



Project Review Committee

July 27, 2023 at 4:00 pm

To join Zoom meeting:

<https://us02web.zoom.us/j/86840862715?pwd=ZDhHMTFBTjNzcjJ1MU05bUJzL2Q4Zz09&from=addon>

Meeting ID: 868 4086 2715 Passcode: 884402

One tap mobile ¹ 1 (929) 436-2866

Download the app at least 5 minutes prior to the meeting start: www.zoom.com

AGENDA

- | | |
|----------------------------|--|
| 4:00 pm² | Adjustments to the Agenda |
| | Public Comment |
| 4:05 pm | Election of Officers |
| 4:15 pm | Recommend updates to the Rule of Procedure |
| 4:30 pm | Act 250 / Section 248 Applications & Projects of Substantial Regional Impact |
| | <ul style="list-style-type: none"> a) Consider significant regional impact and conformance with regional plan for the following projects: <ul style="list-style-type: none"> - JDJ Development Company, Inc - planned residential development to include five (5) existing, four (4) unit, townhouses and eight (8) proposed, four (4) unit, townhouses, for a total of fifty-two (52) units located off Rudd Farm and Olivia Drive, Barre Town. b) Updates on the following projects: <ul style="list-style-type: none"> - Lowery Road Solar LLC –4.999 MW solar project occupying 29 acres (10,295+/- solar panels) in Barre Town and Orange. - I Love Cows LLC –2.5 MW solar project occupying 12 acres (5,000 solar panels) of Allen Street in Barre City. c) Review <i>Project Review Summary Sheet</i> |
| 5:30 pm | Adjourn |

Staff would like to propose the following Adjustment: Recommend updates to the Rules of Procedure and Rules of Process

¹ Dial-in telephone numbers are “Toll” numbers. Fees may be charged to the person calling in dependent on their phone service.

² All times are approximate unless otherwise advertised



MEMO

Date: July 24, 2023

To: Project Review Committee

From: Clare Rock, Senior Planner

Re: Recommend Updates to the Rules of Procedure and Rules of Process

-
- ☒ **ACTION REQUESTED:** The committee is charged with making a motion to recommend changes to the committee's:
- a) Rules of Procedure; and
 - b) Rules of Process

Rules of Procedure

The Bylaws were recently updated. Proposed changes are made to conform with the CVRPC Bylaws.

Rule of Process

Staff is presenting a few changes to the Rule of Process. Staff proposes letters of determination are transmitted only when CVRPC has meaningful comments (rather than issuing letters on every application.)

Substantial Regional Impact Statement

This excerpt from the current regional plan has been included in the packet for reference. As the regional plan is being updated, the Project Review Committee has an opportunity to recommend changes to the definition of Substantial Regional Impact and how CVRPC interacts and engages with proposed projects. This topic will be brought back for discussion with the committee.



PROJECT REVIEW COMMITTEE

RULES OF PROCEDURE

September 12, 2017

PURPOSE: The Project Review Committee (PRC) serves to support the Board by fulfilling CVRPC's statutory role as specified within 24 V.S.A. Section 4345a(13) and (14) and to aid other parties to make conformance determinations when directed by the Board. These items are commonly referred to Act 250 in an advisory capacity to the CVRPC Board of Commissioners for projects that are seeking a permit through Act 250 (10 V.S.A. Chapter 151) as a state designated statutory party; or projects seeking a Certificate of Public Good through and Section 248 (30 V.S.A. Chapter 5) of Vermont Statute. The primary purpose of the PRC is to provide guidance to the Commissioners and staff on how and when the Regional Planning Commission participates in proceedings related to a specific project. This is a standing committee of the Regional Planning Commission and maintains an active role in review, oversight, and guidance on projects that meet the Region's threshold for Significant Regional Impact.

