristina V. Chase  
P.O. Box 88  
S. Barre, VT 05670-0088

William R. & Catherine E. Swift  
P.O. Box 299  
S. Barre, VT 05670-0299

Derek R. & Loretta M. Wilson  
89 Lower Usle Road  
Barre, VT 05641

Neil H. Shannon, Jr.  
P.O. Box 336  
S. Barre, VT 05670-0336

Jesse & Jennifer Lambert  
1062 Carrier Road  
Washington, VT 05675

Beverly A. & William J. Croteau, Sr.  
Le Croteau WM J, Jr., et al.  
P.O. Box 173  
S. Barre, VT 05670-0173

Reynolds & Son, Inc.  
P.O. Box 380  
S. Barre, VT 05670-0380

Norma Lavigne  
P.O. Box 324  
S. Barre, VT 05670-0324

Barre City  
P.O. Box 418  
Barre, VT 05641-0418

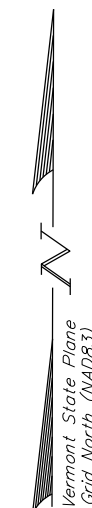
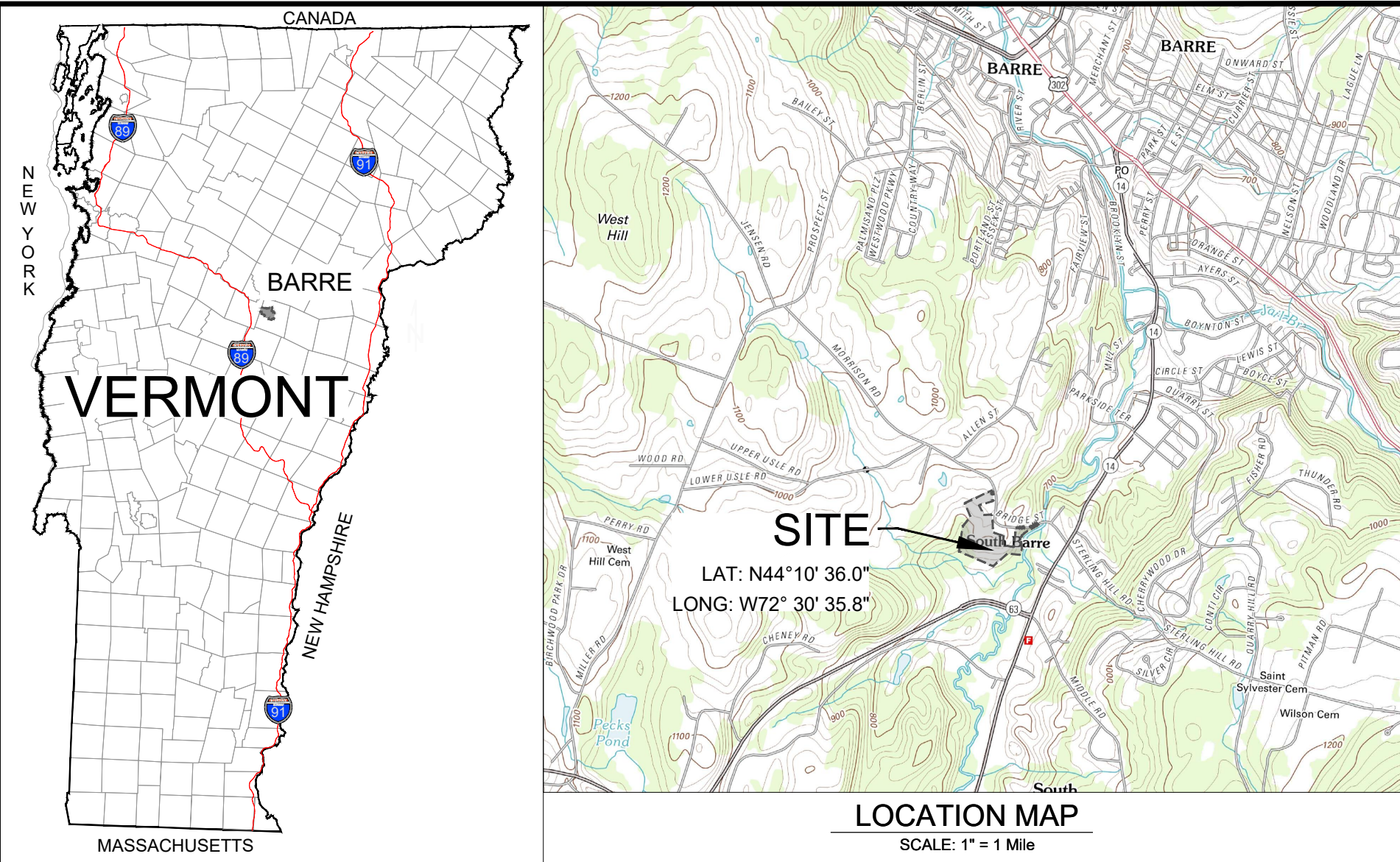
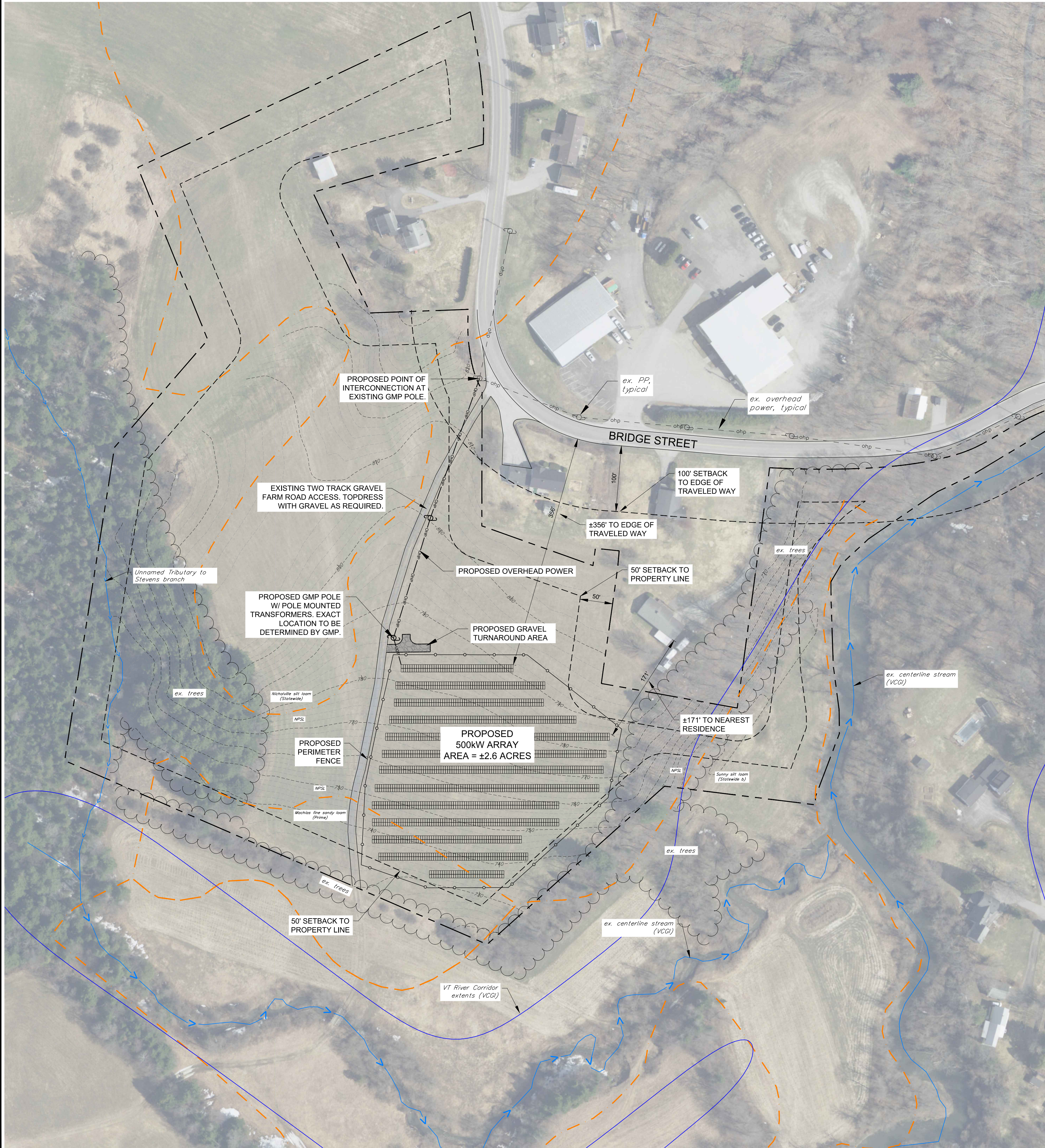
Downstreet Housing & Community  
Development, Inc.  
22 Keith Ave., Suite 100  
Barre, VT 05641-3709

Regan J. Howard  
P.O. Box 403  
S. Barre, VT 05670-0403

Barre Town  
S. Barre Road  
P.O. Box 116  
Websterville, VT 05678-0116

Randall Edward Walker & Susan Bacon  
P.O. Box 387  
S. Barre, VT 05670-0387





- LEGEND**
- EXISTING POWER POLE / PROPOSED POWER POLE
  - APPROXIMATE PROPERTY LINES
  - EXISTING OVERHEAD POWER
  - EXISTING TREELINE
  - EXISTING GRADE CONTOUR LINES (5-FOOT INTERVALS)
  - EXISTING GRADE CONTOUR LINES (1-FOOT INTERVALS)
  - PRIMARY AGRICULTURAL SOIL BOUNDARY
  - STREAM CENTERLINE (VCGI)
  - VT RIVER CORRIDOR EXTENTS (VCGI)
  - SOLAR SETBACKS
  - PROPOSED OVERHEAD POWER LINES
  - PROPOSED UNDERGROUND POWER LINES
  - PROPOSED FIXED SOLAR PANEL RACKING
  - PROPOSED PERIMETER FENCE
  - PROPOSED 12' GRAVEL ACCESS DRIVE

- 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 THE NAVD88 (US SURVEY FEET).
  - EXISTING GROUND CONTOUR ELEVATIONS ARE BASED ON LIDAR PROVIDED BY THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION.
  - 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 FOR PROPERTY 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.

