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## **Project Review Committee**

**July 25, 2024 at 4:00 pm**

To join Zoom meeting:

<https://us02web.zoom.us/j/88924334270?pwd=MUFmK0RiYmVHek9HOUUraVNURHY3QT09>

Meeting ID: 889 2433 4270 Passcode: 074400

One tap mobile <sup>1</sup> 1 (929) 436-2866

Download the app at least 5 minutes prior to the meeting start: [www.zoom.com](http://www.zoom.com)

### **AGENDA**

- |                            |  |
|----------------------------|--|
| <b>4:00 pm<sup>2</sup></b> | <b>Adjustments to the Agenda</b>   |
|                            | <b>Public Comment</b>  |
| <b>4:05 pm</b>             | <b>Approval of Minutes<sup>3</sup></b>   |
| <b>4:10 pm</b>             | <b>Election of Officers<sup>3</sup></b>  |
| <b>4:15 pm</b>             | <b>Review Proposed Solar Energy Projects: Scott Hill Road, Berlin and Comstock Road, Berlin<sup>3</sup></b>      |
|                            | Possible actions: discuss necessity of commenting on projects and instruct staff to submit comments as proposed. |
|                            | Discussion item: advance notice or petition.   |
| <b>5:15 pm</b>             | <b>Updates on Recent Act 250 / Section 248 Applications &amp; Projects of Substantial Regional Impact</b>        |
| <b>5:30 pm</b>             | <b>Adjourn</b>   |

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<sup>1</sup> Dial-in telephone numbers are "Toll" numbers. Fees may be charged to the person calling in dependent on their phone service.

<sup>2</sup> All times are approximate unless otherwise advertised

<sup>3</sup> Anticipated action item(s).

# CENTRAL VERMONT REGIONAL PLANNING COMMISSION

## Project Review Committee

March 25, 2024 4:00pm

Remote Participation via Zoom

### Draft Minutes

#### Project Review Committee Members

x	Lee Cattaneo, Orange Commissioner	1
x	John Brabant, Calais Commissioner	2
x	Bill Arrand, Worcester Commissioner	3
x	Peter Carbee, Washington Commissioner	4
x	Robert Wernecke, Berlin Commissioner	5
	Ron Krauth, Middlesex	6

7

8 Staff: Christian Meyer, Will Pitkin (in person)

9

10 L. Cattaneo called the meeting to order at 4:02pm.

11

#### 12 Public comment

13 No public comments

14

#### 15 Adjustments to the Agenda

16 None

17

#### 18 Public Comment

19 No members of the public

20

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

22 a) Consider significant regional impact and conformance with regional plan for the following  
23 projects:

24

25 Discussed the Act 250 application for Stonewall Meadows Phase II housing development in Montpelier.

26 The draft Act 250 permit for the current phase would allow the applicant to subdivide 72-acre lot into

27 two parcels of open space totaling approximately 52 acres and 31 parcels on which 21 single-family

28 housing units and 10 quadplexes are intended to be constructed. This draft permit would allow

29 applicant to construct infrastructure but not housing units, which would require subsequent Act 250

30 permit amendment(s) before construction.

31

32 Discussed CVRPC's requirement to comment on the application: CVRPC's contract with the VT Agency of

33 Commerce and Community Development does not require comments on minor Act 250 applications;

34 however, the regional plan states that CVRPC should comment on projects with substantial regional

35 impact. Since the application is to construct infrastructure for a proposed 61-unit housing development

36 and the regional plan's definition of substantial regional impact includes developments of 30 or more

37 housing units, the committee agreed that this application had substantial regional impact and CVRPC

38 should comment.

39

1 J. Brabant asked how to ensure that the designated 52 acres of open space will remain open after the  
2 project's completion. W. Pitkin stated that he had not seen any such assurances in the application or  
3 draft permit. Committee discussed whether it should seek to limit future development on those 52 acres  
4 given the housing shortage and the site's possible suitability for development.

5 *[Unbeknownst to attendees, during the meeting, the applicant emailed the District Environmental*  
6 *Commission to clarify that those 52 acres of open space were intended for future development, though*  
7 *any future development would require additional Act 250 permitting.]*  
8

9 J. Brabant asked how CVRPC could have the Natural Resources Board bump this application from a  
10 minor to a major application. R. Wernecke disagreed that the application should count as a major. A.  
11 Peel thought this project might qualify as major and questioned whether this project would contribute  
12 to Montpelier's combined sewer overflows. A. Peel also expressed concerns about possible impacts on  
13 other municipal services beyond wastewater. L. Cattaneo wanted clarification on what CVRPC is asked  
14 to comment on. C. Meyer stated that the questions are: is the project of substantial regional impact? Is  
15 the project in conformance with the regional plan?  
16

17 Committee discussed whether lot would be subdivided, referred to planned subdivision in application.  
18

19 J. Brabant moved that a letter to the District Commission include: clarifications on how to ensure open  
20 space remains open and a request that project be considered a major. Seconded by W. Arrand.

21 R. Wernecke opposed the motion because he does not believe that there is a reason to oppose the  
22 project and does not want to create more barriers to development.  
23

24 Committee voted on the motion: L. Cattaneo – no. J. Brabant – yes. W. Arrand – yes. P. Carbee –  
25 abstain. R. Wernecke – no. Motion did not pass.  
26

27 L. Cattaneo stated that he wanted any letter to the District Commission to emphasize that the CVRPC  
28 wanted solid assurances on the status of the remaining open space land. R. Wernecke disagreed that  
29 CVRPC should oppose future development on the 52 acres of the site that are not currently proposed for  
30 development as this area is served by municipal water and sewer. J. Brabant stated that there exist  
31 mechanisms to ensure preservation in perpetuity if we want to pursue them.  
32

33 C. Meyer asked how to submit comments and proposed that staff send committee members a draft  
34 letter of comment to committee members who will then individually submit any edits to L. Cattaneo for  
35 approval and incorporation into the final letter to the District Commission.  
36

37 P. Carbee moved to submit a letter with comments as described above. J. Brabant seconded.  
38

39 W. Pitkin summarized recent movements on other Act 250 and Section 248 projects.  
40

41 C. Meyer asked the committee what would be helpful to include in future committee memos.

42 J. Brabant: NRB rules on what determines major or minor applications. R. Wernecke: the application  
43 itself.  
44

#### 45 **Adjournment**

46

47 *J. Brabant moved to adjourn, P. Carbee seconded. All in favor. So moved.*



## MEMO

Date: July 23, 2024

To: Project Review Committee

From: Will Pitkin, Planner

Re: Proposed Solar Energy Projects: Scott Hill Road and Comstock Road

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☒ **ACTION REQUESTED:** Determine necessity of commenting on projects and possibly instruct staff to submit comments as proposed ahead of the filing of the petition for a Certificate of Public Good.

### SECTION 248 APPLICATIONS AND RPCS' ROLES

Proposals for energy generation and transmission projects must obtain a Certificate of Public Good ("CPG") issued by the VT Public Utility Commission ("PUC"), as required by [30 V.S.A. § 248](#) ("Section 248").

### COMMENTS

RPCs may comment but are **not required to comment** on Section 248 applications unless the applications go to hearing (which the two projects under review have not).

To obtain a CPG, the project's developer must file an advance notice at least 45 days before filing the official petition for a CPG. Both of the projects under review are in the advance notice phase and have not yet had petitions filed. RPCs may comment at any point throughout the application process for a CPG; however, commenting during the advance notice period allows developers more time to incorporate any feedback into their final petition for a CPG.

### PREFERRED SITES

Additionally, projects between 150kW and 500kW must be sited on "preferred sites" to be eligible for the financial benefit of net-metering. Both of the projects under review are applying for net-metering, so they must be on preferred sites. CVRPC previously provided a preferred site letter of support for the Comstock Road project in January 2024, but the Scott Hill Road project has not received a preferred site letter of support; **we will discuss at a later meeting** whether to provide that letter for the Scott Hill Road project once the developer requests the letter from CVRPC.

## REGIONAL PLAN CONSTRAINTS FOR RENEWABLE ENERGY PROJECT SITING

The Regional Plan has a list of constraints for renewable energy project siting. These constraints are a combination of State known and possible constraints as established in Act 174 and Regional constraints, which the Project Review Committee established with staff guidance in the August 2023 Project Review Committee meeting. Figure 1 has the Regional Plan's list of State known and possible constraints and Regional possible constraints:

State	
Known Constraints	Possible Constraints
<ul style="list-style-type: none"> <li>• Vernal Pools (confirmed)</li> <li>• DEC River Corridors</li> <li>• FEMA (Federal Emergency Management Agency) Floodways</li> <li>• State-Significant Natural Communities and Rare, Threatened and Endangered Species</li> <li>• National Wilderness Areas</li> <li>• Class 1 and Class 2 Wetlands</li> <li>• Regionally or Locally Identified Critical Resources</li> </ul>	<ul style="list-style-type: none"> <li>• Vernal Pools (potential and probable)</li> <li>• (Prime) Agricultural Soils</li> <li>• FEMA Special Flood Hazard Areas</li> <li>• Protected Lands (State fee lands and private conservation lands)</li> <li>• Act 250 Agricultural Soil Mitigation areas</li> <li>• Deer Wintering Areas (DWA)</li> <li>• Highest Priority Interior Forest Blocks, Connectivity Blocks, Physical Landscape Blocks, Surface and Riparian Areas (ANR)</li> <li>• Hydric Soils</li> <li>• Regionally or Locally Identified Resources</li> </ul>
Regional Possible Constraints	
<ul style="list-style-type: none"> <li>• Elevations Above 2500 ft: excludes rooftop and associated with existing development</li> <li>• Slopes Greater than 25%: excludes rooftop and associated with existing development (unless presents new concerns for landslides)</li> <li>• Municipal Owned Lands; excludes rooftop and associated with existing development</li> <li>• 250ft Lake Shore Protection Buffers, excludes rooftop and hydroelectric facilities</li> </ul>	

Figure 1: State known and possible constraints and Regional possible constraints.