Commented [NC1]: Amended to conform with Bylaws 403.E.2 (Purpose)

GENERAL ACTIVITIES:

- ◆ Evaluate Act 250 and Section 248 development projects relative to conformance with the Regional Plan.
- ◆ Evaluate Federal Energy Regulatory Commission (FERC) license applications and renewals relative to conformance with the Regional Plan.
- ◆ Offer advice, input, and opinions to applicants, the District Environmental Commission, the Vermont Public Utility Commission, and other organizations and individuals as appropriate, consistent with plans, policies, positions or resolutions adopted by the Board.
- ◆ Provide recommendations to the Regional Plan Committee on amendments or changes to Substantial Regional Impact criteria.
- ◆ Provide the Board copies of all written decisions and recommendations regarding Act 250 and Section 248 projects.
- ◆ ~~Evaluate projects in relation to the criteria for Substantial Regional Impact and provide a determination.~~
- ◆ ~~Provide input and recommendations on behalf of the Board of Commissioners regarding projects that are identified as having Significant Regional Impact.~~

Commented [NC2]: Amended to conform with Bylaws 403.E.3 (Duties)

29 Main Street Suite 4 Montpelier Vermont 05602
802-229-0389 E Mail: CVRPC@CVRegion.com

- ◆ ~~Solicit input from staff, applicants, or other parties as needed to gather information and render a decision.~~
- ◆ ~~Evaluate potential cumulative impacts for specific projects that are phased, projects within a specific geographic area, or other factors that may result in cumulative impacts within a five year time period.~~
- ◆ ~~Make a determination regarding conformance between a proposed project and the Regional Plan.~~
- ◆ ~~Provide guidance to staff regarding amendments or changes to the criteria used to define Substantial Regional Impact as may be necessary to address changing conditions or development trends over time.~~

ADVISORY ROLE: The [Project Review Committee PRC](#) shall be advisory to the Board of Commissioners. The [Project Review Committee PRC](#) will offer advice, input, and opinions to applicants, the District 5 Environmental Commission, the Vermont Public Utility Commission, and other organizations and individuals as appropriate, consistent with plans, policies, positions or resolutions adopted by the Board of Commissioners. The advice, input, and opinions provided by the [Project Review Committee PRC](#) may be reviewed, confirmed or reversed by the CVRPC Board of Commissioners at the Board's discretion.

MEMBERSHIP: The PRC shall consist of five (5) [members plus one \(1\) alternate committee member, each of whom shall be a Commissioner or Alternate Commissioner. Two of the committee members may be Alternate Commissioners. Members shall](#) ~~representatives of the Board of Commissioners and one (1) alternate who~~ serve three-year staggered terms. The alternate [committee member](#) may participate in committee discussions but will only vote in the absence of a standing member. [In the event any member of the Committee is unable to serve, a successor shall be elected using the same process as provided in the case of the original election.](#)

Commented [NC3]: Amended to conform with Bylaws 403.E.1 and 504.B

OFFICERS/ELECTIONS: The [Project Review Committee PRC](#) will elect a Chairperson and Vice-Chairperson at the first meeting following the annual appointment by the Board of Commissioners. The Chair will be responsible for running meetings, setting agendas in conjunction with staff, and representing the [Project Review Committee PRC](#) at various meetings as needed. The Vice-Chair will provide support to the Chair as needed. ~~If the Chair or Vice-Chair should resign before his/her term is expired, an interim election shall be held within two meetings.~~

Commented [NC4]: Addressed under membership

ATTENDANCE AND QUORUMS: Members are encouraged to attend all regular meetings and special meetings as they arise. A quorum shall consist of a majority of the voting members.

COMMUNICATION AND COORDINATION:

- ◆ Meetings shall be noticed and held in accordance with Vermont Open Meeting Law.
- ◆ Draft policies and resolutions shall be forwarded to [Project Review Committee PRC](#) members and interested/affected parties for comment before action by the [Project Review Committee PRC](#), or final action/approval by the Board of Commissioners.
- ◆ Minutes of all regular and special meetings will be prepared by staff, distributed to [Project Review Committee PRC](#) members and interested parties, and made available to the public in accordance with open meeting and public records law described in 1 VSA.
- ◆ The [Project Review Committee PRC](#) will report on committee discussions or activities to the Board of Commissioners on a regular basis.
- ◆ PRC members are encouraged to offer input on all matters before the [Project Review Committee PRC](#), and are encouraged to bring up items of local or regional concern for [Project Review Committee PRC](#) consideration.

