

Minutes:

Addison County Regional Planning Commission

Act 250/Section 248 Committee

4:30 pm August 6, 2015

1. Call to Order: 4:37

2. Update on current TDI process: No discussion, skipped directly to Act 250 applications

3. Review of Act 250 Applications:

- Middlebury College Student Housing: Committee was apprised of the location and intent of the project and that it is part of an overall campus master plan. No intervention necessary
- Town of Starksboro Town Garage and shed: Committee was apprised of the location on Google Earth, confirmed by Steve Revell. Location and project both require no further action by the committee.

4. Review of Section 248 Projects:

- HVT Solar LLC (500kw north of rail line in Ferrisburgh): Committee was shown the location on Google Earth. Tim related that the Town of Ferrisburgh opposes this project due to location. Committee decided that ACRPC should offer its assistance to any town who wishes it. Tim will draft a letter offering ACRPC assistance to send out to all towns in the region.
- Green Lantern Group (GLG) proposal for 500kw west of Rte 7 in New Haven: Committee was shown location on Google Earth and noted that New Haven opposes this project. The committee was split on whether this project, once built, would be visible from Route 7.
- Ferrisburgh Community Solar proposal for 494kw south of existing array next to VUHS and Rte 7 in Ferrisburgh) Committee was shown this location on Google Earth and some discussion ensued on its visibility from Rte #7, the plan to cut existing hedgerow height, and the Town of Ferrisburgh's opposition to the project.
- Next Generation Solar 2.2mw proposal for Field Days Road in New Haven: This site had been visited by both Tim and Diana. It is a large (20 acres) project mostly not visible from Field Days Road but quite visible from neighboring properties and from Rte 17 about a mile away. Diana indicated that on arrays of this size, aesthetics was not be the only potential issue but that studies indicated that large arrays had the effect of lowering the avian population around them. She will send a study indicating that to Tim for redistribution.
- Sun CSA 25 150kw proposal for 37 Needham Hill Road in Orwell. Site was shown on Google Earth. No comments have been heard from Orwell on this site but they had intervened on prior projects in their town.

- Committee re-reviewed Sr Solar to be built added on to the preexisting array behind the VSP barracks in New Haven and the array planned for Comfort Hill in Vergennes. These were both shown on Google Earth for reference.
- 45 Day notices:
  1. Suncommon 500kw solar array east of Rte 22A in Addison: Site shown on Google Earth.
  2. Aegis Renewable Energy 480kw solar array Rte 7 and Monkton Road: Site shown on Google Earth
  3. Lazar Solar LLC 500kw array west of Rte 22A in Addison: Site shown on Google Earth
  4. Aegis Renewable Energy 500kw array Rte 22A in Shoreham: Site shown on Google Earth

5. Joint Meeting with Energy Committee?: Overall discussion ensued about what the Act 250 committee should be doing with these projects. The discussion lead to three actions that the committee feels the ACRPC staff should undertake:

1. Draft a letter to town selectboards and planning commissions offering ACRPC assistance in handling current and future solar array proposals in their communities. The letter will include the recommendation that any approaches by solar developers should occur within public meetings which have been widely noticed to the residents of the community and to neighboring landowners in particular.
2. Meet jointly with the Energy Committee to begin the dialog of how the commission can be supportive of alternative energy projects and still retain its overall objective to maintain agricultural viability and the aesthetics of the region. The meeting would allow the committees to review and resolve the conflicting stances of the commission in advance of the September full commission meeting. Tim will approach Josh to make this happen.
3. Draft model language for town zoning which would require adequate structural strength be designed into commercial building projects to support installation of solar panels on roofs.

6. Adjourn: 5:42