

**NORWICH PLANNING COMMISSION
AGENDA**

Thursday, February 27, 2020, Tracy Hall, NOTE START TIME 6:30pm

Regular Meeting:

1. Approve Agenda
2. Meeting Objectives:
 - a. Review two solar siting applications
 - b. Review draft of 2020 work plan and develop approach
3. Comments from the Public
4. Announcements, Reports, Updates & Correspondence
 - a. Correspondence
 - b. Updates
 - i. TRORC
 - ii. SB Hearings
 - iii. Affordable Housing Subcommittee
 - c. Reports
5. Request to review solar siting applications
 - a. 24 Stevens Rd, Norwich 150kW AC installation
 - b. 645 Turnpike Rd, Norwich 150kW AC installation
6. Discuss draft of 2020 Planning Commission work plan and develop approach
7. Suggested revisions to 2020 Draft Town Plan introduction
8. Review and approve Minutes 1-16-19
9. Other Business
10. Future Meeting Schedule & Agendas
11. Comments from the Public

Future Meetings:

**Thursday, March 26, 6:30pm Regular Meeting
Thursday, April 23, 6:30pm Regular Meeting
Thursday, May 28, 6:30pm Regular Meeting**

January 30, 2020

Norwich Planning Commission
Norwich Selectboard

Dear members of the Norwich Selectboard and Planning Commission,

Norwich Solar Technologies proposes the permitting and installation of two new net metered 150 kW-AC community solar arrays within the Town of Norwich. One net metering array is proposed to be located on the Jody & David Horan property at 24 Stevens Rd and one is proposed to be located on the Edie Farwell & Jay Mead property at 645 Turnpike Rd. We are currently in the early permitting phase of the installation. The focus of the permitting is an application for a Certificate of Public Good (CPG) from the Vermont Public Utilities Commission (PUC). The CPG establishes the process and requirements for meeting environmental, historic, aesthetic, public safety and interconnection requirements. Part of the application requires the designation of the site as "preferred." As summarized in the attached "Guidance on Preferred Siting Designation," one of the preferred categories is locations that a Town and a Regional Planning Commission have so designated. To facilitate the most efficient and quickest review of the CPG by the PUC, Norwich Solar Technologies is seeking a letter for preferred site designation from the Town and Regional Planning Commission.

An example of such a letter is attached for convenience and to facilitate your review. If appropriate, we would like to attend a meeting in the near future at your convenience to present information on the site and the project, to answer any questions and, to hopefully, confirm your agreement and memorialize your support for the preferred site designation.

I look forward to discussions on the project and your process.

Sincerely,



Troy McBride
Norwich Solar Technologies
Cell: (802) 738-8059
Email: mcbride@norwicksolar.com

OVERVIEW OF PREFERRED SITING in VERMONT for SOLAR PROJECTS

CURRENT RULES

Starting in 2017, for proposed solar net metering sites in Vermont between 150 kW-AC and 500 kW-AC, the sites must be deemed “preferred” in order to participate in solar net metering. The 2017 Public Utilities Commission rules for net-meter projects are in part a response to public concerns about projects sited in opposition to town planning, so they include requirements for “preferred siting” to encourage projects that towns support, as well as solar projects on existing rooftops, parking lots, brownfields, gravel pits, and sites where 50% of the power is used onsite.

Please note that sites under 15 kW-AC (residential sized projects), the site does not need to be deemed preferred. For projects between 15 kW-AC and 150 kW-AC, projects may proceed without a preferred designation, but there is a steep financial dis-incentive. As such, any solar net metering projects between 15 kW-AC and 500 kW-AC, the site will need to be deemed “preferred” in order to participate in solar net metering.

500 kW-AC generates approximately enough energy to offset the electric bills of ~100 homes.

TOWN ROLE IN PREFERRED SITES

One category of preferred site is "A specific location designated in a duly adopted municipal plan... or identified in a joint letter of support from the municipal legislative body and municipal and regional planning commissions."

Well-sited solar projects in towns like Norwich, help the town achieve its goals for clean energy and contribute its proportionate share to statewide energy goals.

When willing landowners are ready to host such projects, with sites that work well on key factors, the Town will typically support the development.