CONFLICT OF INTEREST: [Upon joining the Commission or its committees, individuals must review and sign the Commission's most recently adopted Code of Conduct and Conflict of Interest Policy to indicate that they have read, understood, and agree to comply with it. In the event any PRC member has a personal or financial interest with any individual, partnership, firm or corporation seeking to contract with the CVRPC, or to provide materials or labor thereto, or has a personal or financial interest in any project being considered by the PRC, the member shall state on the record the nature of his or her interest. If the member is uncertain whether he/she should participate in the discussion or decision, the PRC shall determine by vote whether the member should participate. The PRC may also make a determination of conflict if the majority of voting PRC members in attendance at the meeting determine a conflict of interest exists. A member of the PRC with an identified conflict of interest shall not deliberate or vote with the PRC but may participate in the open public discussion.](#)

Commented [NC5]: Amended to conform with standard ROP language

ADOPTION OF ORGANIZATIONAL PROCEDURES: [The Project Review Committee may, at any time, vote to recommend amendments of these procedures, upon 51% vote of the Committee membership. Proposed amendments will then be forwarded to the Executive Committee and interested parties. The Executive Committee then will make a recommendation to the Board of Commissioners regarding adoption.](#)

Commented [NC6]: Amended to match language in Bylaws Section 403.A.3

[The Project Review Committee is a standing committee of the Commission, and is therefore](#)

subject to the Commission's bylaws. These Rules of Procedure and the appended Rules of Process, combined with Robert's Rules of Order, provide procedural and administrative guidance for the Committee in addition to the Commission's bylaws. In the case of a conflict between these Rules and the Commission's Bylaws, the Bylaws shall take precedence. This document supersedes all other direction, policies, and procedures pertaining to the Project Review Committee.

~~The PRC may, at any time, vote to amend these procedures, in accordance with quorum requirements noted above. Proposed amendments will be forwarded to PRC members before consideration at a regular PRC meeting. Amendments will then be forwarded to the Board of Commissioners for ratification.~~

~~The PRC is a standing committee of the Regional Planning Commission, and is therefore subject to the Commission's bylaws. As such, these Rules of Procedure, combined with the Central Vermont Regional Planning Commission's bylaws and Robert's Rules of Order, provide procedural and administrative guidance for the PRC.~~

Adopted by the Board of Commissioners: 09/12/17 / /

~~Julie Potter~~Steve Lotspeich, Jerry D'Amico, Chair
CVRPC Board of Commissioners

APPENDIX A: Rules of Process

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PROJECT REVIEW COMMITTEE

RULES OF PROCESS

~~September 12, 2017~~

PURPOSE: To provide a uniform and consistent process by which the Project Review Committee (PRC) will review, evaluate, and comment on projects that meet the thresholds for Significant Regional Impact. The PRC serves in an advisory capacity to the CVRPC Board of Commissioners for projects that are seeking a permit through Act 250 (10 V.S.A. Chapter 151) as a state designated statutory party; or projects seeking a Certificate of Public Good through Section 248 (30 V.S.A. Chapter 5) of Vermont Statute. This process will ensure a fair and equitable evaluation of projects that are submitted for review.

INVOLVEMENT BY THE REGIONAL PLANNING COMMISSION: The PRC will make a determination on behalf of the full Commission regarding conformance or non-conformance with the Regional Plan when a Substantial Regional Impact has been identified, cumulative impacts will result in a Substantial Regional Impact, or may set a precedent within the Region. The conclusions reached will so state that they are made on available information. The PRC may also reserve its statutory right to participate in the Act 250/Section 248 hearing process if it must appear to ensure proposed projects are in conformance with the Regional Plan, regardless of whether the proposal has Substantial Regional Impact.

The PRC will become involved in the review of a project on behalf of a member municipality according to the following:

1. Staff will provide limited technical assistance at the request of either the legislative body or the planning commission. Limited technical assistance will consist of providing factual information allowing the requesting body to develop its own independent determinations regarding its participation and position. Limited technical assistance will not consist of involvement in hearings on behalf of a municipality or statements of support of municipal participation or positions.
2. PRC involvement on behalf of a member municipality beyond the scope of limited technical assistance as defined above must be at the request of the municipality's legislative body, in writing. This involvement will be provided only if the local position is

compatible with the adopted Regional Plan.

REVIEW PROCESS: Staff will review all applications that are submitted. Through this review, staff will log application into CVRPC Project Review Database, evaluate the nature of the project and make an initial determination of Substantial Regional Impact based on the established criteria, application type¹, and project description. This determination will guide staff in establishing which of the following processes will be used.