# NOVUS BRIDGE STREET SOLAR, LLC

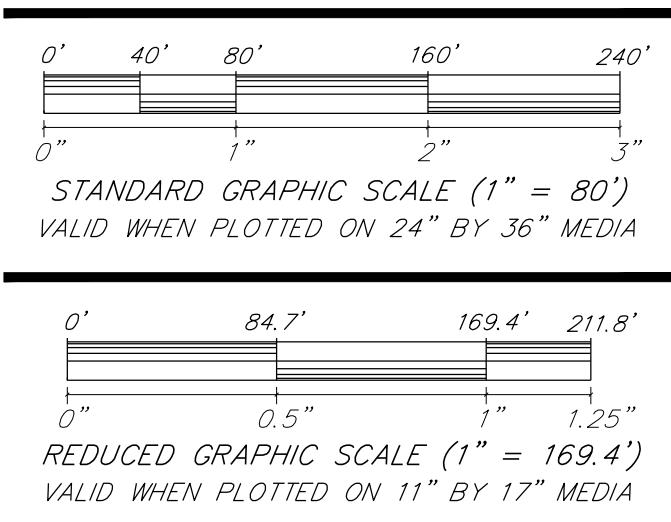
Bridge Street  
Barre, Vermont

**NOVUS  
ENERGY**  
DEVELOPMENT LLC  
ENERGY WITH A BRIGHT FUTURE  
2 Spring Street  
Montpelier, VT 05602  
www.novusenergydev.com

**KREBS &  
LANSING**  
CONSULTING ENGINEERS  
164 Main Street, Suite 201  
Colchester, Vermont 05446  
P: (802) 878-0375  
www.krebsandlansing.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

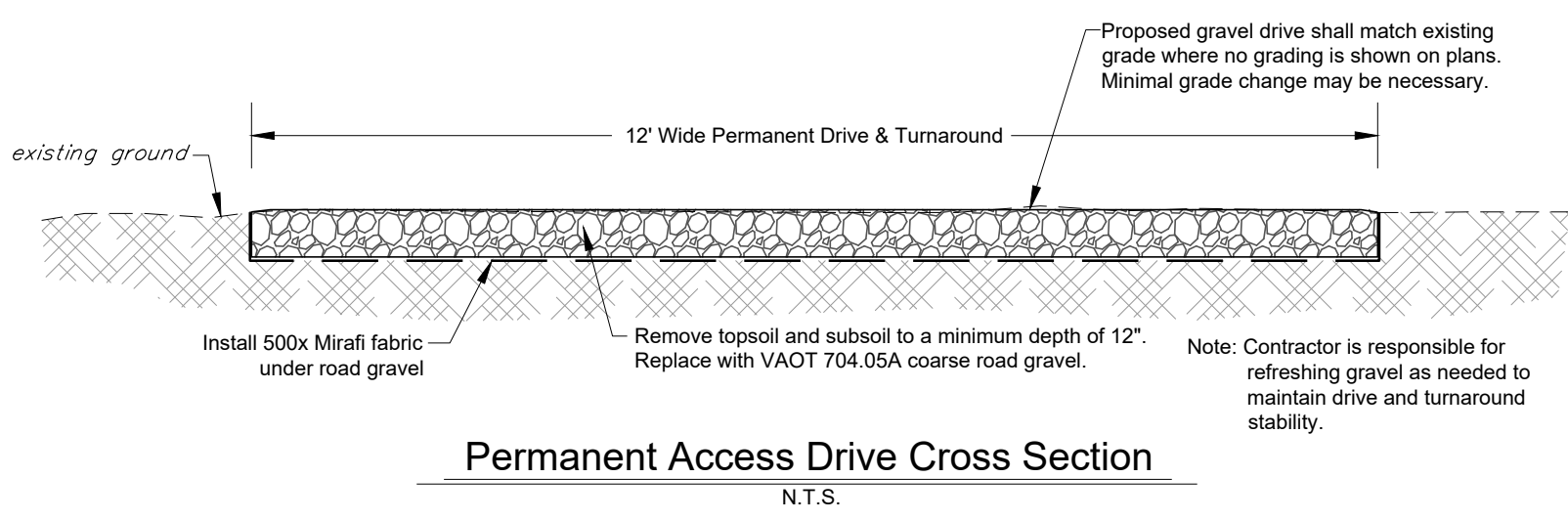
REV. NO.	REVISIONS/COMMENTS	DATE

Drawing Title:

### SITE PLAN

DATE of Issue: 12/09/20  
Drawn by: SDG  
Project No.: 20335  
Drawing No.:  
Checked by: GTD  
Scale: 1" = 80'  
Rev No.:

C-100





**TO:** Novus Bridge Solar, LLC

**FROM:** Tom Hand, ASLA, PLA, SE Group

**DATE:** December 11, 2020

**RE:** Novus Bridge Solar, LLC - Barre, VT 500 kW Project  
45-Day Notice - Aesthetic Impact Review

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On behalf of Novus Bridge Solar, LLC ("Novus Bridge"), SE Group has reviewed the preliminary materials provided by Novus Bridge related to its proposed 500 kW (AC) solar electric generation facility off Bridge Street in Barre, Vermont (the "Project"). The proposed Project will be located on a sloping south-facing field and accessed via an existing gravel access road off Bridge Street. SE Group has performed an initial aesthetic assessment of the proposed 500 kW project to determine its potential visibility and impact on the surrounding area. Staff from SE Group performed a desktop analysis of the proposed project site using a combination of GIS (Geographic Information Systems) data, aerial imagery and viewshed models to assess the potential viewshed impacts. The desktop analysis was followed by a field visit on December 8, 2020 to review and document the Project location.

The proposed Project site is a south facing hillside that is currently an open field. The Project will be set back approximately 530' from Bridge Street. The Project will be located on a hillside sloping downwards; the front of the Project will sit approximately 25' below the elevation of Bridge Street and continue to slope an additional 50'-60' down to the south towards Route 63. The Project will include thirteen (13) rows of fixed-angle solar arrays that will be run east to west and follow the general contours of the hillside. The panels will be located outside of the 50' property setbacks and east of the existing gravel access drive. The power interconnection will be to an existing utility pole located at the end of the gravel access drive at the bend in Bridge Street.

The Project site is part of a network of fields along Bridge Street, Morrison Road, and Usle Road, which are elevated above the commercial strip development along South Barre Road. The Project field generally slopes down to the south and the more natural/wooded areas along the Stevens Branch. The Project site is therefore surrounded to the east, south, and west by various stands of forest and hedgerows. Residential and commercial development is also located north of the Project along Bridge Street.

As part of the desktop and field review analysis, we assessed where the Project may be visible from, and what the impact of any visibility may be. Using the desktop viewshed analysis, we reviewed potential visibility within one-half mile of the project site. The locations of our photo points are shown on Figure 1 and includes five (5) vantage points with varying degrees of project visibility.

The Project will likely have some localized regional visibility mainly from vantagepoints to the south/southwest (Route 63) and to the east from the commercial development along South Barre Road and Park and Ride. Members of the public travelling east on Route 63 towards Route 14 (Photo Point 1) will likely have a semi-

screened view of the Project during winter months due to the intervening evergreen hedgerow and stream buffer vegetation. In summer months during leaf-on conditions, the Project will likely have little to no visibility from Route 63. Some screened views of the Project may be possible from the Park and Ride (Photo Point 2) located just north of the Route 63/Route 14 intersection, but primarily only in winter leaf-off conditions. There will be no visibility of the Project to the north (Photo Point 3 and 4) due to the sloping topography and intervening structures. There will be a slight increase in Project visibility in the winter months during leaf-off conditions from the intersection of Route 63 and Route 14 (Photo Point 5) and from more distant locations on Middle Road (Photo Point 6) located to the southwest across the valley.