Public Utilities Commission Rules on Preferred Sites for Net-Metered Solar Arrays

[http://puc.vermont.gov/sites/psbnew/files/doc_library/5100-PUC-nm-effective-07-01-](http://puc.vermont.gov/sites/psbnew/files/doc_library/5100-PUC-nm-effective-07-01-2017_0.pdf)

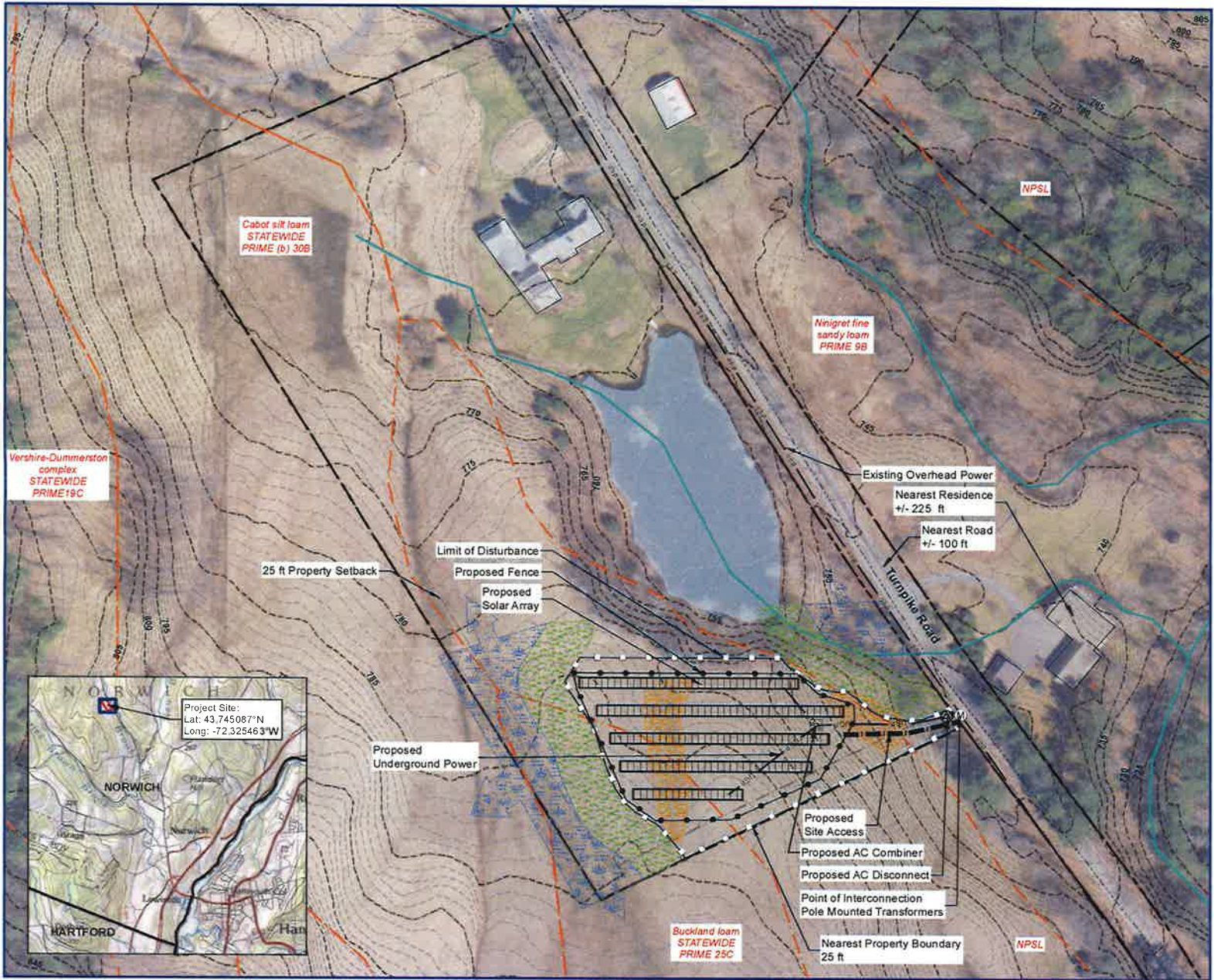
[2017_0.pdf](http://puc.vermont.gov/sites/psbnew/files/doc_library/5100-PUC-nm-effective-07-01-2017_0.pdf)http://puc.vermont.gov/sites/psbnew/files/doc_library/5100-PUC-nm-effective-07-01-2017_0.pdf