1. Action by Staff

If a clear determination can be made that no Substantial Regional Impact will occur, staff will note this decision in the Project Review Database ~~provide a letter to the appropriate oversight body (the District 5 Environmental Commission or the Vermont Public Utility Commission) including all interested parties, that the project does not meet the criteria for Substantial Regional Impact as identified in the Regional Plan.~~ A clear determination would include applications that are classified as jurisdictional opinions or administrative amendments which typically propose time extensions, lot line adjustments, change of use for an existing structure, or similar activities.

2. Action by the Project Review Committee

If, after review, staff determines that a project may meet any or all of the criteria for Substantial Regional Impact, a summary of the proposal including the criterion on which staff feels the project may meet Substantial Regional Impact and any pertinent information related to the application will be forwarded to the PRC in advance of a regularly scheduled meeting. At the meeting, the PRC will discuss the project and make a determination regarding Substantial Regional Impact. The applicant and Commissioner from the host municipality (if not a Committee member) will be invited to attend and provide information related to the project or answer questions. If the PRC determines that Substantial Regional Impact has been met, they will identify whether the project is in conformance or not in conformance with the Regional Plan. Staff will prepare a letter to the District 5 Environmental Commission or the Public Utility Commission outlining the position of the PRC including any follow-up that may be requested.

3. Action by the Board of Commissioners

If, after review and discussion by the PRC, the scope and potential impacts are such that the PRC cannot reach a decision, the PRC will request that the project be reviewed by the full Commission in order to provide a position including the project's conformity with the Regional Plan. If the Board of Commissioners are unable to provide a determination of a project's conformity with the Regional Plan, the Board of Commissioners can choose to:

¹ Applications are generally classified as jurisdictional opinion, administrative amendment, minor application, or major application.

- a. Refer the project back to the PRC and request the PRC to continue the discussion in an effort to provide a determination
- b. Transmit correspondence to the District 5 Environmental Commission or the Public Utility Commission outlining the Board's discussion and indicating that no decision could be reached. In this case, specific reasons shall be included to fully inform and detail the reasons or issues that led to this result.

ADDITIONAL CONSIDERATIONS: Appeals of a decision by the District 5 Environmental Commission or the Public Utility Commission on a project shall be approved by the Executive Committee or the full Commission.

If, in its review, the PRC determines that a conflict exists between the provisions of municipal plans and the Regional Plan, the Commission will work with municipal officials to alleviate or minimize the conflict.

ADOPTION OF ORGANIZATIONAL PROCESS: The PRC may, at any time, vote to amend these rules of process, in accordance with quorum requirements noted in the Project Review Committee Rules of Procedure. Proposed amendments will be forwarded to PRC members before consideration at a regular PRC meeting. Amendments will then be forwarded to the Board of Commissioners for ratification.

Adopted by the Board of Commissioners: 09/12/17

Jerry D'Amico~~Julie Potter~~, Chair
CVRPC Board of Commissioners



Substantial Regional Impact

As identified by the Central Vermont Regional Plan 2016, amended 2020

Development projects of Substantial Regional Impact are those that will have substantial and ongoing impact on two or more municipalities, including the host municipality. Among the development projects of substantial Regional impact are those that:

- Will likely impact on a resource within the Region which is widely used or appreciated by people outside of the locality in which it is located.
- Which may affect settlement patterns to the extent that the character or identity of the Region (or its sub- Regions) is significantly affected.
- Are likely to alter the cost of living, availability of choices, access to traditional way of life or resources widely used or appreciated by Regional residents.

In addition, because CVRPC has defined housing as a critical need for the Region, CVRPC will participate in the Act 250 review for any project which proposes to:

- increase the total number of year-round housing units (according to the most recent U.S. Census) in its host municipality by more than 2%; or create more than 30 housing units of any type; or create more than 5 “affordable” housing units, as defined by VSA Chapter 117 Section 4303.