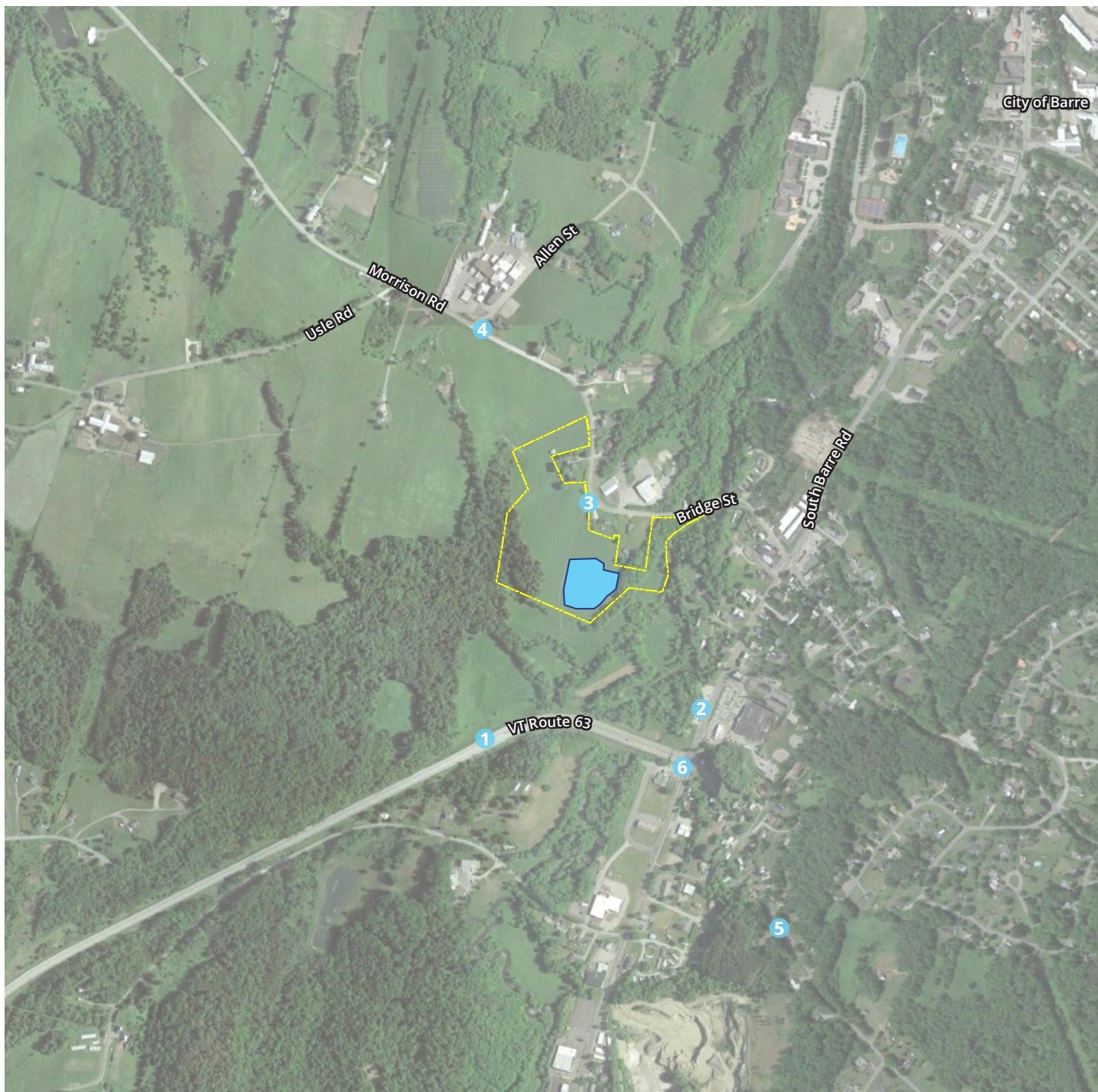
Based on our initial review of the Project location, siting, and design, the Project appears to avoid significant visual impacts to surrounding areas and properties. The Project has been sited at the lowest edge of the field and on the outskirts of a commercially developed area. It will utilize an existing gravel access drive and the interconnection point is located at the end of the access drive. Residential properties to the north are located at least 250' away and uphill from the Project and would have minimal views of the rear portions of the project. The Project site is well-surrounded on three sides by significant existing evergreen and deciduous vegetation that will provide good screening of the Project. While increased seasonal visibility exists during leaf-off conditions, the intervening vegetation will still provide screening that breaks up the size and mass of the project. Additionally, the distance of this Project from potential public vantagepoints will help reduce the overall impact. Travelers along the surrounding roadways in the area will have limited duration views of the Project that are further screened by existing vegetation.

Overall, the combination of topography and existing mature vegetation between the proposed Project site and surrounding roadways create a natural buffer to screen potential off-site views to the southwest, south, and southeast/east. Topography and existing structures screen any views from the north.

Given the constrained public viewshed, intervening vegetation, distance from vantagepoints, and the Project's efficient site layout, SE Group's preliminary determination is that the Project would likely have no adverse impact on the aesthetics of the surrounding area. As a result, SE Group has determined that no landscape mitigation measures are needed. A complete visual and aesthetic assessment will be conducted as part of the full application to confirm our initial findings.

A handwritten signature in black ink, consisting of a stylized 'H' followed by a horizontal line.

Thomas Hand, ASLA, PLA



Location	Latitude	Longitude	Distance to Project (ft.)
1	44°10'25.77"N	72°30'46.33"W	1,150
2	44°10'28.12"N	72°30'25.64"W	1,030
3	44°10'41.41"N	72°30'35.89"W	430
4	44°10'53.42"N	72°30'46.57"W	1,840
5	44°10'13.19"N	72°30'18.29"W	2,570
6	44°10'23.80"N	72°30'27.80"W	1,250

**Legend**

**1** Photo Location

**Project Site**

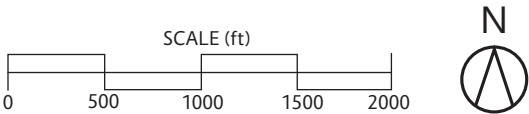
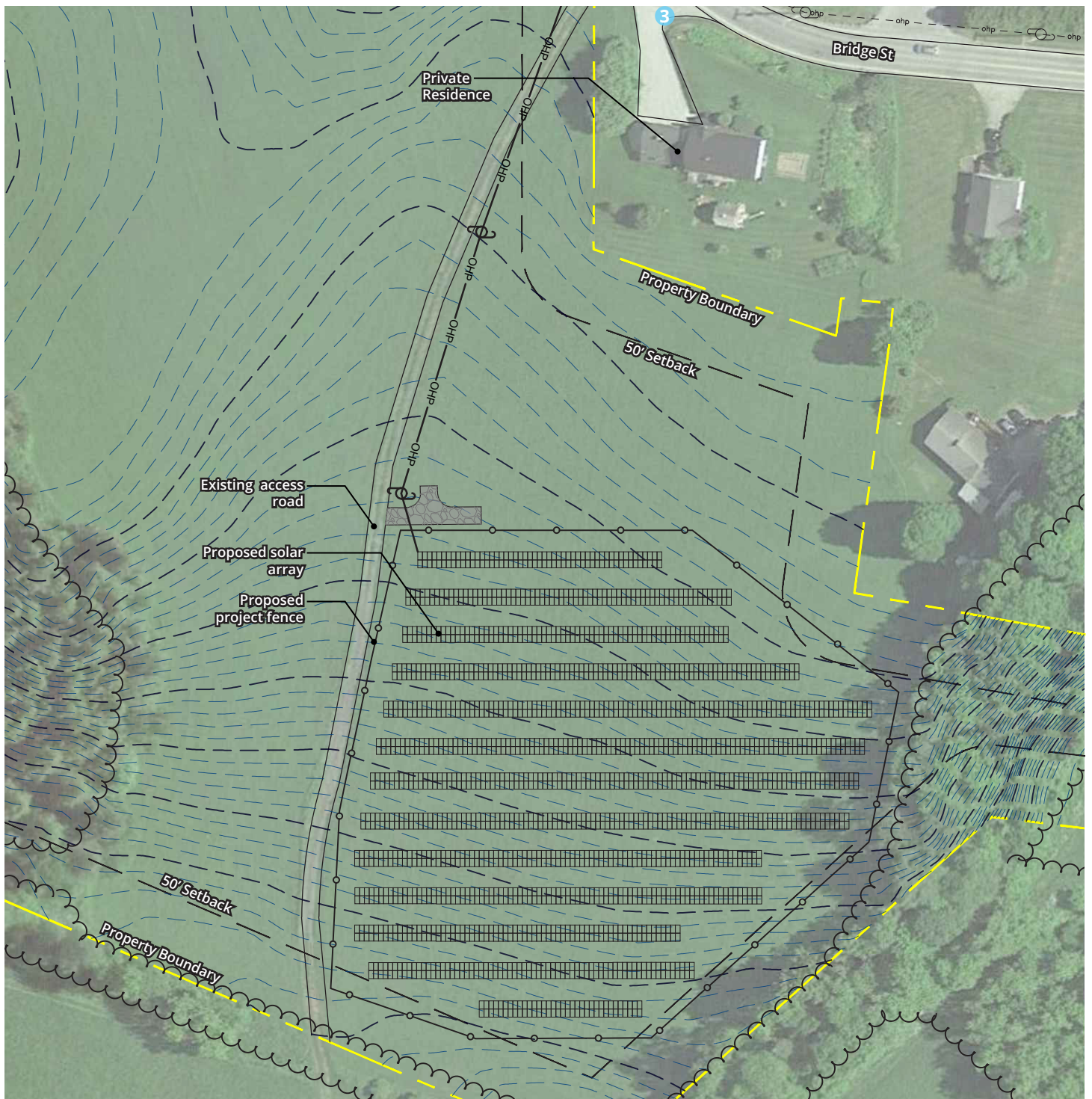