Rule 5.100 = Public Utilities Commission rule pertaining to construction and operation of net-metering systems

Section 5.103 = Definitions section of Rule 5.100

“Preferred Site” means one of the following:

- (1) A new or existing structure whose primary use is not the generation of electricity or providing support for the placement of equipment that generates electricity;
- (2) A parking lot canopy over a paved parking lot, provided that the location remains in use as a parking lot;
- (3) A tract previously developed for a use other than siting a plant on which a structure or impervious surface was lawfully in existence and use prior to July 1 of the year preceding the year in which an application for a certificate of public good under this Rule is filed. To qualify under this subdivision (3), the limits of disturbance of a proposed net-metering system must include either the existing structure or impervious surface and may not include any headwaters, streams, shorelines, floodways, rare and irreplaceable natural areas, necessary wildlife habitat, wetlands, endangered species, productive forestlands, or primary agricultural soils, all of which are as defined in 10 V.S.A. chapter 151;
- (4) Land certified by the Secretary of Natural Resources to be a brownfield site as defined under 10 V.S.A. § 6642;
- (5) A sanitary landfill as defined in 10 V.S.A. § 6602, provided that the Secretary of Natural Resources certifies that the land constitutes such a landfill and is suitable for the development of the plant;
- (6) The disturbed portion of a gravel pit, quarry, or similar site for the extraction of a mineral resource that was in lawful operation on January 1, 2017, provided that all activities pertaining to site reclamation required by applicable law or permit condition are completed prior to the installation of the plant;
- (7) A specific location designated in a duly adopted municipal plan under 24 V.S.A. FINAL PROPOSED RULE Vermont Rule 5.100 16P-062 Public Service Board Page 10 of 58 January 20, 2017 chapter 117 for the siting of a renewable energy plant or specific type or size of renewable energy plant, provided that the plant meets the siting criteria recommended in the plan for the location; or 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.
- (8) A site listed on the National Priorities List (NPL) established under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. chapter 103, if the U.S. Environmental Protection Agency or the Agency of Natural Resources confirms each of the following that the site is listed on the NPL;
- (9) On the same parcel as, or directly adjacent to, a customer that has been allocated more than 50 percent of the net-metering system’s electrical output. The allocation to the host customer may not be less than 50 percent during each of the first 10 years of the net-metering system’s operation.



PRELIMINARY SITE PLAN

Norwich Turnpike Road
 Solar Project
 645 Turnpike Road
 Norwich, Vermont



Legend

- Proposed Solar Array
- Proposed Site Access
- Proposed Perimeter Fence
- Point of Interconnection
- AC Disconnect Pedestal
- AC Combiner Pad
- UGP Proposed Underground Power
- Limit of Disturbance
- Existing Overhead Power, VCGI
- Presumed Class II Wetlands
- Proposed Class III Wetlands
- Presumed 50 ft Wetland Buffer
- VHD Streams, VCGI
- VHD Waterbodies, VCGI
- Primary Agricultural Soils, VCGI
- Road Centerlines, VCGI
- Approximate Property Lines, VCGI
- 50 ft Property Setback
- 5 ft Elevation Contours, VCGI
- 1 ft Elevation Contours, VCGI



- Notes:
1. Array sizing for 150 kW AC.
 2. Aspects of this plan are approximate and from aerial imagery.
 3. Publicly available data are provided by the Vermont Center for Geographic Information (VCGI).
 4. The design shown is for the purposes of permitting.
 5. The approximate Limits of Disturbance are 1.2 acres.
 6. Wetland delineation provided by Arrowwood Environmental (AE).