MEMO

Date: July 24, 2023

To: Project Review Committee

From: Clare Rock, Senior Planner

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

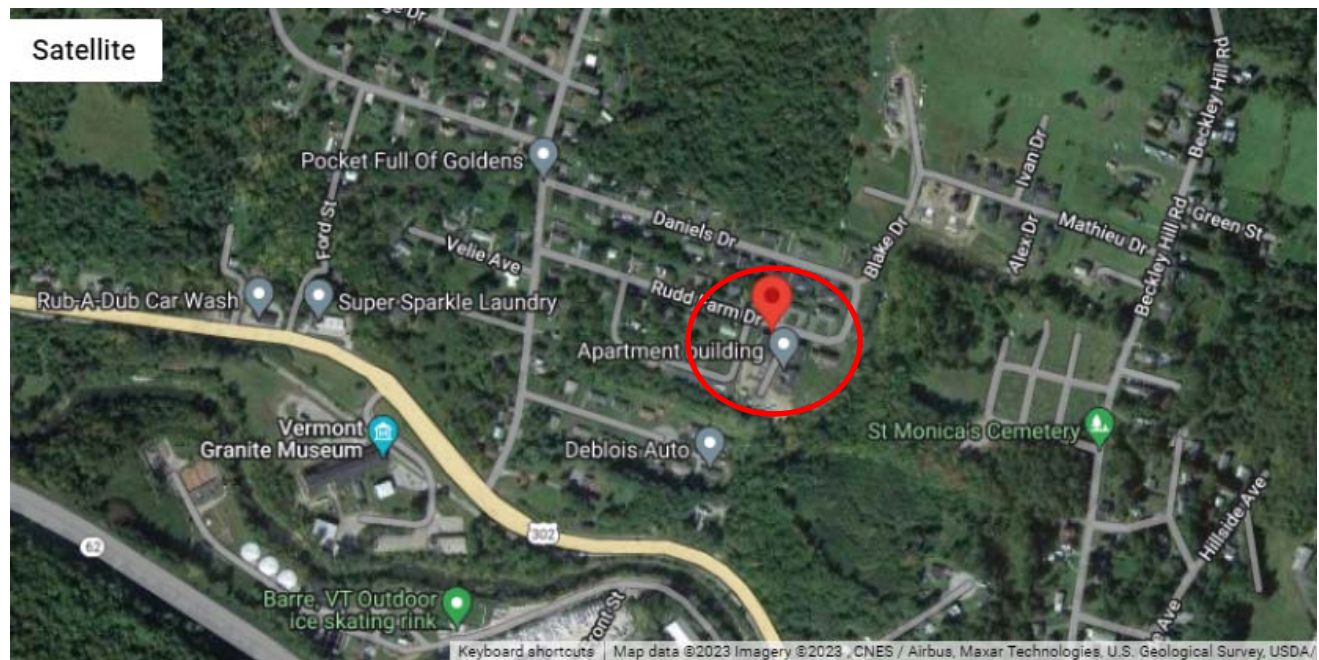
☒ ACTION REQUESTED: The committee is charged with:

- a) Consider significant regional impact and conformance with regional plan for JDJ Development Company, Inc. The committee is charged with determining whether the proposed project is: a project with Substantial Regional Impact (SRI). And if so, determine if it is:
 - 1. in conformance with the Regional Plan; and
 - 2. consider submitting comments to the applicant.
- b) Receive updates on the following projects:
 - Lowery Road Solar LLC –4.999 MW solar project occupying 29 acres (10,295+/- solar panels) in Barre Town and Orange.
 - I Love Cows LLC –2.5 MW solar project occupying 12 acres (5,000 solar panels) of Allen Street in Barre City.