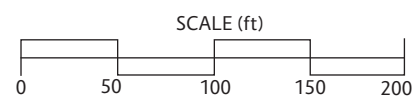
FIGURE 1 : SITE CONTEXT  
NOVUS BRIDGE SOLAR PROJECT





### Legend

- 1 Photo Location



Date: 12/08/2020



FIGURE 2 : SITE CONTEXT  
NOVUS BRIDGE SOLAR PROJECT





1

Route 63 facing north. Project site is partially visible to the north during leaf-off conditions.



2

Park and ride parking lot west of Route 14. Existing vegetation in center of photo obscures most of the views to Project site.



3

Bridge Street facing south. Rear of panels will be visible on the higher elevations of the project site.

Note: Photographs taken by SE Group on December 18, 2020 around 10am using a Nikon Digital Rebel SLR Camera with a 50mm focal length

Date: 12/08/2020





4

Intersection of Bridge Street and Allen Street facing southwest towards Project site.



5

Middle Road facing northwest. Project site is partially screened by existing vegetation along roadway and adjacent to project site.



6

Intersection of Route 63 and Route 14 looking north. Project site is partially visible beyond roadside vegetation.

***Novus Allen Solar, LLC***

**Project Overview**

December 11, 2020

TO: Persons and Entities Entitled to Notice Pursuant to Public Utility Commission Rule 5.107(B) (See Enclosed List)

RE: Novus Allen Solar, LLC's Proposed Solar Project in Barre, VT  
45-Day Notice of Application to be filed with Vermont Public Utility Commission

Dear Interested Persons and Entities,

Pursuant to 30 V.S.A. §§ 248 and 8010 and Public Utility Commission ("PUC") Rule 5.107(B), Novus Allen Solar, LLC ("Novus") is pleased to submit the following pre-application notice concerning a proposed 500-kilowatt (kW) group net-metered solar project (the "Project") to be located off Allen Street in Barre, Vermont. The purpose of this letter is to provide you with advance notice that Novus anticipates filing a Section 248/8010 application for a Certificate of Public Good ("CPG") with the PUC soon after the 45-day notice period expires in late January 2021.

## **I. Introduction**

The proposed Project, to be known as the "Novus Allen Solar Project," is a 500 kW (alternating current (AC)) solar electric generation facility in Barre, Vermont. 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. The Project would occupy an approximately 3.5-acre portion of leased land. 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) the preliminary assessment of potential environmental and aesthetic impacts; (4) the expected date an application will be filed with the Commission; and (5) the rights of the persons receiving this notice to comment on the project plans in accordance with Commission Rule 5.107(B).

## **II. Project Description and Construction Plans**

Novus has a lease for a portion of a large parcel of land next to the Hood facility off Allen Street in Barre, Vermont, and intends to occupy  $\pm$  3.5 acres of that land for this project. A Location Map is provided in *Attachment A*. The site will be accessed via a new proposed access road coming off Allen Street. There is potentially an Act 250 Permit (Permit #5W1163) that may apply to the Project parcel, subject to confirmation by Novus.

The Project will include the installation and operation of a 500 kW AC solar electric generation facility comprising of approximately eleven (11) rows of 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, AC combiner panel boards, and AC disconnects. The interconnection equipment will likely include a new Green Mountain Power pole at the front end of the Project that will contain three pole-mounted 167 kVA transformers, low-side metering, and a high-side disconnect. Overhead power will run from the new pole to an existing overhead line on Allen Street. The Project will be enclosed by a perimeter fence.

A preliminary Project Site Plan is included in *Attachment A* and illustrates the anticipated location of Project components in relation to the surrounding area and other existing infrastructure.

The 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. While the attached site plan represents the current preferred layout, the layout that will be included in the final application may vary somewhat based upon further engineering, environmental, or other siting considerations. The final layout will be within the overall site area that has been visited and evaluated for the purposes of this 45-day notice.

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, then proceed on a proposed access road from Allen Street to the entrance of the array.
- The solar panel support frame structures will be pile-driven, resulting in minimal grading and earth disturbance. Additionally, there will be very small areas 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, February 2020.
- 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 meet applicable 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 Allen Street. 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 410-watt solar panels, or a similar product. The final panel selection will be made prior to the initiation of construction. The solar “arrays” (the panels’ support structure) will be set on steel foundation piles and hold the solar panels at a fixed angle of  $\pm 30$  degrees, to maximize solar radiance collection. The support structures are designed so that the bottom of the solar panels will be approximately 4 feet above existing grade and the top of the panels at approximately 10 feet above grade. The array’s posts will be driven into the ground utilizing standard construction techniques, and will not require any significant excavation, or placement of precast concrete under the panel array.

The array will be arranged in approximately 11 rows running east-west. The rows will be connected via underground electrical cable in conduit to string inverters. From the inverters, the Project’s electrical line will run underground to Green Mountain Power’s three pole-mounted 167 kVA transformers. Overhead line will then be added from the pole-mounted transformers to the existing line on Allen Street. Some vegetative clearing is proposed along the west and southwest sides of the Project for shading purposes.

## **III. Project Benefits**

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

- Energy cost savings for net-metering group members.
- Payment of State educational and municipal property 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 should 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 Agency of Natural Resources' environmental databases, the Project's location will either avoid environmental resources entirely or not cause impacts, and will not create public health or safety concerns. Key elements include the following:

- The Project will be sited to avoid any wetlands and streams located on-site and to avoid undue adverse impacts to any other natural resources.
- 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.

#### **Preliminary Aesthetic Assessment**

Novus's aesthetic consultant, SE Group, has performed an initial aesthetic assessment and determined that the Project will avoid significant regional impacts. *See Attachment B, 45-Day Aesthetic Impact Review Memo and Figures.* The Project will potentially result in some aesthetic impacts on the immediately adjacent properties and general public traveling on Allen Street. To reduce these impacts, SE Group has proposed planting mitigation vegetation along portions of the south and eastern edges of the Project (as depicted in the draft mitigation planting plan in Figure 2 to *Attachment B*). This mitigation is proposed to screen the Project and further reduce the size, scale, and visibility of the Project on the neighboring properties. A complete visual assessment will be conducted as part of the full application to confirm these initial findings, and a final proposed mitigation plan will be included with the final Project application materials.

**V. Expected Petition Filing Date with Vermont Public Utility Commission**

Novus intends to file an application and supporting materials with the PUC soon after the 45-day notice period expires in late January 2021.

**VI. Comments and Inquiries Concerning the Project**

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 Allen Solar, LLC  
2 Spring Street  
Montpelier, VT 05602  
[alex@novusenergydev.com](mailto: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 limited impacts. You will have an opportunity to file comments with the Public Utility Commission once the application for a Certificate of Public Good is filed, of which you will receive a copy. 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 Allen Solar, LLC

**Enclosures:**

List of Persons and Entities Receiving Notice

Attachment A – Site Location Map and Preliminary Project Site Plan

Attachment B – 45-Day Notice Aesthetic Impact Review Memorandum & Figures

**Novus Allen Solar, LLC**  
**Proposed Group Net-Metered Solar Project in Barre, VT**

**List of Persons and Entities Receiving 45-Day Notice of the Application**

**By ePUC**

Vermont Public Utility Commission  
112 State Street, 4th floor  
Montpelier, VT 05620-2701

Vermont Agency of Natural Resources  
Secretary's Office  
1 National Life Dr, Davis 2  
Montpelier, VT 05620-3901

Vermont Public Service Department  
Commissioner's Office  
112 State Street, 3rd Floor  
Montpelier, VT 05620-2601

Green Mountain Power Corporation  
68-70 Merchants Row  
Rutland, VT 05701

Vermont Division for Historic Preservation  
1 National Life Drive, # 6  
Montpelier, VT 05620

Vermont Agency of Agriculture,  
Food and Markets  
116 State Street  
Montpelier, VT 05602