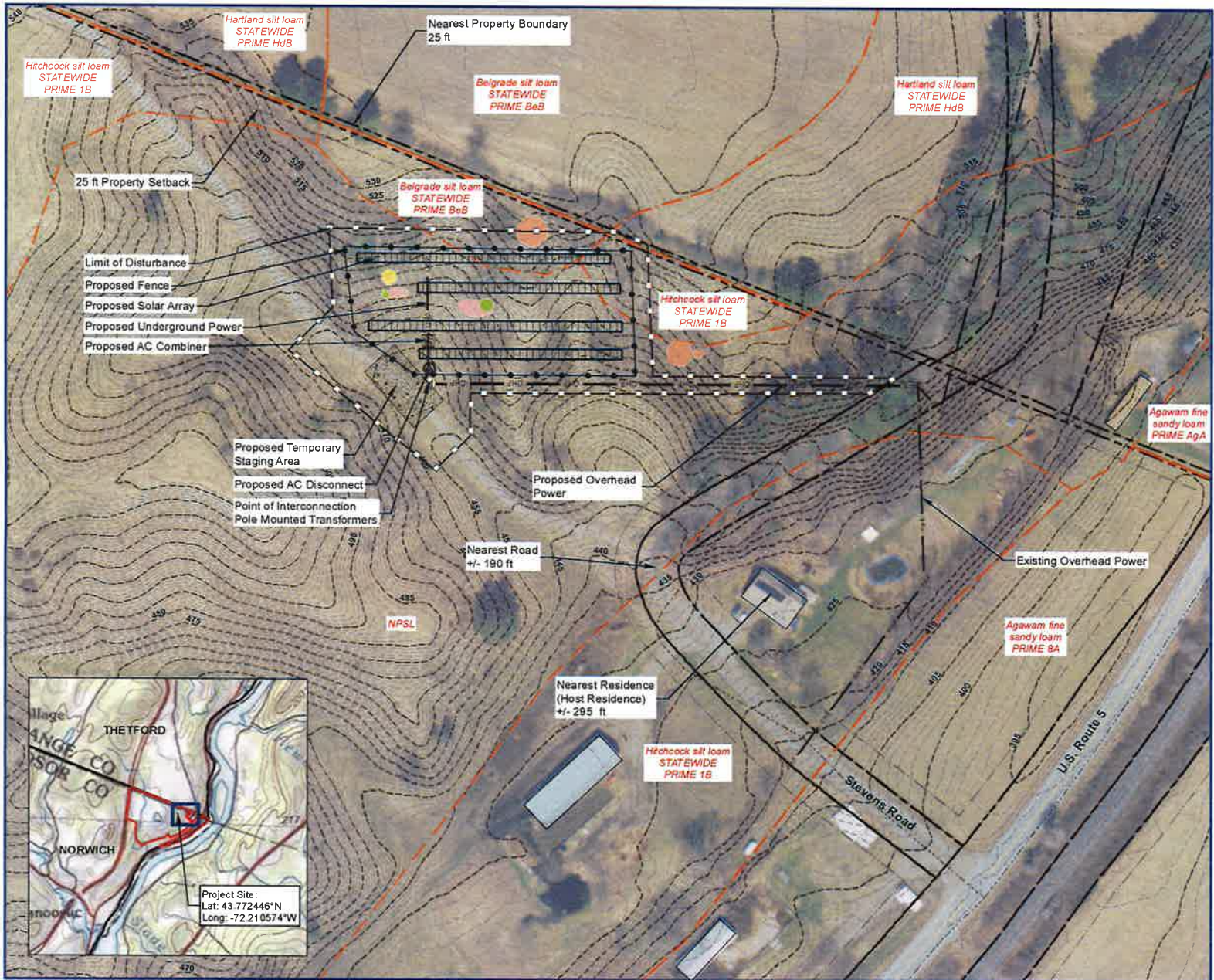


Prepared for: Norwich Solar Technologies
 Prepared on: 11/11/19 RD



**Norwich Turnpike Road Solar proposed
approximate location of solar array**





PRELIMINARY SITE PLAN

**Norwich Stevens Road
Solar Project
24 Stevens Road
Norwich, Vermont**

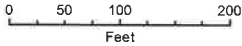


Legend

- Proposed Solar Array
 - Proposed Perimeter Fence
 - Proposed Temporary Staging Area
 - Point of Interconnection
 - AC Disconnect Pedestal
 - AC Combiner Pad
 - Proposed Overhead Power
 - Proposed Underground Power
 - Limit of Disturbance
 - Existing Overhead Power, VCGI
- RTE Species, AE**
- Aristida dichotoma* var. *dichotoma*
 - Lobelia spicata* var. *hirtella*
 - Panicum virgatum*
 - Paspalum setaceum* var. *muehlenbergii*
 - Primary Agricultural Soils, VCGI
 - Road Centerlines, VCGI
 - Approximate Property Lines, VCGI
 - 50 ft Property Setback
 - 5 ft Elevation Contours, VCGI
 - 1 ft Elevation Contours, VCGI

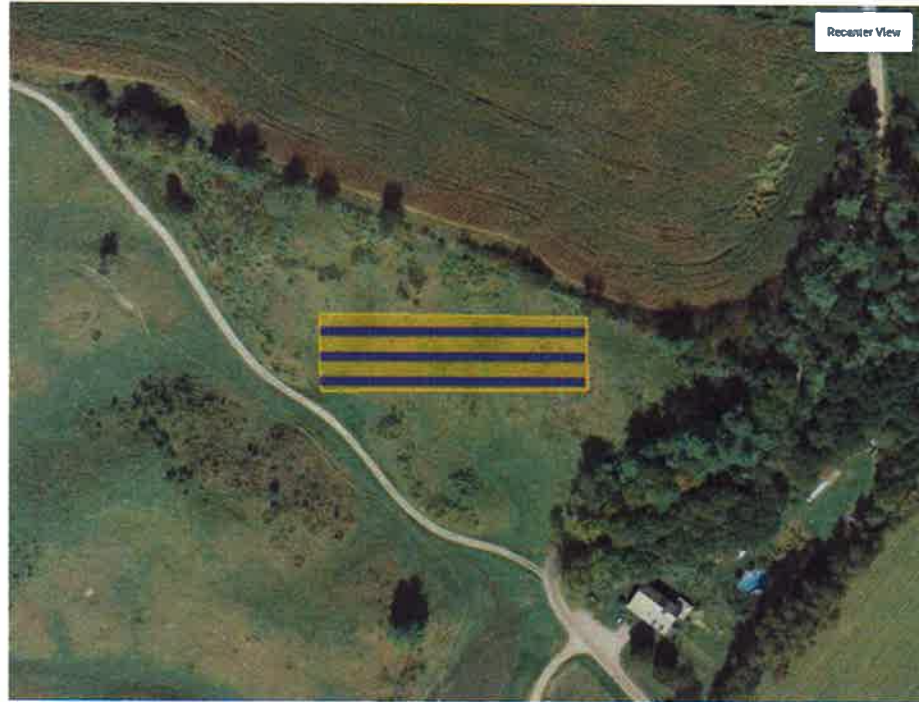


- Notes:
1. Array sizing for 150 kW AC.
 2. Aspects of this plan are approximate and from aerial imagery.
 3. Publicly available data are provided by the Vermont Center for Geographic Information (VCGI).
 4. The design shown is for the purposes of permitting.
 5. The approximate Limits of Disturbance are 2.0 acres.
 6. Rare, Threatened, and Endangered (RTE) species survey provided by Arrowwood Environmental (AE).



Prepared for: Norwich Solar Technologies
 Prepared on: 11/12/19 RD
 Version A

Norwich Stevens Road Solar proposed approximate location of solar array



[LETTERHEAD]

BY MAIL

[DATE]

Public Service Board of Vermont
112 State Street
Montpelier, VT 05620-2701
Ms. Judith Whitney, Clerk

Re: Preferred Siting Designation under Rule 5.100

Dear Ms. Whitney,

We refer to the application for a Certificate of Public Good (the "Application") to be filed by Norwich Stevens Solar LLC, in respect of the 150 kW-AC solar electricity generation project (the "Project") proposed to be sited at the parcel located at 24 Stevens Rd, Norwich, VT 05055, approximate latitude and longitude of 43.772349, -72.210275 (the "Location"). Having made our review, we wish to support the Project and declare our desire to have the Location designated as a "Preferred Site" under Section 5.103 of your Rule 5.100.