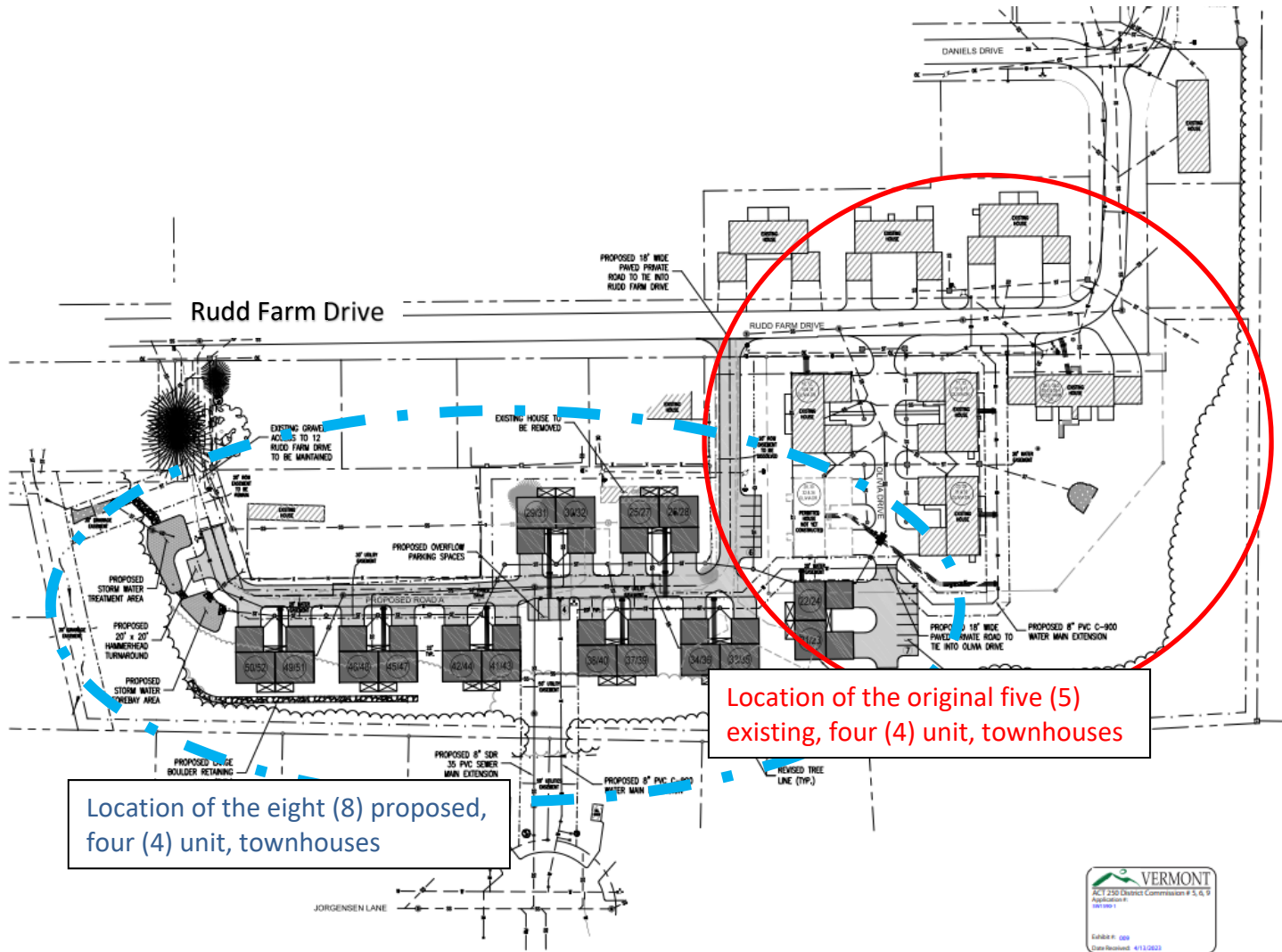
a) **Consider significant regional impact and conformance with regional plan for JDJ Development Company, Inc.**

Background Information:

- In Feb. 2019, Jim Feacteau/JDJ Development Company received an Act 250 permit (Project 5W1590) for the construction for 4-unit condo buildings which resulted in a total of 20-units in Barre Town. See map below.
- This was considered a Minor Application.
- Staff found it did not rise to the level of a project with Substantial Regional Impact.



- In April 2023 the applicant submitted an amendment (Project Number 5W1590-1) to merge three existing properties into a single multi-house planned residential development to include five (5) existing, four (4) unit, townhouses and eight (8) proposed, four (4) unit, townhouses, for a total of fifty-two (52) units.
- This project will result in the construction of thirty-two new units.
- A portion of the site plan is shown below. To view the full site plan and additional documents visit: <https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=5W1590-1>



- The Act 250 office has yet to determine if this will be considered a Major or Minor Determination.
- Based upon CVRPC definition of Substantial Regional Impact CVRPC will participate in the Act 250 review for any project which proposes to create more than 30 housing units of any type.
- To view the project file visit: <https://anrweb.vt.gov/ANR/Act250/Default.aspx>
- Staff shall present a staff review of conformance at the meeting for the Committee's consideration.