Natural Resources Board  
1 National Life Drive  
Montpelier, VT 05602

**Municipal entities (by first-class mail)**

Town of Barre Selectboard  
P.O. Box 124  
Websterville, VT 05678-0124

Town of Barre Planning Com'n  
P.O. Box 124  
Websterville, VT 05678-0124

Central Vermont Regional Planning Com'n  
29 Main Street, Suite 4  
Montpelier, Vermont 05602

**Host Landowner (by first-class mail)**

Merry Meadows, LLC  
196 Morrison Road  
Barre, VT 05641

**Adjoining Landowners (by first-class mail)**

Jesse & Jennifer Lambert  
1062 Carrier Road  
Washington, VT 05675

David & Rita Williams  
171 Allen Street  
Barre, VT 05641-5350

National Organization of New Apostolic  
Church  
3753 North Troy Street  
Chicago, IL 60618



Mark A. & Donna Booth  
79 Jensen Road  
Barre, VT 05641

Gary S. Williams  
194 Allen Street  
Barre, VT 05641

Gina L. Akley & Robin J. Scott  
212 Allen Street  
Barre, VT 05641

HP Hood LLC  
Attn: Nanette Beard  
349 Park Ave.  
Portland, ME 04102

William & Marlyne Wolfe  
Abigail B. Boisvert & Nathan W. Wolfe  
P.O. Box 396  
S. Barre, VT 05670-0396

Andrew & Eleanor Crete  
c/o Andrew Montroll, Esq.  
126 College Street, Suite 400  
Burlington, VT 05401

James Fitzgerald  
555 Cutler Corner Road  
Barre, VT 05641

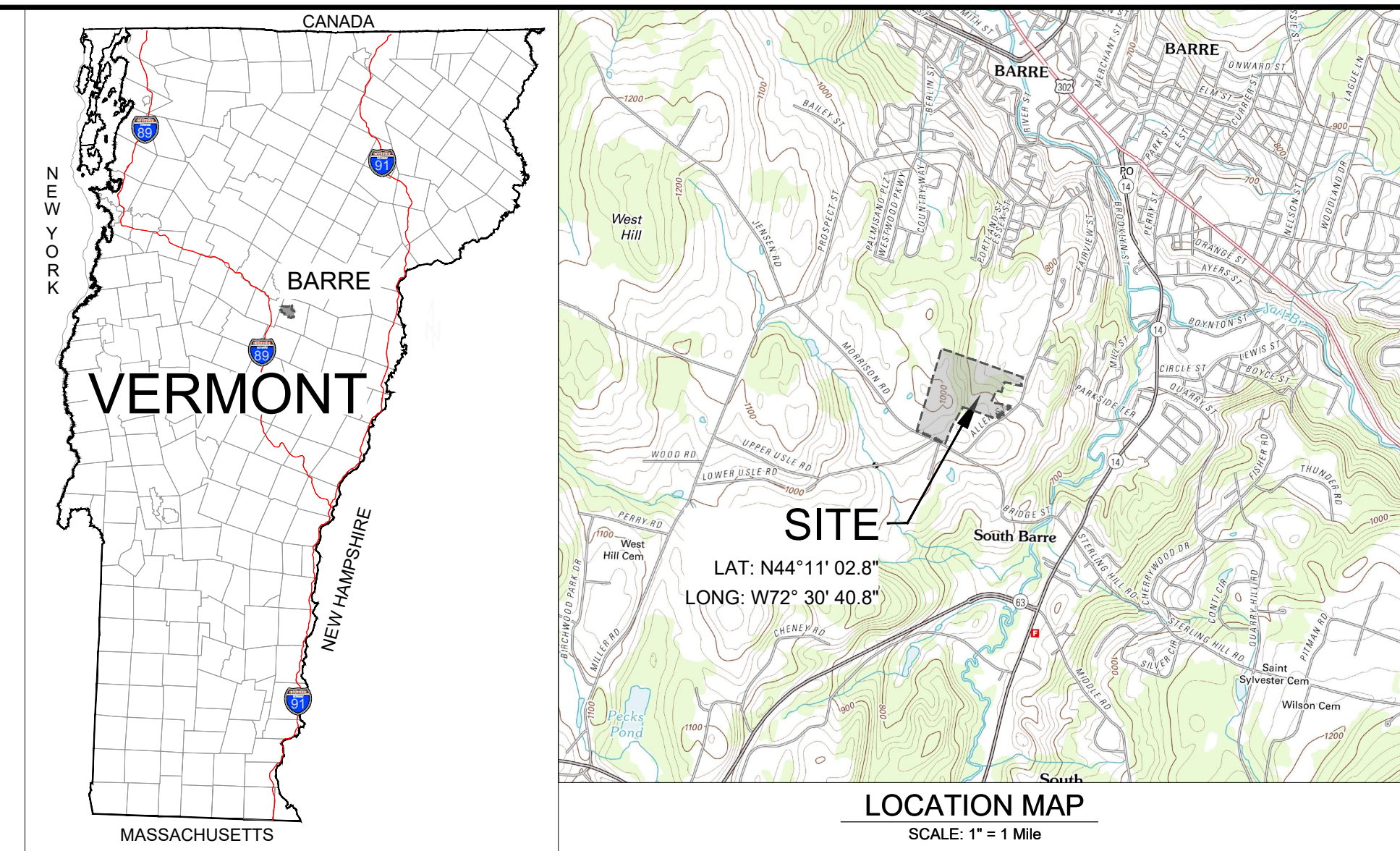
Verne & Kathleen F. Paquet  
Tobias Paquet & Jacqueline Paquet  
179 Morrison Road  
Barre, VT 05641-8615

Joel P. Paquet  
P.O. Box 333  
S. Barre, VT 05670

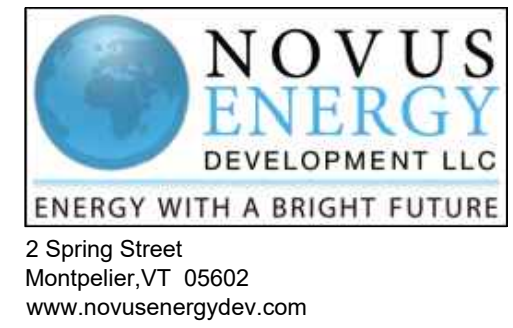
Wall Street Investments  
P.O. Box 763  
Barre, VT 05641-0763

Gerald P. Booth & Merchants Trust, Co-  
Trustees  
Madeline E. Booth Revocable Trust  
c/o Kathy Rouleau  
84 Miller Road  
Barre, VT 05641





Allen Street  
Barre, Vermont



164 Main Street, Suite 201  
Colchester, Vermont 05446

P: (802) 878-0375  
[www.krebsandlansing.com](http://www.krebsandlansing.com)

ISSUED FOR PERMIT REVIEW  
NOT FOR CONSTRUCTION

### SOURCE DATA LEGEND




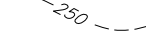







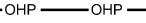

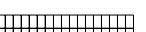


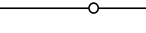

MAPPING SOURCE DATA USED FOR PLAN COMPILATION

Civil Engineering:

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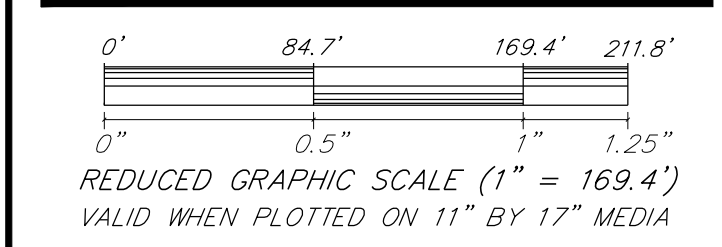
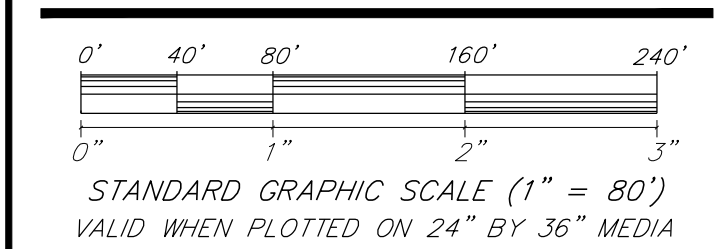
Krebs and Lansing Consulting Engineers, Inc.  
164 Main Street, Suite 201  
Colchester, Vermont 05446

LEGEND

- |   |  |
|---|--|
|  | EXISTING POWER POLE / PROPOSED POWER POLE          |
|  | APPROXIMATE PROPERTY LINES                         |
|  | EXISTING OVERHEAD POWER                            |
|  | EXISTING TREELINE                                  |
|  | EXISTING GRADE CONTOUR LINES<br>(5-FOOT INTERVALS) |
|  | EXISTING GRADE CONTOUR LINES<br>(1-FOOT INTERVALS) |
|  | CLASS II WETLAND                                   |
|  | PRIMARY AGRICULTURAL SOIL BOUNDARY                 |
|  | STREAM CENTERLINE (VCGI)                           |
|  | ENVIRONMENTAL BUFFER                               |
|  | SOLAR SETBACKS                                     |
|  | PROPOSED OVERHEAD POWER LINES                      |
|  | PROPOSED UNDERGROUND POWER LINES                   |
|  | PROPOSED FIXED SOLAR PANEL RACKING                 |
|  | PROPOSED VEGETATIVE CLEARING                       |
|  | PROPOSED PERIMETER FENCE                           |
|  | PROPOSED 12' GRAVEL ACCESS DRIVE                   |
|  | PROPOSED PLANTING MITIGATION                       |

NOTES:

1. ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY.
2. THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 VERMONT STATE PLANE 4400 (US SURVEY FEET). ELEVATIONS ARE BASED ON THE NAVD83 (US SURVEY FEET).
3. EXISTING GROUND CONTOUR ELEVATIONS ARE BASED ON LIDAR PROVIDED BY THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION.
4. UTILITIES ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL CONTACT DIG SAFE BEFORE BEGINNING ANY EXCAVATION.
5. THIS IS IN NO WAY A BOUNDARY SURVEY. PROPERTY LINES FOR PROPERTY ARE FROM TAX MAP INFORMATION PROVIDED BY THE TOWN.
6. THIS IS A PRELIMINARY DESIGN PLAN. FINAL DESIGN WILL BE MODIFIED TO MATCH EQUIPMENT PURCHASED. NO POSSIBLE PERMIT CONSTRAINTS REVEALED DURING PROJECT'S REVIEW.