*Source: CVRPC Regional Plan 2024*

A useful tool for reviewing State known and possible constraints is the [VT Department of Housing and Community Development's Planning Atlas](#), which has interactive map layers for all of the State known and possible constraints.

## PROJECT SUMMARY – SCOTT HILL ROAD

Green Lantern Solar, on behalf of Scott Hill Road GLS-VT Solar, LLC, is proposing to build a 500 kW AC net-metered, ground-mount solar array to be installed at 1188 Scott Hill Road in Berlin. The project will occupy approximately 2.5 acres of a larger 117.2-acre piece of property. The project site is located in the southwestern corner of an agricultural field that is bordered by forested land to the north and west. The Project will include approximately 1.13 acres of vegetative clearing to accommodate the proposed access road to the south and Project needs to the north and east. Attached please see the preliminary site plan.

## STAFF REVIEW

To aid in the Committee's review and possible action item of submitting comments on the project to the Public Utility Commission, staff recommends the Committee consider:

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

### a) Land Use Planning Area

Below is a subset of the Regional Future Land Use Map illustrating the location of the solar site with a red star. The site is located in the Rural Planning Area (shaded in light green) directly abutting the Industrial Planning Area (shaded in maroon)



Figure 2: Regional Future Land Use Map  
Source: CVRPC Regional Plan 2024

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

Policies related to the Rural planning areas include:

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

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

Commercial scale renewable energy generation systems do not always equate to commercial-type land use planning areas. Commercial scale renewable energy generation systems range from 15kw to <1 MW in size. A 500kW system is considered a medium to large scale commercial system. Systems over 500 kW do not qualify for preferred site incentives.

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

Regional Plan Policies for Rural Planning Areas do support new development in Rural areas where it can be integrated into existing development. There are no specific policies which speak directly to this type of development.

The Industrial Planning area is defined by areas where existing and future commercial and industrial activities are encouraged, including new development and redevelopment. Largely clustered in the vicinity of the Region's urbanized areas, these include industrial parks and active quarries.

- **Staff Suggestion: Determine whether the proposed project is in conformance with the Rural Land Use Area.**

#### **b) Enhanced Energy Element and Regional Energy Plan**

##### Constraints

The project site has no Regional possible constraints, no State known constraints (Figure 4), and one State possible constraint: prime agricultural soils (Figures 5 and 6).

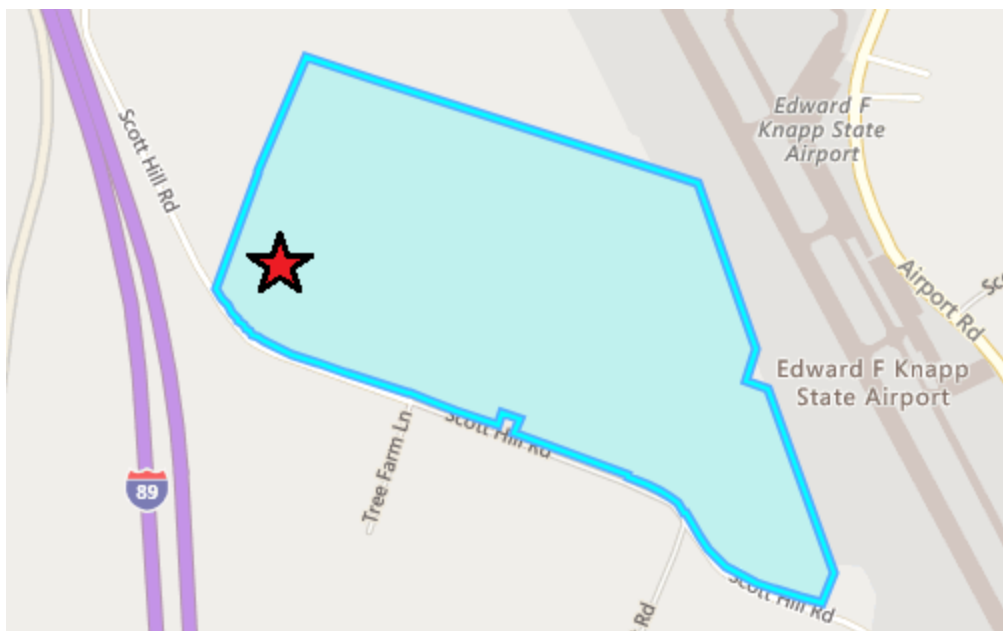


Figure 4: State known constraints map. The project site has no State known constraints.

*Source: DHCD Planning Atlas*

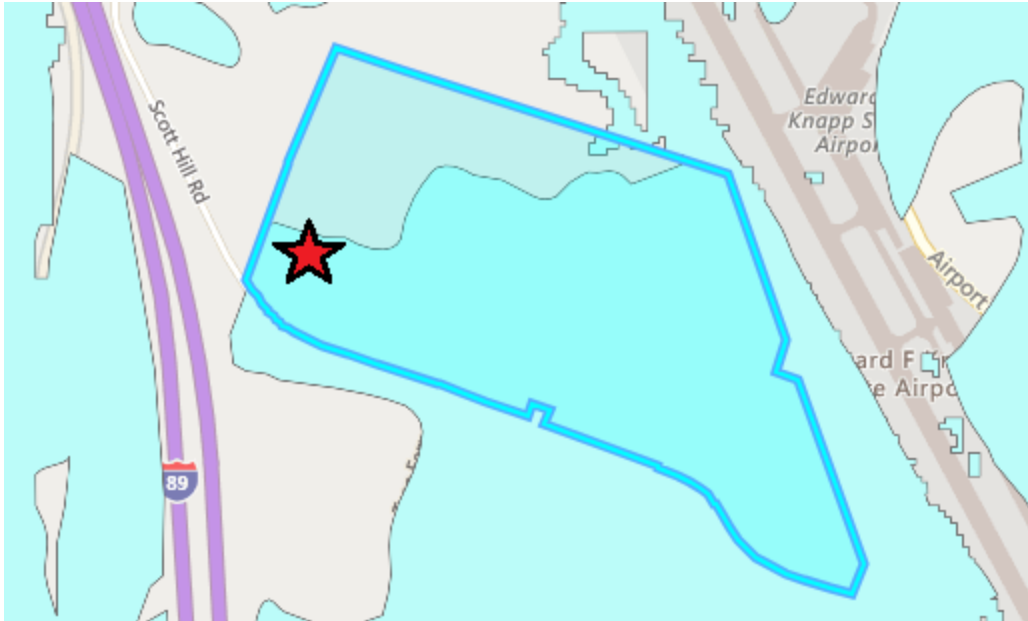


Figure 5: State possible constraints map. The project site has one State possible constraint: prime agricultural soils.

Source: DHCD Planning Atlas

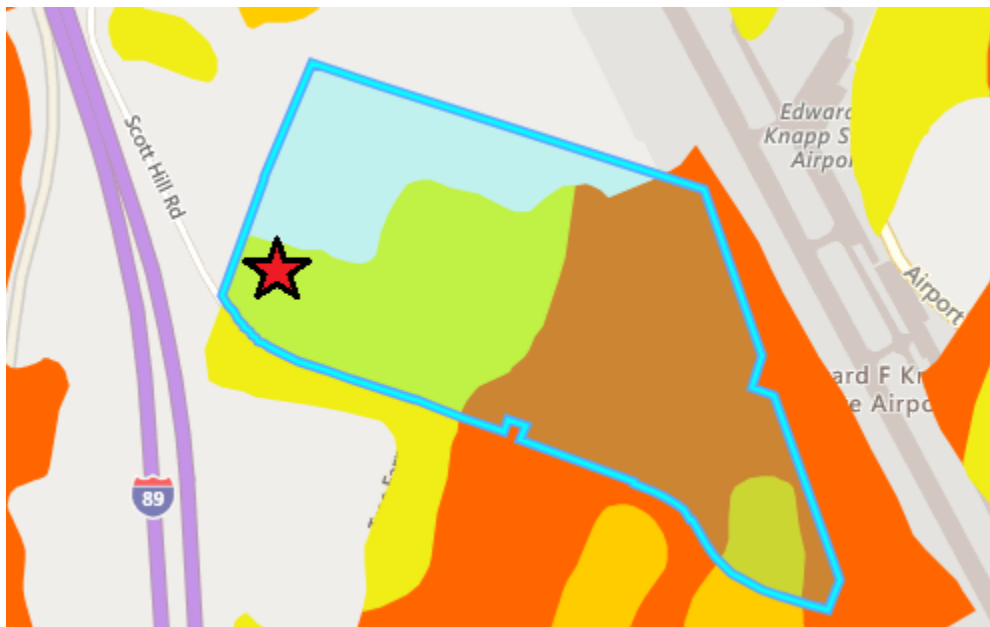


Figure 6: Agriculturally important soils map. Yellow is prime soils.

