

Minutes:

Addison County Regional Planning Commission

Act 250/Section 248 Committee

4:30 pm February 4, 2016

1. Call to order: 4:36

2. Act 250 reviews:

On 1/14, ACRPC received an Act 250 application for the re-development of the Gevry Mobile home park off Maple Street in Waltham. The 14 home park has been closed for a few years and is being purchased by the Addison County Community Trust to be redeveloped into 14 mobile homes joined into duplexes. In reviewing the application, the committee was frustrated by the poor documentation (Plans) provided with the application. With a concern of how stormwater is to be handled at this lot next to Otter Creek, the committee asked staff to send a letter to Geoff Green, the regional Act 250 coordinator, outlining the significant omissions in the application and that effective review by the committee is difficult. ACRPC is to request legends for the maps, locations of stone check dams, and a copy of the stormwater permit application for this project.

3. Section 248 Application Reviews:

On 1/26, ACRPC received a complete application for Sunrise Orchards and VT Refrigerated Storage (45 day notice was previously reviewed as Aegis Wind LLC. in Shoreham. The committee expressed its pleasure in the location of this array on a previously developed industrial parcel and the applicant's effective use of screening to reduce any aesthetic impacts to residents in Shoreham Village.

4. 45 Day Notice reviews:

On 1/20, Sun Edison Origination 1 LLC submitted a notice to construct a 500kw solar array on property at the corner of Town Line Road and Rte 22a in Addison. The committee reviewed this project and given the location of a similar

unscreened project diagonally across the intersection, expressed concerns that no screening plan is apparent. A 45 day notice has been sent and staff was requested to contact the Town of Addison for their position on this project.

On 1/20, Sun Edison Origination 1 LLC submitted a notice to construct a 500kw solar array at 204 Walker Rd. in Ferrisburgh. The committee reviewed the location of this application and agreed that it would not be visible from the main travelled highways. It was expressed that this is located in a broad expanse of flat farmland and without screening, will be visible from quite a distance. The committee felt that screening for this project would be a simple project and that the application will contain better detail. A 45 day notice has been sent and staff was asked to contact the Town of Ferrisburgh for its position on this project.

On 1/20, Sun Edison Origination LLC submitted a notice of intent to construct a 496kw solar array at 3614 Case Street in Middlebury. Committee members were generally familiar with the location of this proposal and felt that it would be adequately screened by existing vegetation as long as that is not removed. A 45 day notice has been sent and no further action is required at this time.

5. Correspondence:

ACRPC has received copies of Vermont Individual Wetland Permit applications for installation of 2 culverts to pass water under the VT Railway tracks in New Haven and Ferrisburgh. These permits are necessary due to the potential impacts on class II wetlands. The committee reviewed the applications and decided that they would not unduly impact the nearby wetlands.

6. Other Business:

The committee has been asked to provide a letter of support for the construction of a natural gas line to deliver methane gas to Middlebury from the generating plant in Salisbury. The generation project was supported by ACRPC in its early stages. The committee asked staff to rework a preexisting letter of support and provide it as requested.

The committee asked staff to request the background data from GMP that is behind the solar map on their website. The process of capturing a screen shot is not adequate for the purposes of the committee in reviewing section 248 applications.

The committee reiterated its desire to have representatives of GMP come to their March meeting to walk the committee through their “fast track” process used in reviewing solar applications.

The committee decided to wait on accepting the minutes from the last meeting as a member has asked for a correction to the minutes. That member was not present to make the amendment to the minutes so the committee deferred its acceptance to the March meeting.

7. Adjourn