Proposed  
Solar Array

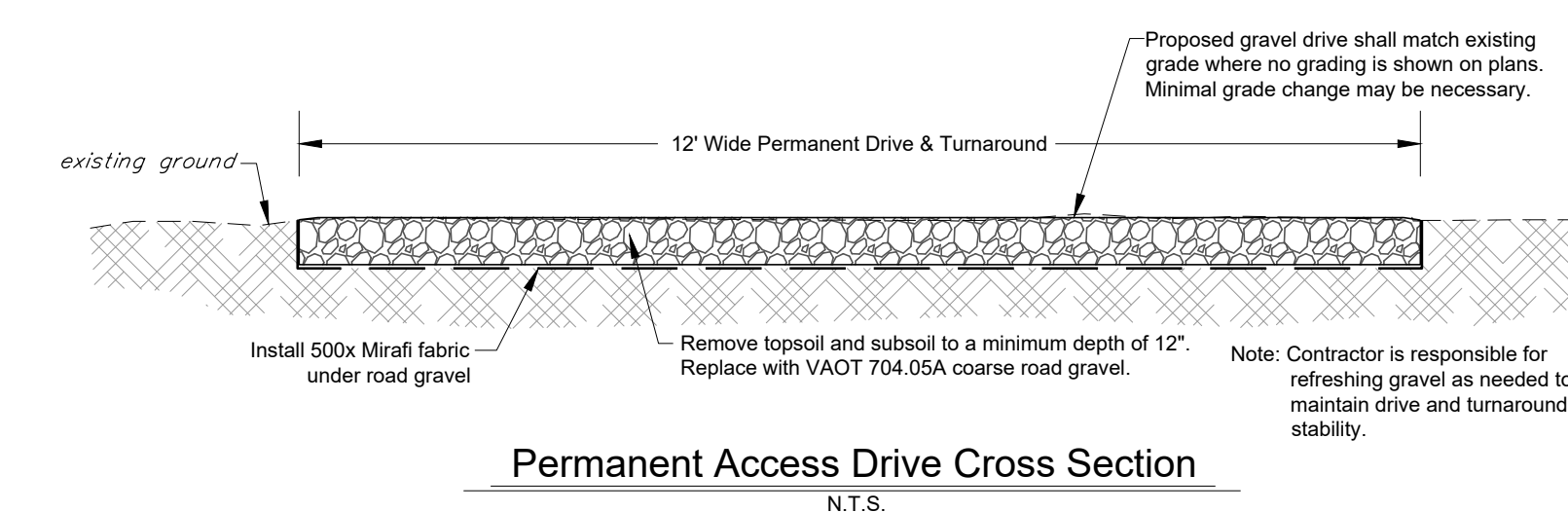
[illegible]

Drawing Title:

## SITE PLAN

DATE of Issue: 12/10/20	
Drawn by: SDG	Checked by: GTD
Project No.: 20335	Scale: 1" = 80'
Drawing No.:	Rev No.:

*C-100*





**TO:** Alex Bravakis  
**FROM:** Tom Hand  
**CC:** Mark Kane, Andy Raubvogel  
**DATE:** December 11, 2020  
  
**RE:** Novus Allen Solar, LLC - Barre, VT 500 kW Project  
45-Day Notice - Aesthetic Impact Review

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On behalf of Novus Allen Solar, LLC ("Novus Allen"), SE Group has reviewed the preliminary materials provided by Novus Allen related to its proposed 500 kW (AC) solar electric generation facility off Allen Street in Barre, Vermont (the "Project"). The proposed Project will be located on an undulating open field and will be accessed via a proposed gravel access road off the west side of Allen Street. The Project will be located between the HP Hood plant to the southwest and the New Apostolic Church to the northeast.

SE Group has performed an initial aesthetic assessment of the proposed 500 kW project to determine its potential visibility and impact on the surrounding area. Staff from SE Group performed a desktop analysis of the proposed project site using a combination of GIS (Geographic Information Systems) data, aerial imagery, and viewshed models to assess the potential viewshed impacts. The desktop analysis was followed by a field visit on December 8, 2020 to review and document the project location.

The proposed Project will sit on an open field that has frontage along Allen Street and wraps around the Church parcel. The Project consists of eleven (11) rows of fixed-angle solar arrays running east/west and facing south. The Project will be located over 100' from the traveled way and approximately 239' northwest of the nearest residence along Allen Street. The field does not have much significant grade change, but rather slight natural undulations in the topography. There is an existing solar electric generating facility located west of the Project on an elevated ridge, which is only minimally visible from the Project site during leaf off. A gravel access drive is proposed from Allen Street directly into the Project site. Power interconnection will be from a new riser pole at the front of the Project to an existing utility pole located along Allen Street via an overhead power line. The Project has been designed to avoid impacts to a Class II wetland located south of the project.

As part of the desktop and field review analysis, we assessed where the Project may be visible from and what the impact of any visibility may be. Using the desktop viewshed analysis, we reviewed potential visibility within one-half mile of the project site. The locations of our photo points are shown on Figure 1 and includes four (4) vantage points with varying degrees of Project visibility.

With no mitigation plantings, the Project would have high visibility for a short duration along Allen Street, but the regional visibility of the Project would be minimal. The Project would be visible for approximately 1300 feet while traveling along Allen Street from the HP Hood plant until just past the church. (See Photo Points 1-4). There is a smaller cluster of residential properties to the east of the Project across Allen Street and along

Wallace Road that would have uninterrupted views of the Project elements from close proximity if no mitigation plantings were proposed (see further discussion below). Beyond these immediately adjacent views, the broader topography and forest cover vegetation further restrict views from other offsite locations.

Based on our initial review of the Project location, siting, and design, the Project appears to avoid significant regional impacts. The Project would, however, result in some aesthetic impacts on: 1) the immediately adjacent private parcels (including the residences and church) and 2) the general public traveling on Allen Street. While existing vegetation within the Project site, as well as the Church structure, will help to break up the overall scale of the Project from some neighbors to the east, the Project will fill an otherwise constrained view within the focal area of these private properties.

Thus, while the Project avoids a broader regional impact, SE Group's preliminary assessment is that the Project would likely have some adverse visual impact on the neighboring properties and would recommend a mitigation planting be included as part of the Project. More specifically, we recommend planting mitigation vegetation along portions of the south and eastern edges of the Project (as depicted in the draft mitigation planting plan in Figure 2). This mitigation is proposed to screen the Project and further reduce the size, scale, and visibility of the Project from the neighboring properties. A complete visual and aesthetic assessment will be conducted as part of the full application to confirm our initial findings, and a more detailed proposed mitigation planting plan will be included as part of that assessment.

A handwritten signature in black ink, appearing to be 'TH' followed by a long horizontal stroke.