Source: DHCD Planning Atlas

As defined in the Regional Plan, “Agricultural Soils” are:

*Soil map units with the best combination of physical and chemical characteristics that have a potential for growing food, feed, and forage crops, have sufficient moisture and drainage, plant*

*nutrients or responsiveness to fertilizers, few limitations for cultivation or limitations which may be easily overcome, and an average slope that does not exceed 15 percent. Present uses may be cropland, pasture, regenerating forests, forestland, or other agricultural or silvicultural uses.*

*The soils must be of a size and location, relative to adjoining land uses, so that those soils will be capable, following removal of any identified limitations, of supporting or contributing to an economic or commercial agricultural operation. Unless contradicted by the qualifications stated above, primary agricultural soils include important farmland soils map units with a rating of prime, statewide, or local importance as defined by the Natural Resources Conservation Service of the United States Department of Agriculture.*

The soils present on this site are primarily classified as “Prime”. “Prime” soils have the best combination of physical and chemical characteristics for producing food, feed fiber, forage, and oilseed crops and are also available for these uses. The present land use may be cropland, pasture, forestland, or other land uses, but not urban built-up land or water. Location, tract size, and accessibility to markets and support industries are not considered when making a Prime Farmland determination.

A small portion of the parcel that may be affected by the project is classified as “Statewide”, meaning that they are classes 4-7 and have more limited agricultural value due to slope, excessive wetness or shallow depth to bedrock.

Relevant goals, policies, and strategies in the Regional Plan include:

*CVRPC supports and encourages the protection and continued productivity of viable primary agricultural soils, productive forest land, and mineral resources. Sound land use planning, including flexible development options, fair government pricing taxation and subsidy programs, agricultural diversity, and promotion of value-added products and industries are viewed as means to this end.*

### Connection to Existing Infrastructure

As contained within the Regional Energy Plan, CVRPC adopts a policy of considering infrastructure when considering potential project siting. The Scott Hill Road site is located adjacent to Green Mountain Power’s three-phase electric distribution line.

To review the sections of the Regional Plan which have been referenced within this memo visit: [https://centralvtplanning.org/wp-content/uploads/2024/07/2016-CVRPC-Regional-Plan-readopted-2024\\_Pending.pdf](https://centralvtplanning.org/wp-content/uploads/2024/07/2016-CVRPC-Regional-Plan-readopted-2024_Pending.pdf) and <https://centralvtplanning.org/wp-content/uploads/2024/07/Readoption-Assessment-Report-Full-240709-Pending.pdf>

- **Staff Suggestion: Determine whether the proposed project conforms to the Regional Plan regarding the Regional Plan's list of constraints.**

**c) Other Goals and Policies of the Regional Plan**

The Regional Plan seeks to balance Regional needs with local communities' needs. The Enhanced Energy Element of the Regional Plan states the following objective:

*CVRPC's objective is to ensure that energy generation, distribution, and transmission facilities are located, designed, and correctly sized to meet the Region's community and economic needs....*

The Enhanced Energy Element of the Regional Plan also states the following about renewable energy project siting (note that the quote refers to siting large-scale projects but is applicable to other scales, as well):

*... it is important to consider and direct where these large-scale projects may be located and how they fit into local and regional visioning of our communities.*

Regarding local visioning of the Berlin community, the Berlin Town Plan states the following objective:

*Increase the amount of renewable energy being produced in Berlin in a manner that is consistent with the goals, objectives and policies of [the Berlin Town Plan].*

The Berlin Town Plan further states the following policy:

*Guide ground-mounted commercial solar projects to sites that are not within existing or planned water or sewer service areas.*

The project is located within the planned water and sewer service area as mapped in the Berlin Town Plan (Figure 7).

## Utilities and Facilities Map

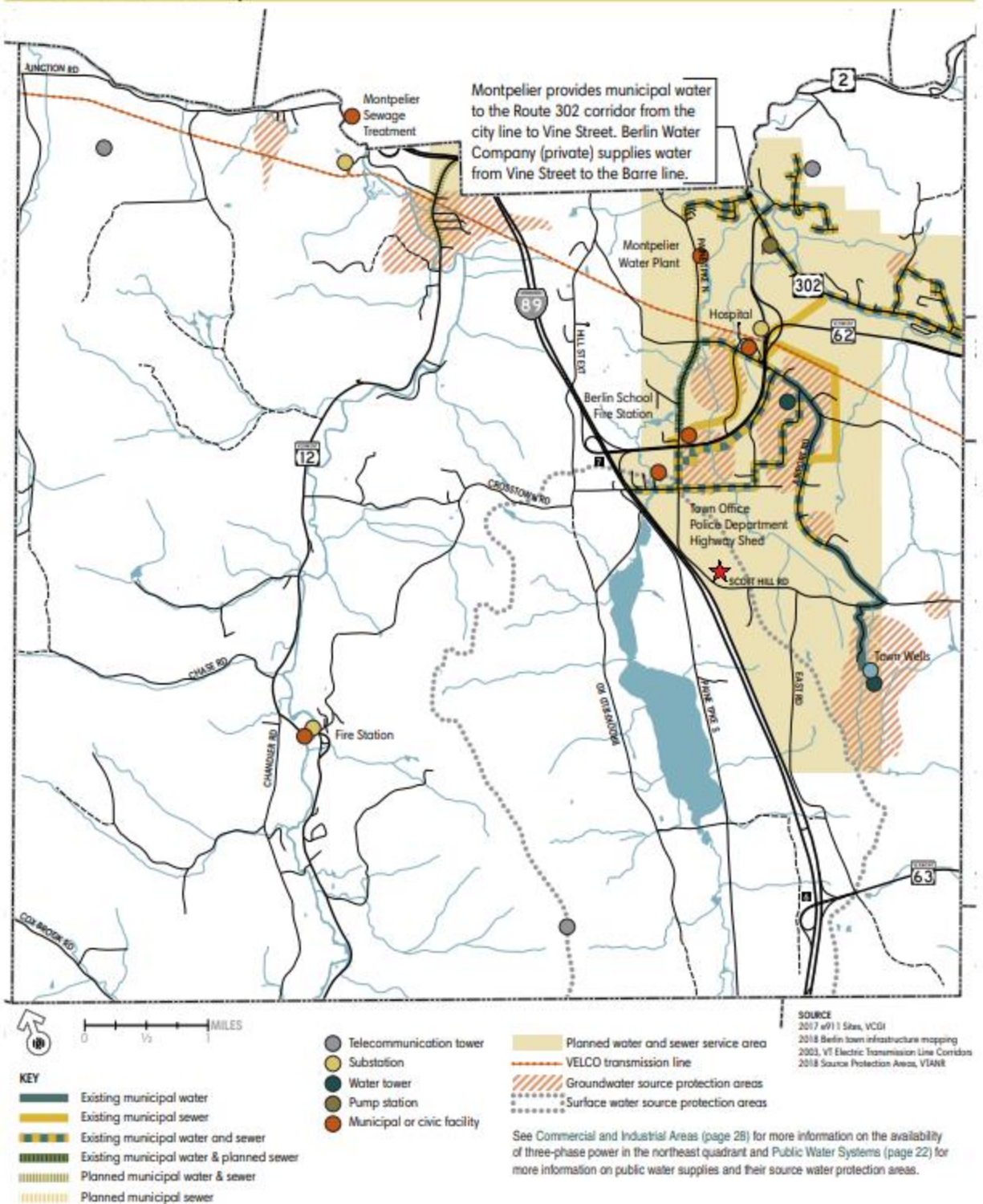


Figure 7: The project is located within Berlin's planned water and sewer service area.

Source: Berlin Town Plan 2022

However, the project is also located close to existing and planned demand centers. The Berlin Town Plan also states the following:

*This plan calls for increased renewable energy production in Berlin, but those goals and objectives must be balanced with goals and objectives related to:*

- *Protecting natural resources, environmental quality, scenic resources and rural character.*
- *Maintaining viable agricultural and silvicultural operations, and the working lands needed to sustain them.*
- *Making efficient use of public infrastructure.*
- *Focusing growth and development in the northeast quadrant of town.*

*The availability of three-phase power and proximity to the transmission grid are important considerations for siting renewable energy projects. Three-phase power, which is needed to transport electricity from renewable projects to the power grid, is generally only available in the northeast quadrant and in the vicinity of Junction Road.... To generate and transmit electricity efficiently and cost-effectively, commercial projects should be located where they will be served by and maximize the use of existing infrastructure rather than requiring significant infrastructure upgrades.*

- **Staff Suggestion: Determine whether the proposed project is in conformance with the goals and policies of the Regional Plan.**

## **PROJECT SUMMARY – COMSTOCK ROAD**

Green Lantern Solar, on behalf of Comstock Road GLS-VT Solar, LLC, is proposing to build a 500 kW AC net-metered, ground-mount solar array to be installed off Comstock Road in Berlin. The property is the 46.16± acre parcel abutting Knapp Airport and the Berlin Corner Cemetery as well as other residential properties. The array footprint will utilize approximately 3± acres enclosed by a minimum 7' tall fence.

## **STAFF REVIEW**

To aid in the Committee's review and possible action item of submitting comments on the project to the Public Utility Commission, staff recommends the Committee consider:

- d) The site's relationship to its Land Use Planning Area as defined in the Regional Plan;
- e) Direction provided in the Enhanced Energy Element of the Regional Plan and incorporated Regional Energy Plan; and
- f) The development's impacts related to other goals and policies of the Regional Plan.

### **d) Land Use Planning Area**

Below is a subset of the Regional Future Land Use Map illustrating the location of the solar site with a red star. The site is located in the Rural Planning Area (shaded in light green) directly abutting the Industrial Planning Area (shaded in maroon).



Figure 8: Regional Future Land Use Map  
Source: CVRPC Regional Plan 2024

Please see **a)** for a description of Rural and Industrial land use areas.