We note that we take no position on the Project's compliance with any requirement of Rule 5.100 or of other applicable provisions of Vermont law. This letter is solely for the purpose of providing support for the Project under Section 5.103.

Sincerely,

Town of Norwich
Planning Commission

Town of Norwich
Selectboard

Two Rivers-Ottauquechee
Regional Commission

Name:

Title:

Signature:

[LETTERHEAD]

BY MAIL

[DATE]

Public Service Board of Vermont
112 State Street
Montpelier, VT 05620-2701
Ms. Judith Whitney, Clerk

Re: Preferred Siting Designation under Rule 5.100

Dear Ms. Whitney,

We refer to the application for a Certificate of Public Good (the "Application") to be filed by Norwich Turnpike Solar LLC, in respect of the 150 kW-AC solar electricity generation project (the "Project") proposed to be sited at the parcel located at 645 Turnpike Road, Norwich VT 05055, approximate latitude and longitude of 43.744996, -72.325606 (the "Location"). Having made our review, we wish to support the Project and declare our desire to have the Location designated as a "Preferred Site" under Section 5.103 of your Rule 5.100.

We note that we take no position on the Project's compliance with any requirement of Rule 5.100 or of other applicable provisions of Vermont law. This letter is solely for the purpose of providing support for the Project under Section 5.103.

Sincerely,

Town of Norwich
Planning Commission

Town of Norwich
Selectboard

Two Rivers-Ottauquechee
Regional Commission

Name:

Title:

Signature:

**NORWICH PLANNING COMMISSION
REGULAR MEETING
DRAFT MINUTES**

Thursday, January 16, 2020, 6:30PM
Tracy Hall Meeting Room

Members Present: Jaci Allen (Chair), Melissa Horwitz (Vice Chair), Brian Loeb, Leah Romano, Ernie Ciccotelli, Jeff Goodrich, Jeff Lubell, Susan Brink (by phone)

Members not Present:

Public: Jessica Barloga

Staff: Rod Francis

Chair Allen called the meeting to order at 6:40 pm

1. Horwitz moved and Goodrich seconded a motion to approve the Agenda. Motion carried 8 — 0

2. Meeting Objectives:

- o Review and approve draft Town Plan

3. Comments from the Public (topics not on the agenda). None.

4. Announcements, Reports, Updates & Correspondence

- o Correspondence
 - i. Letter from Stuart Richards re: Town Plan (see comments in item 5).
- o Announcements. None
- o Updates
 - i. TRORC: next meeting is February 26, 2020. Basin 14 (Stevens, Wells, Waits, Ompompanoosuc and CT Rivers) tactical plan will be discussed.
- o Reports. None

5. Review and approve draft Town Plan

Commissioners discussed all comments received during public comment period.

Goodrich moved and Lubell seconded a motion to accept the suggested edits agreed to with TRORC. Motion carried 8 —0.

Goodrich moved and Ciccotelli seconded a motion to accept the suggested edits of Lubell (as amended). Motion carried 8 — 0.

Goodrich moved and Horwitz seconded a motion to delete the dedication (p2) and that the planning commission find an alternative dedication and/or make minor amendments to the introduction for consideration by the selectboard. Motion carried 8 —0.

Ciccotelli moved and Goodrich seconded a motion to identify Route 5 as the "Ct River Scenic Byway" once each in the Land Use and Transportation chapters. Motion carried 8 —0.

Lubell moved and Ciccotelli seconded a motion to approve the proposed 2020 Town Plan (as amended) for submission to the Selectboard for their consideration and adoption in accordance with 24 VSA Ch117 §4384(f). Motion carried 6 — 2.

6. Review and approve Minutes 12-6-19 Horwitz moved and Ciccotelli seconded a motion to approve the Draft 12-6-19 Minutes. Motion carried 5 — 0.

7. Meeting Adjourned at 8:03pm.

Respectfully Submitted,
Rod Francis

Future Meetings:

Thursday, February 27, 6:30pm Regular Meeting

Thursday, March 26, 6:30pm Regular Meeting

Thursday, April 23, 6:30pm Regular Meeting