Thomas Hand, ASLA, PLA

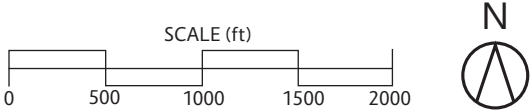


Location	Latitude	Longitude	Distance to Project (ft.)
1	44°10'57.81"N	72°30'41.00"W	515
2	44°11'2.01"N	72°30'33.43"W	190
3	44°10'59.78"N	72°30'36.89"W	105
4	44°11'2.78"N	72°30'32.21"W	270

**Legend**

1 Photo Location

Project Site

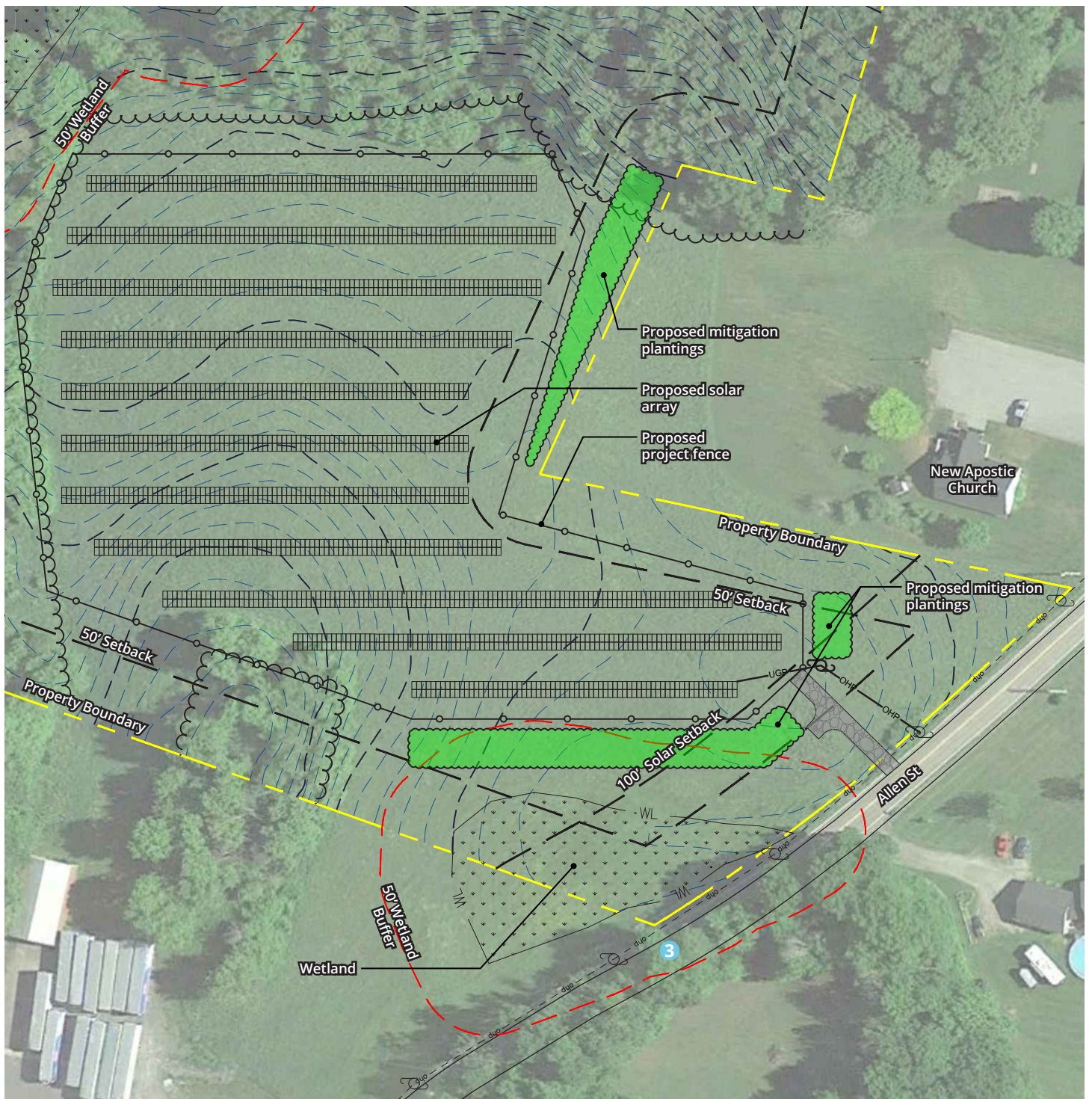


Date: 12/08/2020



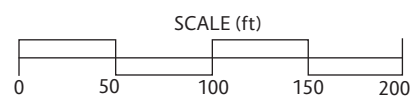
FIGURE 1 : SITE CONTEXT  
NOVUS ALLEN SOLAR PROJECT





### Legend

- 1 Photo Location



Date: 12/08/2020



FIGURE 2 : SITE CONTEXT  
NOVUS ALLEN SOLAR PROJECT





1

Allen Street facing north. Project site is visible to the northwest of the roadway.



2

Allen Street facing southwest. Project site is visible to the southwest of the roadway.



3

Allen Street facing north. Project site is visible from roadway.

Note: Photographs taken by SE Group on December 18, 2020 around 10am using a Nikon Digital Rebel SLR Camera with a 50mm focal length

Date: 12/08/2020

4

Allen Street facing west. Project site is visible beyond the church to the west.







## PROJECT REVIEW COMMITTEE

### SUMMARY SHEET

January 21, 2021

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
Act 250 Applications				
1	Act 250 – 5W1206-5 Minor Application	John Mutchler	Waterbury	Construction of a 9 lot subdivision including 6 residential lots, one agricultural lot, one lot to be conveyed to an adjoiner, and one lot for common land to be controlled by the Homeowner's Association. Construction also includes upgrades to existing roads, and on-site stormwater management, septic and water supplies. Draft Permit issued on 9/18/2020. VT Fish & Wildlife submits preliminary comments re: rare & irreplaceable natural area (Shutesville Hill Wildlife Corridor) impact of this application, and requests site visit in order to reduce impact of this development. November 2020: ANR requests second extension, granted to November 30, 2020 in order to determine impacts under Criterion 8A and if a hearing shall be warranted. <b>11/25/2020: CVRPC submits letter finding SRI and nonconformance. No further update from District Commission. 1/20/2020: Waterbury Development Review Board to review possible revised application from applicant.</b>
2	Act 250 – 5W1232-7-1 Minor Amendment	Jason & Alyssa Akers	Barre Town	Construction of a commercial garage across road (VT Rte 14) in South Barre to create more space for commercial auto repair operation currently operating on the west side of Rte 14. <b>Draft permit issued on 12/17/2020 requesting comments by 1/4/2021. 12/30/2020: ANR files comments finding need for operational stormwater permit under 1(B), and change in site plan needed to satisfy riparian buffer of 50 ft under 1(E) prior to issuance of permit.</b>

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
3	Act 250 – 5W0431-12,5W1012-3 Minor Application	State of Vermont Building and General Services	Waterbury	The demolition of flood-damaged Stanley Hall and Wasson Hall at the Waterbury State Complex. The project involves the capping of utilities that serviced the buildings, and the construction of a sidewalk. New infrastructure will also be installed to improve drainage to existing catch basins. Once the demolition is completed, the area will be restored as an open grassed field. <b>VT Dept for Historic Preservation files comments on 1/12/2021 finding no undue adverse impact to historic structures under Criterion 8.</b>
4	Act 250 – 5W1374-4H Administrative Amendment	Waterbury Commons, LLC	Waterbury	Construction of homes on Lots 18 and 21 in South Waterbury. <b>Amendment issued 12/21/2020.</b>
5	Act 250 – Schedule G	Mavis, LLC	Waitsfield	To finalize residential project located in Mad River Park that gained partial approval under 5W0147-22. The project site now has delineated environmental boundaries, and has been redesigned to a reduced total of 20 individual residences to be clustered on one lot. This is a reduction of 4 units. An amended WW permit has been concurrently applied for along with a Stormwater Discharge Permit & Construction General Permit. The existing constructed project access will be utilized, as well as the previously approved leachfield. <b>Schedule G submitted 12/23/2020.</b>
Sec. 248 Applications				
6	Sec. 248 – 20-3590-PET Petition	Agri-Mark, Inc/ Cabot Creamery	Cabot	Petition of Agri-Mark, Inc./Cabot Creamery for a certificate of public good, pursuant to 30 V.S.A. § 248(j), authorizing the installation and operation of a biodigester facility and related 250 kW electric generation facility in Cabot, Vermont. Petition Filed 11/24/2020. <b>12/30/2020: ANR files request for extension of comment deadline to 1/18/2021. PUC grants extension, and sets deadline for petitioner response for 2/4/2021.</b>
7	Sec. 248 – 20-3911-NMP Petition	Blush Hill Meadows Ten, LLC	Waterbury	Petition of Blush Hill Meadows Ten, LLC for a major amendment to CPG No. 20-0081-NMP to add an additional 14 kW of capacity to the project, resulting in a proposed size of 149kW. <b>Petition filed on 12/23/2020. PUC finds petition administratively complete on 12/31/2021. No further updates.</b>