- **Staff Suggestion: Determine whether the proposed project is in conformance with the Rural Land Use Area.**

#### **e) Enhanced Energy Element and Regional Energy Plan**

##### Constraints

The project site has no Regional possible constraints, no State known constraints (Figure 9), and no State possible constraints (Figure 10). Note that the State possible constraints map indicates the presence of possible constraints on the project site; however, this refers to the presence of agriculturally important soils that fall under the second-highest category, “statewide”, and the CVRPC Regional Plan only lists the highest category of agricultural soils, “prime”, as a possible constraint. Figure 11 shows the distribution of agricultural soil types in relation to the project site. The proposed solar arrays are located next to but not on prime agricultural soil and wetlands (see Comstock Road – Preliminary Site Plan, attached).

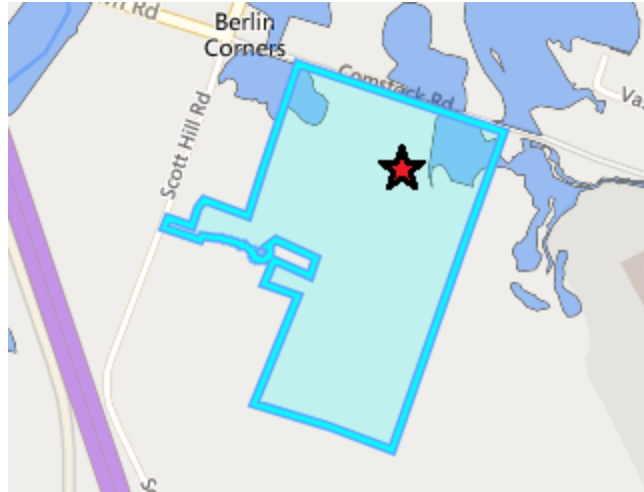


Figure 9: State known constraints map. The project site has no State known constraints.  
*Source: DHCD Planning Atlas*

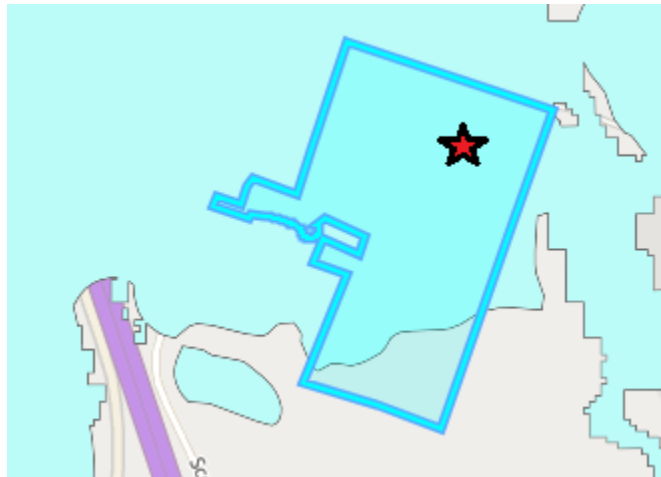


Figure 10: State possible constraints map. The project site has no State possible constraints (please see explanation above of why the State possible constraints that appear on this map are not considered possible constraints in the CVRPC Regional Plan).  
*Source: DHCD Planning Atlas*



Figure 11: Agriculturally important soils map. Yellow is prime soils (the only category that is a possible constraint) and orange is statewide soils.

*Source: DHCD Planning Atlas*

#### Connection to Existing Infrastructure

As contained within the Regional Energy Plan, CVRPC adopts a policy of considering infrastructure when considering potential project siting. The Comstock Road site is located adjacent to Green Mountain Power's three-phase electric distribution line.

To review the sections of the Regional Plan which have been referenced within this memo visit: [https://centralvtplanning.org/wp-content/uploads/2024/07/2016-CVRPC-Regional-Plan-readopted-2024\\_Pending.pdf](https://centralvtplanning.org/wp-content/uploads/2024/07/2016-CVRPC-Regional-Plan-readopted-2024_Pending.pdf) and <https://centralvtplanning.org/wp-content/uploads/2024/07/Readoption-Assessment-Report-Full-240709-Pending.pdf>

- **Staff Suggestion: Determine whether the proposed project conforms to the Regional Plan regarding the Regional Plan's list of constraints.**

#### **f) Other Goals and Policies of the Regional Plan**

The Regional Plan seeks to balance Regional needs with local communities' needs. The Enhanced Energy Element of the Regional Plan states the following objective:

*CVRPC's objective is to ensure that energy generation, distribution, and transmission facilities are located, designed, and correctly sized to meet the Region's community and economic needs....*

The Enhanced Energy Element of the Regional Plan also states the following about renewable energy project siting (note that the quote refers to siting large-scale projects but is applicable to other scales, as well):

*... it is important to consider and direct where these large-scale projects may be located and how they fit into local and regional visioning of our communities.*

Regarding local visioning of the Berlin community, the Berlin Town Plan states the following objective:

*Increase the amount of renewable energy being produced in Berlin in a manner that is consistent with the goals, objectives and policies of [the Berlin Town Plan].*

The Berlin Town Plan further states the following policy:

*Guide ground-mounted commercial solar projects to sites that are not within existing or planned water or sewer service areas.*

The project is located within the planned water and sewer service area as mapped in the Berlin Town Plan (Figure 12).

## Utilities and Facilities Map

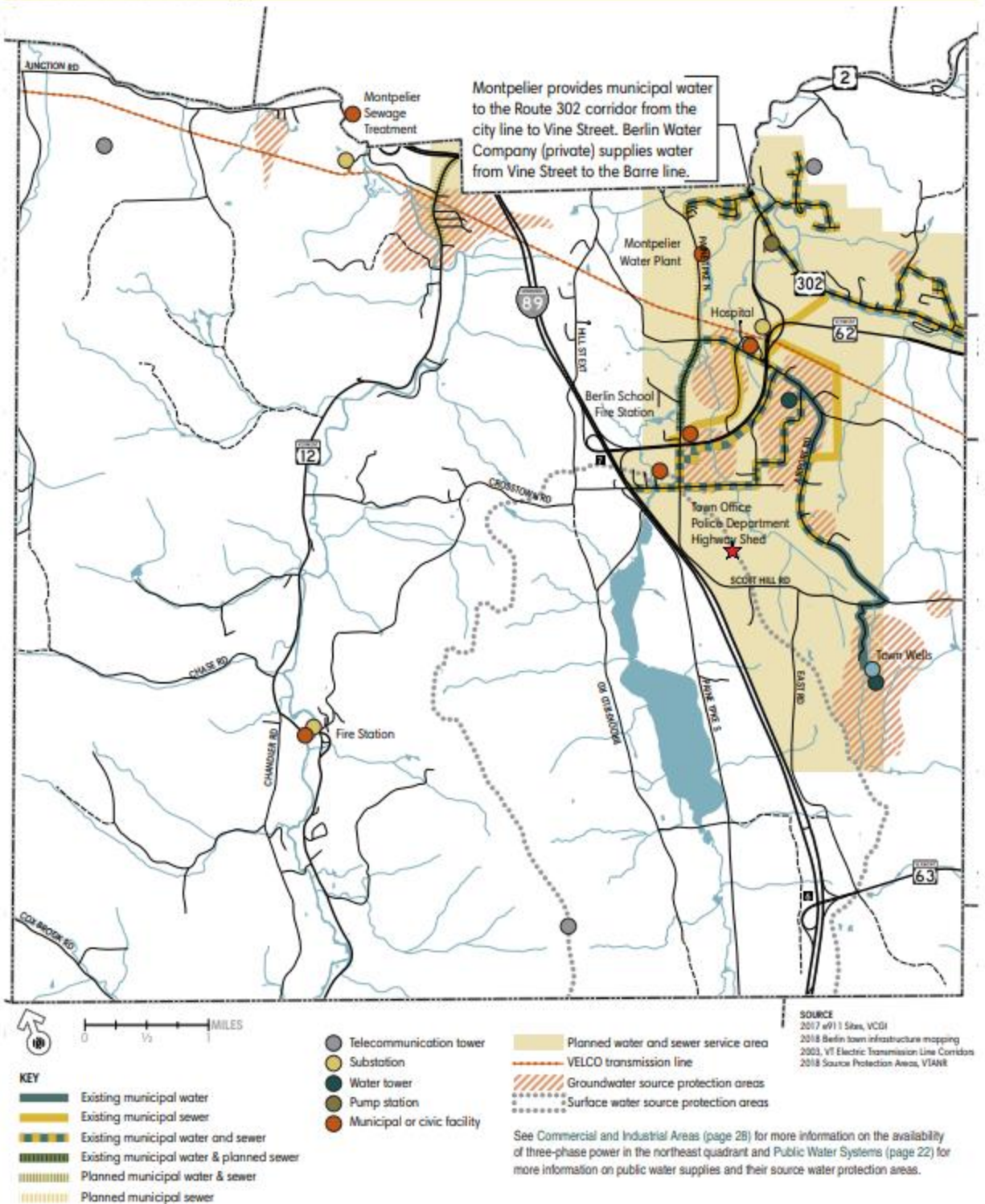


Figure 12: The project is located within Berlin's planned water and sewer service area.