- b) **Receive updates on the following projects which were both reviewed at the 11/02/2023 Project Review Committee meeting.** (That meeting packet can be reviewed here: <https://centralvtplanning.org/about/minutes-agendas-staff-reports/project-review-committee/>)

Lowery Road Solar LLC

- 4.999 MW solar electric generation facility in Barre and Orange, Vermont.
- The 45-Day pre-application notice was filed on 10/13/2022.
- The Project Review Committee reviewed the project at their 11/02/2023 meeting. The Committee agreed that *the project is regionally significant and that it is net positive project that is in conformance with the regional plan.*
- The formal Petition was filed on 6/14/2023.
- To see the final submittal visit: <https://epuc.vermont.gov/?q=node/64/190457>

I Love Cows LLC

- 2.475 MW ground-mounted solar array in Barre City, Vermont.
- 45-Day pre-application notice was filed on 10/13/2022.
- The Project Review Committee reviewed the project at their 11/02/2023 meeting. *makes a motion to table the conversation about the solar project until the wetlands determination and visual impact study with any proposed screening were provided.*
- An Aesthetic Analysis was undertaken and submitted to the PUC. The Analysis found: "The proposed Project will have an adverse effect on the scenic or natural beauty or aesthetics of the area. However, the adverse effect will be limited to nearby portions of Allen Street, and the Project will not violate any of the three criteria of the second part of the Quechee Test:..." It also included a Landscape Mitigation Plan. The Town nor the neighbors have not raised objections to the findings of the analysis.
- On July 20, 2023 I Love Cows entered into a MOU with the Agency of Natural Resources which states "The CPG Holder [I Love Cows] shall obtain an Individual Wetland Permit ("Wetland Permit") from the Vermont Department of Environmental Conservation before beginning site preparation or construction of portions of the Project that are subject to the Wetland Permit. Site preparation, construction, operation, and maintenance of the Project shall be in accordance with the Wetland Permit."
- To see the final submittal visit: <https://epuc.vermont.gov/?q=node/89>



Substantial Regional Impact

As identified by the Central Vermont Regional Plan 2016, amended 2020

Development projects of Substantial Regional Impact are those that will have substantial and ongoing impact on two or more municipalities, including the host municipality. Among the development projects of substantial Regional impact are those that:

- Will likely impact on a resource within the Region which is widely used or appreciated by people outside of the locality in which it is located.
- Which may affect settlement patterns to the extent that the character or identity of the Region (or its sub- Regions) is significantly affected.
- Are likely to alter the cost of living, availability of choices, access to traditional way of life or resources widely used or appreciated by Regional residents.

In addition, because CVRPC has defined housing as a critical need for the Region, CVRPC will participate in the Act 250 review for any project which proposes to:

- increase the total number of year-round housing units (according to the most recent U.S. Census) in its host municipality by more than 2%; or create more than 30 housing units of any type; or create more than 5 “affordable” housing units, as defined by VSA Chapter 117 Section 4303.

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

November 2, 2022 5:00pm

Remote Participation via Zoom

Draft Minutes

Project Review Committee Members

x	Lee Cattaneo, Orange Commissioner	1
x	John Brabant, Calais Commissioner	2
	Bill Arrand Commissioner (Alternate Seat)	3
	Vacant	4
x	Janet Shatney, Barre City Commissioner	5
x	Robert Wernecke, Berlin Commissioner	6

7

8 Staff: Jon Ignatowski, Clare Rock (present in person)

9

10 Guest: Thomas Hand, Ralph Meima, Kelsey Applegate

11

12 L. Cattaneo called the meeting to order at 5:02pm

13

14 Public comment: No public comments

15

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

17

18 Lowery Road Solar Project

19

20 T. Hand from MHG solar gave a short presentation about the project. He provided a quick summary, and
21 explained that the site is very well screened, which was a primary reason why it was chosen for the
22 project.

23

24 C. Rock asked about the direction the utilities will be routed to the GMP grid. T. Hand replied that they
25 are exploring an above-ground and below-ground strategy. They are coordinating with WEC to ensure
26 that they were not impacting their infrastructure.

27

28 J. Brabant asked if the farmland that will be developed upon is prime farmland. T. Hand stated that the
29 land is likely prime ag land.