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
8	Sec. 248a – 20-3447-AN Advance Notice	New Cingular Wireless PCS, LLC	East Montpelier	60-day advance notice of New Cingular Wireless PCS, LLC. pursuant to 30 V.S.A. § 248a, proposing a certificate of public good authorizing the installation of wireless telecommunications at 750 Jacobs Road, East Montpelier, Vermont. Notice filed on 11/12/2020. Comment period ends 1/11/2021. <b>1/7/2021: Applicant withdraws advance notice, no longer seeking to construct facility in East Montpelier.</b>
9	Sec. 248 – 20-3293-NMP Petition	Lawson's Finest Liquids, LLC	Waitsfield	Petition of Lawson's Finest Liquids, LLC for a certificate of public good, pursuant to 30 V.S.A. §§ 248, 8010, authorizing the installation and operation of a 150.0 kW AC solar electric generation system in of Waitsfield, Vermont. Filed 10/30/2020. <b>12/20/2020: PUC orders GMP to conduct Fast Track analysis to determine whether the Project will have an undue adverse impact on system stability and reliability. 1/14/2021: Analysis completed and results conveyed to applicant. No further update.</b>
10	Sec. 248 – 21-0116-PET Petition	City of Montpelier	Montpelier	Petition of City of Montpelier for a certificate of public good, pursuant to 30 V.S.A. § 248(j), authorizing the construction and operation of a 400 kW AC digester gas conditioning electrical generating facility in Montpelier, Vermont. <b>Petition Filed 1/13/2020.</b>
11	Sec. 248 – 20-3748-AN Advance Notice	NOVUS Bridge, LLC	Barre Town	45-day notice of NOVUS Bridge, LLC prior to filing petition for the construction of a 500 kW group net metered solar facility on Bridge St. in Barre Town. <b>Notice filed 12/11/2020, 45-day window ends 1/25/2021.</b>
12	Sec. 248 – 20-3747-AN Advance Notice	NOVUS Allen, LLC	Barre Town	45-day notice of NOVUS Allen, LLC prior to filing petition for the construction of a 500 kW group net metered solar facility on Allen St. in Barre Town. <b>Notice filed 12/11/2020, 45-day window ends 1/25/2021.</b>
Active Applications with No Updates				

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
13	Act 250 – Minor Application 5W1045-45	Vermont Adaptive Ski and Sports	Fayston	Three story addition to the Sugarbush Mt. Ellen Ski Lodge. The 30' by 102' footprint will encompass and replace various existing structures, add an elevator and modern restrooms accessible from all floors of the existing lodge. Permit was to be issued on 4/14/2020 – not yet issued. Valley Reporter 6/9/2020: Applicant is postponing construction and permitting due to COVID-19 uncertainty. <b>January 2021: No further update.</b>
14	Act 250 – Minor Application 5W1111-4	Sugarbush Mountain Resort, Inc.	Warren	Replace and upgrade the existing snowmaking water withdrawal infrastructure on the Mad River adjacent to the snowmaking pond during the summer 2020 construction season. ANR submits comments on 6/22/2020. <b>January 2021: No further update.</b>
15	Act 250 – 5W0779-23 Minor Application	Ben & Jerry's Homemade	Waterbury	Construction of a truck access road from the existing main access to the loading dock area. Two new culverts will be constructed where the new road will cross an unnamed tributary to Thatcher Brook. Additionally, a trailer-drop lot and 3 gravel wetlands to treat stormwater runoff are being proposed. 8/4/2020: ANR submits comments on Criteria 1(B) Waste Disposal, 1(D) Floodways, 1(E) Streams, requesting inclusion of BMPs for Blasting in permit, revision of gravel wetland 1 location to conform to River Corridor, and request for amendment to Riparian Management Plan. <b>January 2021: No Further Update.</b>

# CENTRAL VERMONT REGIONAL PLANNING COMMISSION

## Project Review Committee

November 19, 2020 4:30 – 5:30 pm

*Remote Participation via GoToMeeting*

## Draft Minutes

### Project Review Committee Members

x	Lee Cattaneo, Orange Commissioner	1
	John Brabant, Calais Commissioner	2
x	Jerry D'Amico, Roxbury Commissioner (Alternate Seat)	3
x	Peter Carbee, Washington Commissioner	4
	Janet Shatney, Barre City Commissioner	5
	Bob Wernecke, Berlin Commissioner	6

Staff: Clare Rock, Zach Maia

Guests: Steve Lotspeich, Waterbury Community Planner and Waterbury's CVRPC Representative;  
George Clain, Barre Town's CVRPC Alternate Representative; Gunner McCain, President of McCain  
Consulting.

L. Cattaneo called the meeting to order at 4:33pm.

### Adjustments to the Agenda

None.

### Public Comments

G. Clain poses question on procedures, as he noticed Significant Regional Impact definition on website was in draft form. He posed the question to the chair: what guidelines are being utilized presently by the committee? C. Rock clarifies packet materials include draft Rules of Procedure, but Significant Regional Impact is in effect and not being changed tonight. No further discussion ensued.

### Act 250 / Section 248 Applications & Projects of Substantial Regional Impact

#### **a) Review Act 250 5W1206-5 Application in Waterbury, VT for significant regional impact and conformance with regional plan (continued)**

G. McCain provides info on Act 250 application process. Fish & Wildlife submitted comments specifically on Lot 3, which is at intersection of Sweet and Ripley Roads, and provides a habitat connection. Applicants fully expect an approval from revised layout that they are developing with these comments in mind. The main issue was the Shutesville Hill Wildlife Corridor.

L. Cattaneo asks about deadlines for comments on this application. C. Rock clarifies that the deadline has been extended to November 30 and adds that the committee is tasked with making a determination regarding significant regional impact by the comment deadline.

G. McCain explains a possible third extension of the deadline due to time off and a short timeframe to

1 develop a revised site plan. The applicant will need more time to prepare plans necessary for receiving  
2 the permit. The revised layout will need to be brought before the Waterbury Development Review  
3 Board as well.

4  
5 P. Carbee asks if CVRPC does not participate by November 30, will the organization lose standing? C.  
6 Rock states that we may lose ability to provide input. L. Cattaneo recognizes that this puts CVRPC in an  
7 awkward position, since they have not received formal information regarding a third extension.

8  
9 S. Lotspeich provides information on the Waterbury Development Review Board's previous review and  
10 approval of the project. He asks G. McCain about the proposed changes and how this would address Fish  
11 and Wildlife's concerns. L. Cattaneo responds that changes should not negate that fact that we are  
12 discussing the potential for Significant Regional Impact on the currently proposed Act 250 application.

13  
14 G. McCain suggests the committee send a letter to the District Commission stating that they "met with  
15 the applicant and are aware of the changes being made. The organization would like an extension, and  
16 lacking that, would request a hearing." G. McCain reiterates that without making changes to the  
17 proposed site plan, Fish & Wildlife would stop this project.

18  
19 P. Carbee recognizes that this is a tough position, as the committee was leaning towards Significant  
20 Regional Impact at the last meeting, and nothing has been changed. C. Rock explains the process of  
21 making this determination. J. D'Amico agrees with other committee members that the committee has  
22 the existing condition, and that CVRPC should send a letter to the District Commission stating that  
23 CVRPC has an objection based on Significant Regional Impact based on current comments from Fish &  
24 Wildlife. He adds that CVRPC should hold off on sending the letter until November 30.

25  
26 L. Cattaneo clarifies that if we do hear something, it must be a sign-off of support from Fish & Wildlife  
27 on the revised plan. If another extension is granted, the memo should be held. C. Rock says this is an  
28 option, and adds that if the District Commission is considering providing the 3<sup>rd</sup> extension, hearing from  
29 CVRPC may help show support for the extension.

30  
31 L. Cattaneo presents a motion that as currently submitted, and considering comments from Fish &  
32 Wildlife, this project presents a Significant Regional Impact and as presented would not be in  
33 conformance with the Regional Plan. However, it is our understanding that changes will be made by the  
34 applicant, and a third extension may be requested and granted. CVRPC supports that extension and  
35 would like to review the revised plan for conformance with the regional plan. Second by J. D'Amico.

36  
37 **Discussion:** P. Carbee acknowledges Z. Maia and asks if he would like to add anything from a staff review  
38 perspective, to which Z. Maia declines. P. Carbee then asks S. Lotspeich if changes would have to go  
39 through the Waterbury Development Review Board, to which S. Lotspeich affirms. No further discussion.

40  
41 All in favor, motion carries.

42  
43 **b) Review Project Review Summary Sheet**

44 Z. Maia provides an overview of Act 250 and Sec. 248 project updates received between October and  
45 November 2020. No discussion ensues.

46  
47 J. D'Amico mentions issue on East Montpelier's application having information from Duxbury Fire  
48 Department and requests staff update the error.

1  
2 **Committee Process**

3 Z. Maia provides overview of the proposed changes to the Committee Rules of Procedure. Changes  
4 primarily include updates to be in conformance with the Commission's adopted bylaws. Discussion  
5 ensues, no changes are made.  
6

7 PC moves to accept the changes to the Committee's Rules of Procedure as written and recommends  
8 approval to board. J. D'Amico seconds.  
9

10 ***Discussion:*** G. Clain suggested incorporation of "of the committee" to end of Section: Officers/Elections  
11 for consistency with all CVRPC committees. P. Carbee accepts the amendment, and C. Rock adds that  
12 staff will check and make the change.  
13

14 All in favor of the amendment, motion carries.  
15

16 **Approve meeting minutes**

17  
18 J. D'Amico moves to accept the minutes from October 29, 2020, seconded by P. Carbee. All in favor.  
19 Motion Carries.  
20

21 **Adjournment**

22  
23 With no further business, P. Carbee moves to adjourn, seconded by J. D'Amico. All in favor. Motion  
24 carries. Adjourned at 5:21pm.