Source: Berlin Town Plan 2022

However, the project is also located close to existing and planned demand centers. The Berlin Town Plan also states the following:

*This plan calls for increased renewable energy production in Berlin, but those goals and objectives must be balanced with goals and objectives related to:*

- Protecting natural resources, environmental quality, scenic resources and rural character.*
- Maintaining viable agricultural and silvicultural operations, and the working lands needed to sustain them.*
- Making efficient use of public infrastructure.*
- Focusing growth and development in the northeast quadrant of town.*

*The availability of three-phase power and proximity to the transmission grid are important considerations for siting renewable energy projects. Three-phase power, which is needed to transport electricity from renewable projects to the power grid, is generally only available in the northeast quadrant and in the vicinity of Junction Road.... To generate and transmit electricity efficiently and cost-effectively, commercial projects should be located where they will be served by and maximize the use of existing infrastructure rather than requiring significant infrastructure upgrades.*

- **Staff Suggestion: Determine whether the proposed project is in conformance with the goals and policies of the Regional Plan.**



July 26, 2024

Ms. Holly R. Anderson, Clerk  
Vermont Public Utility Commission  
112 State Street  
Montpelier, VT 05620-2701

Re: CVRPC Comments on Case 24-1850-AN

Dear Ms. Anderson:

The Central Vermont Regional Planning Commission's (CVRPC) Project Review Committee met on July 25, 2024 and considered the advance notice for Scott Hill Road, GLS-VT Solar, LLC's proposed 500kW group net-metered solar array in Berlin, VT, case number 24-1850-AN. The committee reviewed the information provided by the applicant. Based on this review, CVRPC finds that the proposal as detailed in the provided application materials is in conformance with the Central Vermont Regional Plan.

In making this determination the CVRPC reserves the right to review and comment on this project's conformance with the Central Vermont Regional Plan and policies that have been adopted by the CVRPC Board of Commissioners when the full petition is submitted.

Please feel free to contact the CVRPC if you need additional information or clarification on any of the above information.

Sincerely,

Will Pitkin,  
Planner

7/25/2024



July 26, 2024

Ms. Holly R. Anderson, Clerk  
Vermont Public Utility Commission  
112 State Street  
Montpelier, VT 05620-2701

Re: CVRPC Comments on Case 24-1849-AN

Dear Ms. Anderson:

The Central Vermont Regional Planning Commission's (CVRPC) Project Review Committee met on July 25, 2024 and considered the advance notice for Comstock Road GLS-VT Solar, LLC's proposed 500kW group net-metered solar array in Berlin, VT, case number 24-1849-AN. The committee reviewed the information provided by the applicant. Based on this review, CVRPC finds that the proposal as detailed in the provided application materials is in conformance with the Central Vermont Regional Plan.

In making this determination the CVRPC reserves the right to review and comment on this project's conformance with the Central Vermont Regional Plan and policies that have been adopted by the CVRPC Board of Commissioners when the full petition is submitted.

Please feel free to contact the CVRPC if you need additional information or clarification on any of the above information.

Sincerely,

Will Pitkin,  
Planner

7/25/2024

June 14, 2024

Josh D. Leckey  
JLeckey@drm.com**Via Email and U.S. Mail****RE: Advance Notice of 500 kW Solar Project – Scott Hill Road GLS-VT Solar, LLC**

Dear Recipient:

On behalf of Scott Hill Road GLS-VT Solar, LLC (“SHR”), we are notifying you that SHR intends to seek approval to construct a 500 kW solar net-metering system at 1188 Scott Hill Road in Berlin, Vermont (the “Project”). The Project requires approval from the Vermont Public Utility Commission (the “Commission”) through issuance of a certificate of public good under 30 V.S.A. §§ 248 and 8010 (a “CPG”). This letter provides you with advance notice, pursuant to the Commission’s rules, that SHR will file a petition for a CPG on or about July 30, 2024.

The Project will allow multiple Green Mountain Power Corporation (“GMP”) customers to help offset the cost of their electric bills; will help the state meet its renewable energy requirements; will deploy local and regional companies during construction; will generate local and state tax revenue; and will enhance the economic potential of this parcel. Please refer to Attachment A for a preliminary site plan for the Project.

**Project Description**

As shown on the attached site plan, the Project will occupy approximately 2.5 acres of a larger 117.2-acre piece of property. The Project site is located in the southwestern corner of an agricultural field that is bordered by forested land to the north and west. The Project will include approximately 1.13 acres of vegetative clearing to accommodate the proposed access road to the south and Project needs to the north and east. The Project will generally consist of the following components:

- A. Solar panels and racking installed in linear arrays within the approximately 2.5-acre site;
- B. A perimeter fence at least seven feet in height enclosing the array and electrical equipment, all in accordance with applicable electrical and safety codes;
- C. Inverters to convert the Project’s electrical output from direct current (DC) to alternating current (AC);
- D. Three pole-mounted transformers that will step up the inverter output to the appropriate voltage for interconnection with GMP’s distribution system;
- E. A proposed access road approximately 12’ wide and 220’ feet long extending from Scott Hill Road to the southwestern corner of the Project site;
- F. An overhead electrical line extending alongside the proposed access road that will connect the Project with GMP’s existing distribution line on the property; and
- G. Proposed landscape mitigation located to the south and northwest of the Project.

The Project components are shown on the preliminary site plan provided as Attachment A.


SHR has worked with a team of engineers, environmental consultants, and landscape architects experienced with solar facilities to optimize the Project design. Based upon a collective assessment of conditions at this site, the Project has been planned so that it will not cause undue adverse impacts to any sensitive or protected natural resources, to public health and safety, or to the scenic or natural beauty of the area.

The Project has been designed to avoid undue adverse impacts to natural resources. The initial natural resource analysis by Arrowwood Environmental shows that the Project is not expected to have an undue adverse impact on the natural environment (or natural resources). For example, the Project will not result in any impacts to wetlands or streams. The final assessment of any potential environmental and natural resource impacts will be submitted with the CPG petition when it is filed with the Commission. SHR will also consult with the Vermont Division for Historic Preservation to ensure that historic and cultural resources are not unduly impacted by the Project.

Construction of the Project will be performed in accordance with the Vermont Standards & Specifications for Erosion Prevention and Sediment Control. The Project will obtain any necessary stormwater permits associated the disturbed area and new impervious surface. Construction of the Project will cause only a temporary, short-duration increase in traffic. The Project will meet all required setbacks under 30 V.S.A. § 248(s).

If you are interested in further information about the Project, or have comments or concerns, please contact me by phone at (802) 846-8613 or email at [jleckey@drm.com](mailto:jleckey@drm.com). You will also have the opportunity to submit comments to the Commission after the CPG petition is filed (you will receive additional notice when the petition is filed). We look forward to your review and input, and thank you in advance for your consideration of the proposed Project.

Sincerely,



Josh D. Leckey

22850486.1

SCOTT HILL  
GLS-VT SOLAR,  
LLC

1188 Scott Hill Road  
Berlin, Vermont



P.O. Box 658  
Watbury, Vermont 05676  
www.greenlansolar.com

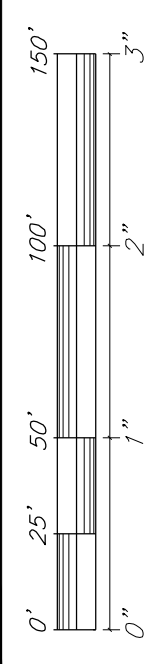


164 Main Street, Suite 201  
Cochester, Vermont 05446  
P: (802) 878-0375  
www.krebsandlansing.com

ISSUED FOR PERMIT REVIEW  
NOT FOR CONSTRUCTION

SOURCE DATA LEGEND

MAPPING SOURCE DATA USED FOR PLAN COMPILATION	
Civil Engineering:	
Krebs and Lansing Consulting Engineers, Inc.	
164 Main Street, Suite 201	
Cochester, Vermont 05446	
Environmental:	
Arrowood Environmental	
164 Main Street, Suite 201	
Huntington, Vermont 05462	
Landscape Architect:	
T. Boyle Associates, LLC	
301 Main Street, Suite 100	
Burlington, Vermont 05401	