30

31 J. Brabant asked how the project will be financed, specifically if the project will be a bundled project that
32 is sold as an investment. T. Hand stated that the project will behave like other projects in the electricity
33 industry, and it will be part of a publicly traded corporation.

34

35 J. Brabant asked if it was possible to have the land return to agriculture through a land trust when the
36 project decommissioned. T. Hand stated that they are leasing the land and do not own it, thus they can't
37 require the landowner to bequeath the land to another entity. T. Hand explained that their lease
38 agreements are typically 35 years.

39

1 J. Shatney asked if the corn field is being reestablished somewhere else. T. Hand stated that they don't
2 have anything in their agreement to mitigate the loss of the corn field. He explained that it was the
3 landowner's economic decision to pursue the lease with the solar developer. Act 250 and farmland
4 mitigation was discussed.

5
6 R. Wernecke asked to see the site plan. The site plan was displayed, and T. Hand described the plan. T.
7 Hand also explained the orientation of the proposed road.

8
9 L. Cattaneo stated that he was told that Washington Electric has too much solar power and is raising
10 rates for folks that connect to the grid. T. Hand explained that most of WEC's power comes from the
11 Coventry Landfill, and described how GMP sources their power. He then described the economics of
12 solar power in Vermont and that different company's operate in different ways.

13
14 The conversation returned to the project's impact on the Region, and if it reached the threshold of
15 substantial regional impact. C. Rock stated that there were potential impacts on natural resources,
16 aesthetic resources and energy resources in the region.

17
18 J. Brabant asked how the project would impact rates for customers in the region. T. Hand described how
19 power pricing worked and how it was difficult to state price at any given time. But it was his estimation
20 that the solar project would reduce rates.

21
22 J. Brabant felt that the project would provide positive regional impacts for electric rates, but he was
23 troubled by the impact to prime ag land.

24
25 *J. Brabant moved that the project is regionally significant and that it is net positive project that is in*
26 *conformance with the regional plan. R. Wernecke seconded the motion. All members in attendance*
27 *voted in favor.*

28
29 Members stated that it was their preference to bury the lines connecting the solar array to the grid.

30
31 I Love Cows

32
33 R. Meima provided an introduction to the project, and explained that Encore Power had bought the
34 land. The project is 2.2 MW since they were originally going to pursue the standard offer program, but
35 now they are going into direct negotiations with Green Mountain Power. The parcel that they bought is
36 landlocked since wetlands prevent the development of access. A wetland permit will be needed to use a
37 right-of-way to access the development site.

38
39 J. Brabant asked if it would be best to wait until the wetland permit is attained before CVRPC making a
40 determination. He didn't feel comfortable issuing a determination as to create undo pressure on the
41 ANR analysts.

42
43 R. Meima stated that the solar array will be placed on soils that are prime and are of statewide
44 importance. R. Meima then explained that if solar arrays do not include concrete footers, the project
45 does not have any adverse impacts on the land. R. Meima mentioned the possibility of planting
46 pollinator mix on the project site.

47
48 C. Rock asked if there was any screening proposed. R. Meima mentioned that a visual impact study is in

process. Sound studies and archeological investigations were performed. No artifacts were found during the archeological study, and the sound study concluded that no one would be impacted by inverter noise. The aesthetic study will be included in the CPG study.

J. Shatney stated that Barre City does not have an enhanced energy plan, so they do not have the substantial deference standing before the PUC, and anticipates there will be some concerns from the city regarding visual impacts as the array is proposed on a farm field which is in view from a public road.

J. Brabant B makes a motion to table the conversation about the solar project until the wetlands determination and visual impact study with any proposed screening were provided. R. Wernecke seconded the motion. All members voted in favor of the motion.

Approve meeting minutes

R. Wernecke made a motion to approved the minutes, L. Cattaneo seconded. All members voted in favor.

Next Meeting Date

C. Rock will follow up with R. Meima about when the additional information might be available and then staff will look to schedule the next meeting.

Project Review Summary Sheet

C. Rock briefly discusses the Route 100 medical office, the Route 2 dealership expansion and the 40 lot subdivision in Williamstown.

Adjournment

L. Cattaneo made a motion to adjourn, J. Brabant seconded. All members voted in favor.