REDUCED GRAPHIC SCALE (1" = 109.1')  
VALID WHEN PLOTTED ON 11" BY 17" MEDIA

Proposed  
500kW AC  
Solar Array

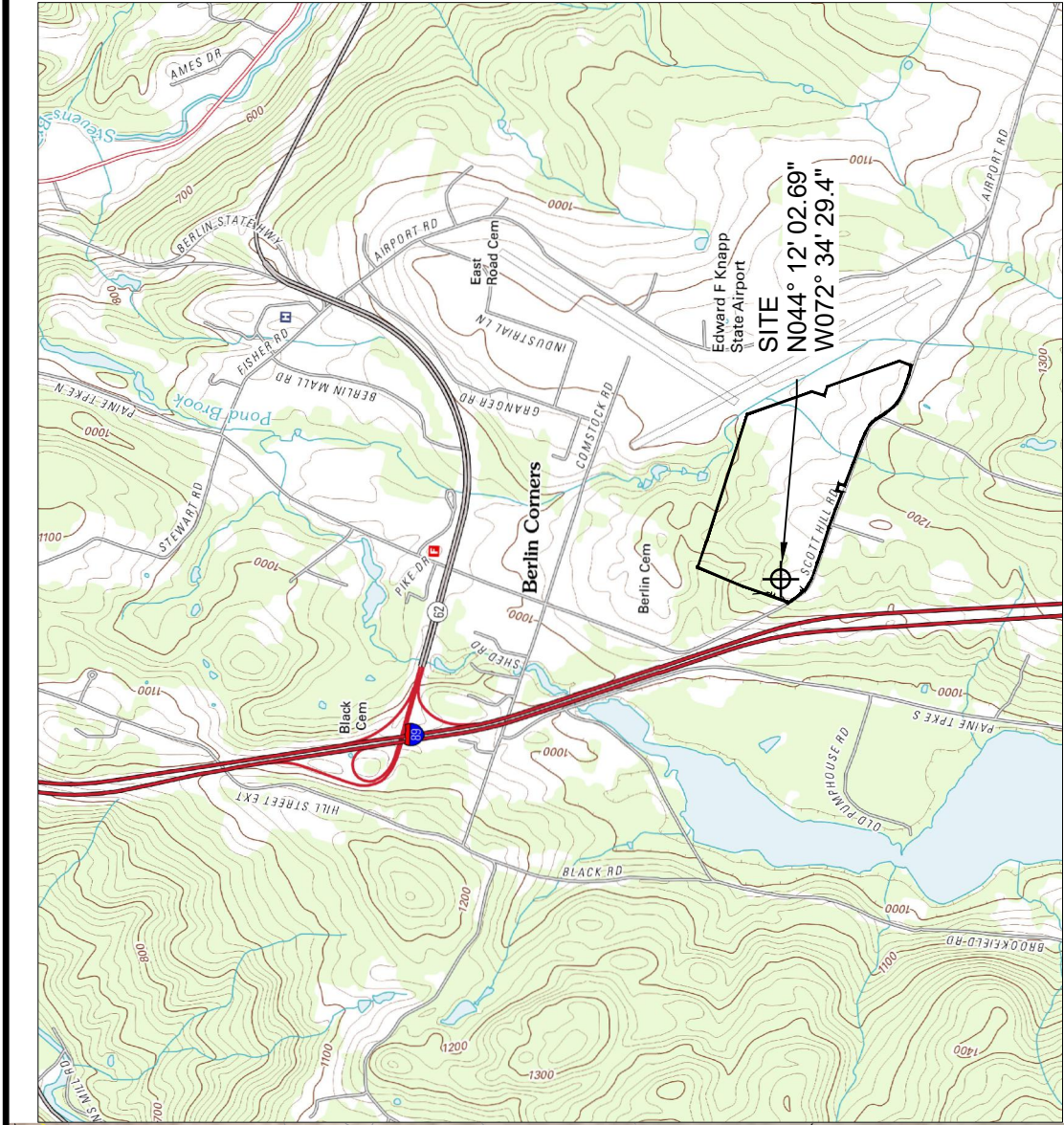
REV. NO.	REVISIONS/COMMENTS	DATE

Drawing Title:

45-DAY PLAN

DATE of Issue: 06/11/24	CHECKED BY: GTP
DRAWN BY: SDC	PROJECT NO.: 23186
DRAWING NO.: C-100	SCALE: 1" = 50'

C-100



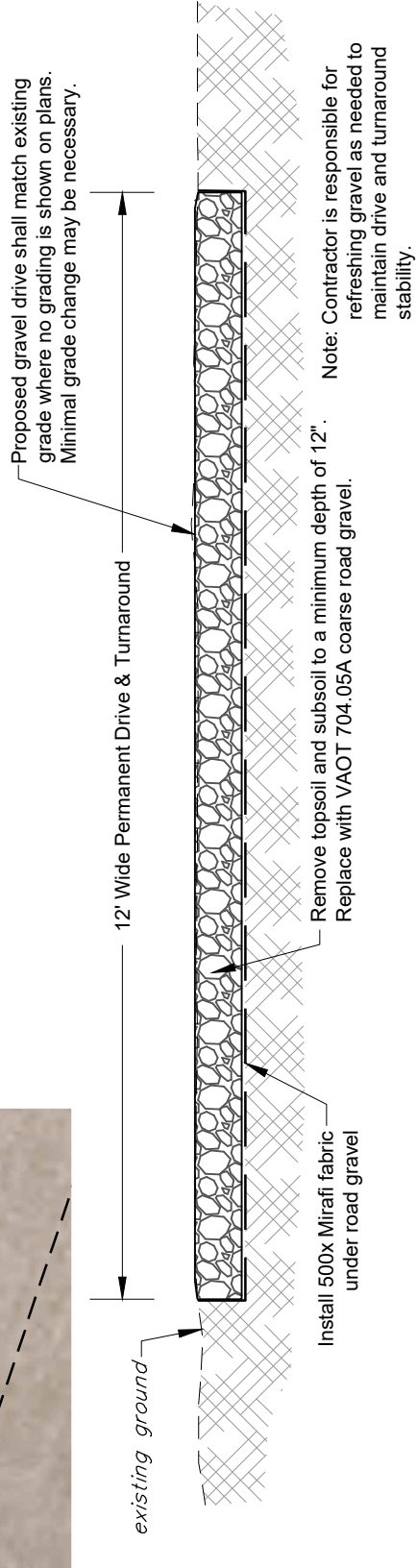
LOCATION MAP  
SCALE: 1" = 1/2 mile

LEGEND

EXISTING POWER POLE / PROPOSED POLE	APPROXIMATE PROPERTY LINES
EXISTING TREE/VEGETATION	EXISTING TREE/VEGETATION
PROJECT PARCEL PROPERTY LINE	PROJECT PARCEL PROPERTY LINE
EXISTING OVERHEAD POWER	EXISTING OVERHEAD POWER
EXISTING GRADE CONTOUR LINES (5 FOOT INTERVALS)	EXISTING GRADE CONTOUR LINES (5 FOOT INTERVALS)
EXISTING GRADE CONTOUR LINES (1 FOOT INTERVALS)	EXISTING GRADE CONTOUR LINES (1 FOOT INTERVALS)
PRIME AG SOIL DELINEATION	PRIME AG SOIL DELINEATION
SOLAR SETBACKS	SOLAR SETBACKS
PROPOSED 12' GRAVEL ACCESS DRIVE	PROPOSED 12' GRAVEL ACCESS DRIVE
PROPOSED UNDERGROUND POWER LINES	PROPOSED UNDERGROUND POWER LINES
PROPOSED OVERHEAD POWER LINES	PROPOSED OVERHEAD POWER LINES
PROPOSED PERIMETER FENCING	PROPOSED PERIMETER FENCING
PROPOSED FIXED SOLAR PANEL RACKING	PROPOSED FIXED SOLAR PANEL RACKING
PROPOSED VEGETATIVE CLEARING	PROPOSED VEGETATIVE CLEARING

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 NAVD83 (US SURVEY FEET).
- EXISTING GROUND CONTOUR ELEVATIONS ARE BASED ON VERMONT STATE LIDAR.
- 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 ARE BASED ON THIS MAPPING PROVIDED BY THE STATE OF VERMONT AND BOUNDARY MONUMENTATION LOCATED IN THE FIELD.
- THIS IS A PRELIMINARY DESIGN PLAN. FINAL DESIGN WILL BE MODIFIED BASED ON FIELD CONDITIONS AND PERMIT REQUIREMENTS. PERMIT CONSTRAINTS REVEALED DURING PROJECT'S REVIEW.
- PRIMARY AGRICULTURAL SOILS (PAS) ON THE PROJECT SITE SHALL BE IDENTIFIED AND MAINTAINED. CONTRACTOR SHALL MAINTAIN PAS SOIL IN ACCORDANCE WITH AAFM GUIDELINES "ACT 250" PROCEDURE: RECLAMATION OF VERMONT AGRICULTURAL SOILS".
- SOIL EXCAVATION FOR CONDUIT TRENCHING IN PAS WILL BE REMOVED AND THEN BACKFILLED IN THE SAME SOIL LAYERS. SOIL DISPLACED BY INSTALLATION OF CONDUIT IS NEGLIGIBLE.
- SOIL EXCAVATION FOR THE ACCESS ROAD IN PAS WILL BE REMOVED AND THEN STOCKPILED ON SITE UNTIL PROJECT DECOMMISSIONING.



Permanent Access Drive Cross Section

N.T.S.



January 12, 2024

Ms. Holly R. Anderson, Clerk  
Vermont Public Utility Commission  
112 State Street  
Montpelier, VT 05620-2701

Re: Comstock Road GLS-VT Solar, LLC - Designation as "Preferred Site" under Rule 5.103

Dear Ms. Anderson:

Green Lantern Solar, on behalf of Comstock Road GLS-VT Solar, LLC, is proposing to build a 500 kW AC net-metered, ground-mount solar array to be installed on Parcel ID: 00SA5-004.100 along Comstock Road in Berlin ("Project"). The applicant has requested that the Central Vermont Regional Planning Commission (CVRPC) provide a letter identifying the Project site as a Preferred Site in accordance with the Vermont Public Utility Commission's Net Metering Rule 5.103.

The definition of a "Preferred Site" under PUC Rule 5.103 (7) includes "a specific location that is identified in a joint letter of support from the municipal legislative body and municipal and regional planning commissions in the community where the net-metering system will be located."

The Central Vermont Regional Planning Commission's Project Review Committee met on January 4, 2024 and considered the request. The committee reviewed the information provided by the applicant. Based on this review, the CVRPC provides an affirmative designation identifying the Project site as a "Preferred Site" under Net Metering Rule 5.103.

In making this determination the CVRPC does not take a position certifying or approving the Project's compliance with any other applicable provisions of the Central Vermont Regional Plan and reserves the right to review and comment on this project's conformance with the Central Vermont Regional Plan and policies that have been adopted by the CVRPC Board of Commissioners when the full petition is submitted.

Please feel free to contact the CVRPC if you need additional information or clarification on any of the above information.

Sincerely,

Christian Meyer  
Executive Director

Cc: Sam Carlson, Green Lantern Solar / Comstock Road GLS-VT Solar, LLC

June 14, 2024

Josh D. Leckey  
JLeckey@drm.com**Via Email and U.S. Mail****RE: Advance Notice of 500 kW Solar Project – Comstock Road GLS-VT Solar, LLC**

Dear Recipient:

On behalf of Comstock Road GLS-VT Solar, LLC (“CRG”), we are notifying you that CRG intends to seek approval to construct a 500 kW solar net-metering system at 212 Comstock Road in Berlin, Vermont (the “Project”). The Project requires approval from the Vermont Public Utility Commission (the “Commission”) through issuance of a certificate of public good under 30 V.S.A. §§ 248 and 8010 (a “CPG”). This letter provides you with advance notice, pursuant to the Commission’s rules, that CRG will file a petition for a CPG on or about July 30, 2024.

The Project will allow multiple Green Mountain Power Corporation (“GMP”) customers to help offset the cost of their electric bills; will help the state meet its renewable energy requirements; will deploy local and regional companies during construction; will generate local and state tax revenue; and will enhance the economic potential of this parcel. Please refer to Attachment A for a preliminary site plan for the Project.

**Project Description**

As shown on the attached site plan, the Project will occupy approximately 3.0 acres of a larger 46.16-acre piece of property. The Project site is located in the northern portion of an agricultural field that is bordered by forested land to the north and east, with pockets of vegetation located to the south. The access road and interconnection line for the Project will follow an existing VAST trail to the north that extends through a vegetated wetland before connecting with Comstock Road. The Project will generally consist of the following components:

- A. Solar panels and racking installed in linear arrays within the approximately 3.0-acre site;
- B. A perimeter fence at least seven feet in height enclosing the array and electrical equipment, all in accordance with applicable electrical and safety codes;
- C. Inverters to convert the Project’s electrical output from direct current (DC) to alternating current (AC);
- D. Three pole-mounted transformers that will step up the inverter output to the appropriate voltage for interconnection with GMP’s distribution system;
- E. A proposed access road approximately 12’ wide and 320’ feet long extending from Comstock Road, along an existing VAST trail, to the northern end of the Project site;
- F. An overhead electrical line extending alongside the proposed access road that will connect the Project with GMP’s distribution line along Comstock Road; and
- G. Proposed landscape mitigation located to the west of the Project.

The Project components are shown on the preliminary site plan provided as Attachment A.



COMSTOCK  
ROAD GLS-VT  
SOLAR, LLC

212 Comstock Road  
Berlin, Vermont



P.O. Box 658  
Waterbury, Vermont 05676  
[www.greenantennasolar.com](http://www.greenantennasolar.com)



Main Street, Suite 201  
Wester, Vermont 05446  
P: (802) 878-0375  
[www.krebsandlansing.com](http://www.krebsandlansing.com)

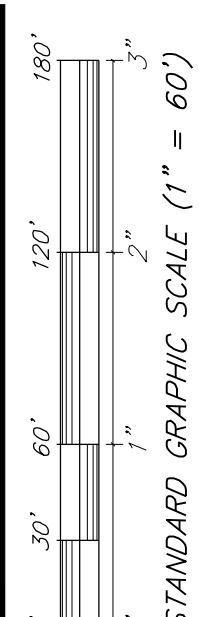
SUED FOR PERMIT REVIEW  
NOT FOR CONSTRUCTION

### SOURCE DATA LEGEND

Engineering:  
 Jos and Lonsing Consulting Engineers, Inc.  
 Main Street, Suite 201  
 Chester, Vermont 05446

Environmental:  
 Wood Environmental  
 Bert White Road  
 Burlington, Vermont 05462

Landscape Architect:  
 Boyer Associates, LLC  
 College Street  
 Burlington, Vermont 05401



REDUCED GRAPHIC SCALE (1" = 130.9')  
VALID WHEN PLOTTED ON 11" BY 17" MEDIA

Proposed  
500kW AC  
Solar Array

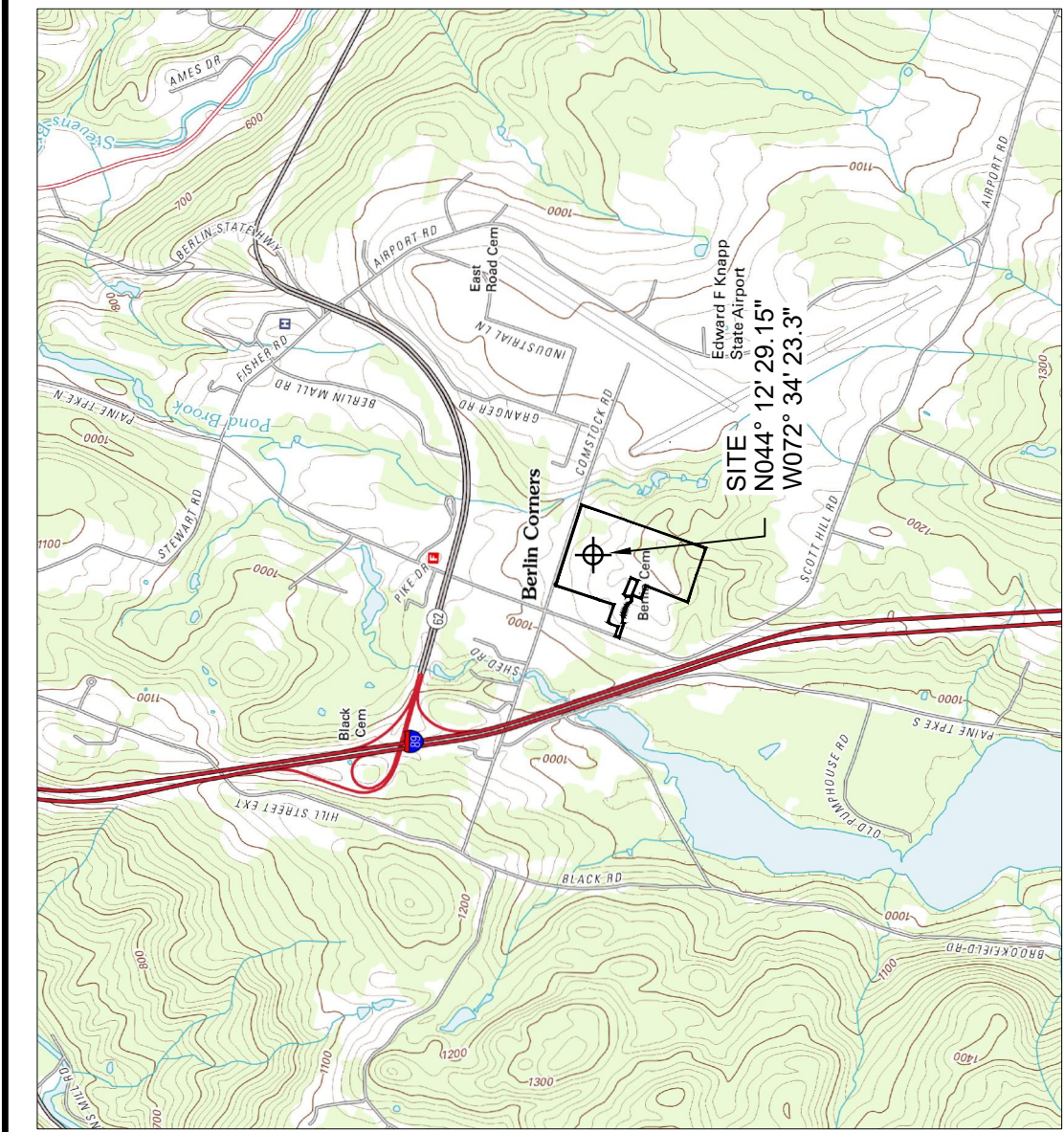
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Drawing Title:

## 45-DAY PLAN

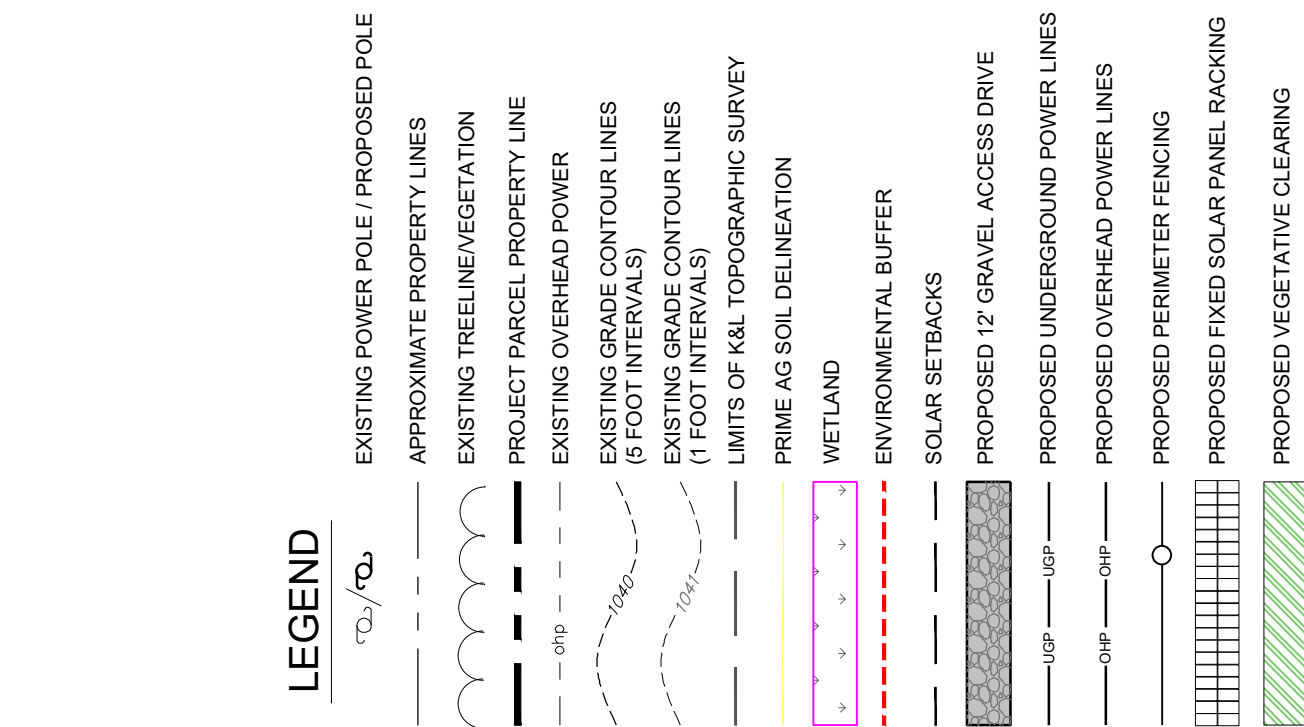
DATE of Issue: 06/11/24	
Drawn by: SDG	Checked by: GTD
Project No.: 23185	Scale: 1" = 60'
Drawing No.:	Rev No.:

# C-100



## LOCATION MAP

SCALE: 1" = 1/2 Mile



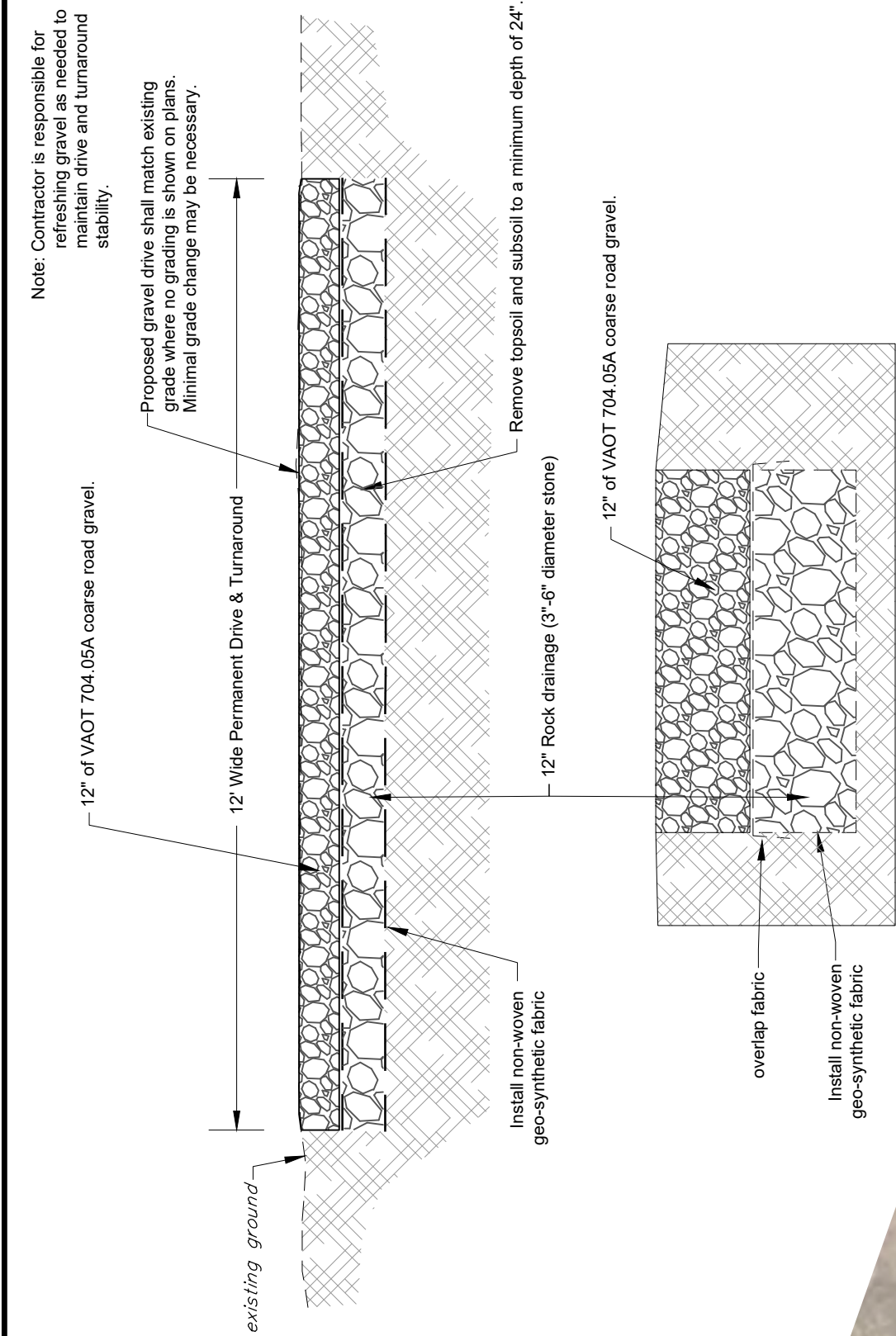
## WETLAND AND IMPACT SUMMARY

CLASS II IMPACTS:  
VEGETATIVE CLEARING = ±1,008 S.F.  
NEW ACCESS ROAD & ASSOCIATED GRADING & UTILITY POLE = ±2,188 S.F.  
TOTAL = ±3,196 S.F.

CLASS II BUFFER IMPACTS:  
NEW ACCESS ROAD = ±730 S.F.

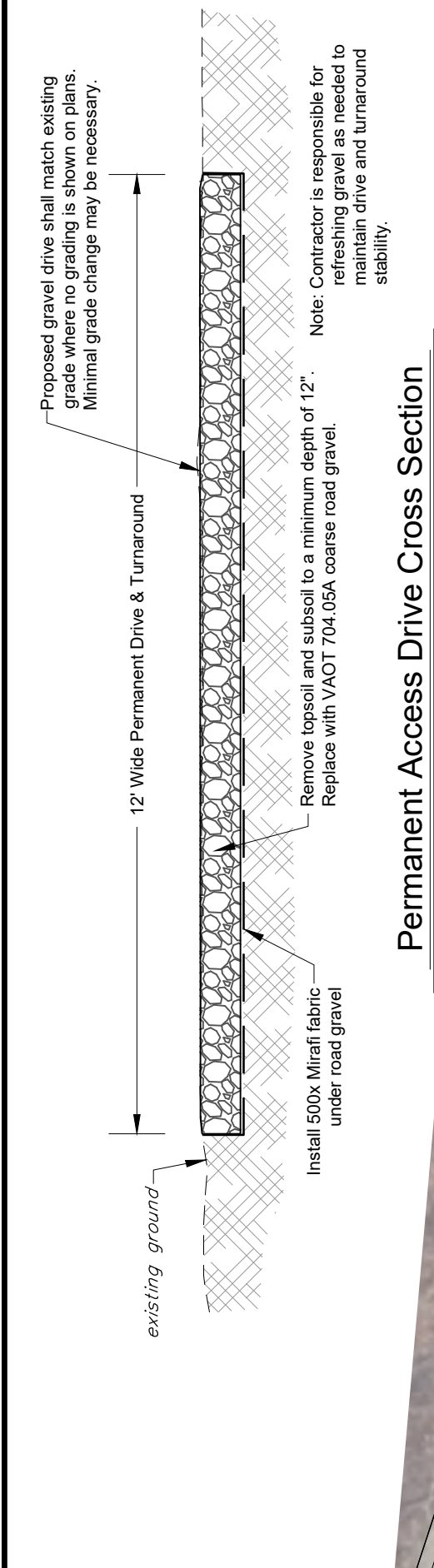
## NOTES:

1. ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY.
2. THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83, VERNONT STATE PLANE 4400 (US SURVEY FEET). ELEVATIONS ARE BASED ON THE NAD83 (US SURVEY FEET).
3. EXISTING GROUND CONTOUR ELEVATIONS ARE BASED ON A TOPOGRAPHICAL SURVEY BY KAL ON 09/06/23 AT VERNONT STATE LIDAR.
4. UTILITIES ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL CONTACT DUC SAFE BEFORE BEGINNING ANY EXCAVATION.
5. THIS IS IN NO WAY A BOUNDARY SURVEY. PROPERTY LINES ARE BASED ON TAX MAPS PROVIDED BY THE STATE OF VERMONT AND BOUNDARY MONUMENTATION LOCATED IN THE FIELD.
6. THIS IS A PRELIMINARY DESIGN PLAN. FINAL DESIGN WILL BE MODIFIED BASED ON FIELD CONDITIONS. THE DESIGNER DOES NOT PERMIT CONSTRAINTS REVEALED DURING PROJECT'S REVIEW.
7. UNDRY AGRICULTURAL SOILS (PAS) ON THE PROJECT SITE SHALL BE REMOVED TO A MINIMUM OF 10' DEPTH. CONTRACTOR SHALL EXCAVATE PAS SOIL IN ACCORDANCE WITH AEM GUIDELINES, "ACT 250" PROCEDURE RECLAMATION OF VERNONT AGRICULT. URBAN SOILS."
8. SOIL EXCAVATION FOR CONDUIT PENETRATING PAS WILL BE REMOVED TO A MINIMUM OF 10' DEPTH. LAYERS OF SOIL DISPLACED BY INSTALLATION OF CONDUIT IS REUSABLE.
9. SOIL EXCAVATION FOR THE ACCESS ROAD IN PAS WILL BE REMOVED AND



SIDE VIEW

NTS



## Permanent Access Drive Cross Section

**N.T.S.**

