

City of Rutland, Vermont
Board of Alderman

Vice Chair Gillam called to order the regular meeting of the Community and Economic Development Committee at 5:30 on March 26, 2019 at City Hall, Conference room.

**Committee Members Present: Alderman Gillam Vice Chair (chair of Meeting)
Reveal, Whitcomb**

Others Present President Davis, Alderman Chris Etori, Rebecca Mattis, Paul Clifford, Mayor Allaire, Public Works Commissioner Jeff Wennberg, Press, Gordon Dritschilo,

Charles Coughlin Property owner, solar contractors Phil and Marlene Allen of Same Sun of Vermont,

Open issues

Seeking a letter of support for his plan to build a solar array on his West Street property. Coughlin owns Central Vermont Motorcycles, to be built next to this property his owns (private property project).

To approve "Preferred Site" letter for public good process with Vermont Public Utility Commission. See attachments

After Comments from Commissioner, Mayor, Aldermen and testimonial from Mr. Cloughlin and Contractors

The Committee Decided:

Motion: to table the issue in Committee for further information and action.

Vote 3-0-2

Motion: To set up another CED committee meeting for next week and refer the letters and documents to Commissioner of Public Works and City Attorney to review and report back to next CED committee meeting, for action to be reported out at the April 15, Board of Alderman meeting.

Vote 3-0-2

Vice Chair Gillam adjourned the meeting at 6:38.

Supporting Documents attached—

March 11, 2019

Public Utility Commission
112 State Street
Montpelier, VT 05620-2701

*Re: Designation as "Preferred Site" under Net Metering Rule 5.100
Central Vermont Motorcycles Project*

Dear Commissioners:

Same Sun of Vermont ("Developer") has proposed to construct a 300 kW(AC) net-metering solar array ("the Project"), located on property owned by Central Vermont Motorcycles, Inc. (Coughlin, Inc.) at 360 West Street in Rutland (Parcel ID #12929; SPAN: 540-170-12929). To that end, the Developer has therefore asked the City of Rutland Board of Aldermen, the City of Rutland Planning Commission, and the Rutland Regional Planning Commission for a joint letter of support designating the site as "preferred" in accordance with Public Utility Commission Rule 5.103, "preferred site" definition subsection (7), clause 2.

The proposed site of the Project lies within our jurisdiction, and we have discussed the site with the Developer, who has furnished visual renderings for our consideration. Please see Exhibit A, the Proposed Solar Array 45-Day Notice Plan drawn by Krebs & Lansing Consulting Engineers, for more detail. Based on our review, we wish to support the Project location as a designated "Preferred Site" under Net Metering Rule 5.103, "Preferred Site,"(7), clause 2.

Please note that neither the Rutland Board of Aldermen, the City of Rutland Planning Commission, nor the Rutland Regional Planning Commission takes a position certifying or approving the Project's compliance with any other applicable provisions of Vermont law. Our sole purpose for submitting this letter is to support designating the site as a "preferred site".

Thank you for your attention to this matter.

Yours truly,

City of Rutland Board of Aldermen

By: _____

Date: _____

Title: _____

City of Rutland Planning Commission

By: _____

Date: _____

Title: _____

Rutland Regional Planning Commission

By: _____

Date: _____

Title: _____

SERVICE LIST

State Parties (via ePUC)

Judith Whitney, Clerk
Vermont Public Utility Commission
112 State Street
Montpelier, VT 05620-2701

Vermont Department of Public Service
Attn: CPG Application
112 State Street
Montpelier, VT 05620-2601

Vermont Agency of Natural Resources
Attn: CPG Applications
1 National Life Drive - Davis 2
Montpelier, VT 05602-3901

Agency of Ag & Markets
Attn: CPG Application
116 State Street
Montpelier, VT 05620-2901

Natural Resources Board
Attn: CPG Application
10 Baldwin Street
Montpelier, VT 05633-3201

Utility (via ePUC)

Green Mountain Power
Attn: CPG Application
163 Acorn Lane
Colchester, VT 05446

Landowner (via certified mail)

Coughlin, Inc.
60 Center St #6
Rutland, VT 05701

Abutters (via certified mail)

City of Rutland
PO Box 969
Rutland, VT 05701

National Propane LP
c/o Amerigas Eagle Propane
PO Box 798
Valley Forge, PA 19482-9908

Douglas Casella
c/o Harding & Carbone Inc.
1235 North Loop West
Suite 205
Houston, TX 77008

Rutland County Solid Waste District
1 Green Hills Lane
Rutland, VT 05701

Catholic Cemetery
340 West Street
Rutland, VT 05701

Rotella Group Inc.
14 Southern Blvd.
Rutland, VT 05701-4532

Russell & Karen L. Edwards
483 Prospect Hill Rd
Rutland Town, VT 05701-9404

Raymond & Sharon Nutting
363 West Street
Rutland, VT 05701

Jean Ambrosini
371 West Street
Rutland, VT 05701

Municipal / Regional (via certified mail)

City of Rutland
Board of Aldermen
PO Box 969
Rutland City, VT 05702

City of Rutland
Planning Commission
PO Box 969
Rutland City, VT 05702

Rutland Regional Planning Commission
Attn: CPG Application
PO Box 965
Rutland, VT 05702

Abutters (continued)

A&B Property Management LLC
68 Amanda Place
Rutland Town, VT 05701

DAL Advisors LLC
PO Box 184
Springfield, VT 05156

Asha Ram & Bobby Harchind
156 David Road
Rutland, VT 05701-9152

Jeffrey & Leslie M Savoy
383 West Street
Rutland, VT 05701

Maxine L Garfinkel
60 Litchfield Ave
Rutland, VT 05701-3510

Ann S Buettner
207 Parker Road
Pittsford, VT 05763

David J Boynton
65 Belock Dr
Center Rutland, VT 05736-9604

(7) A specific location designated in a duly adopted municipal plan under 24 V.S.A. 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:

(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 that the site is listed on the NPL, and further provided that the Applicant demonstrates as part of its CPG application that:

(a) development of the plant on the site will not compromise or interfere with remedial action on the site; and

(b) the site is suitable for development of the plant.

(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.

"Production Meter" means an electric meter that measures the amount of kWh produced by a net-metering system.

"Time-of-Use Meter" means an electric meter that measures the consumption of electricity during defined periods of the billing cycle.

"TOU" means time-of-use.

"Tradeable Renewable Energy Credit or REC" means all of the environmental attributes associated with a single unit of energy generated by a renewable energy source where:

- (1) Those attributes are transferred or recorded separately from that unit of energy;
- (2) The party claiming ownership of the tradeable renewable energy credits has acquired the exclusive legal ownership of all, and not less than all, the

CPG application was filed with the Commission prior to January 1, 2017, and whose completed application was either filed at a time when net-metering was being offered by the electric company pursuant to 30 V.S.A. § 219a (h)(1)(A) as the statute existed on December 31, 2016, or qualified under state law as a system that did not count towards the capacity limit on net-metering contained in that statute.

"Eligible 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 lawful gravel pit, quarry, or similar site for the extraction of a mineral resource, provided that all activities pertaining to site reclamation required by applicable law or permit condition are completed prior to the installation of the plant;

**COUGHLIN
(McDONALD'S)
SOLAR**

100 Main Street
North Ferrisburgh, Vermont

100 Main Street
North Ferrisburgh, Vermont 05703

K K K
KOUZINE & PARTNERS
ARCHITECTS

100 Main Street
North Ferrisburgh, Vermont 05703
Tel: 802.885.1111

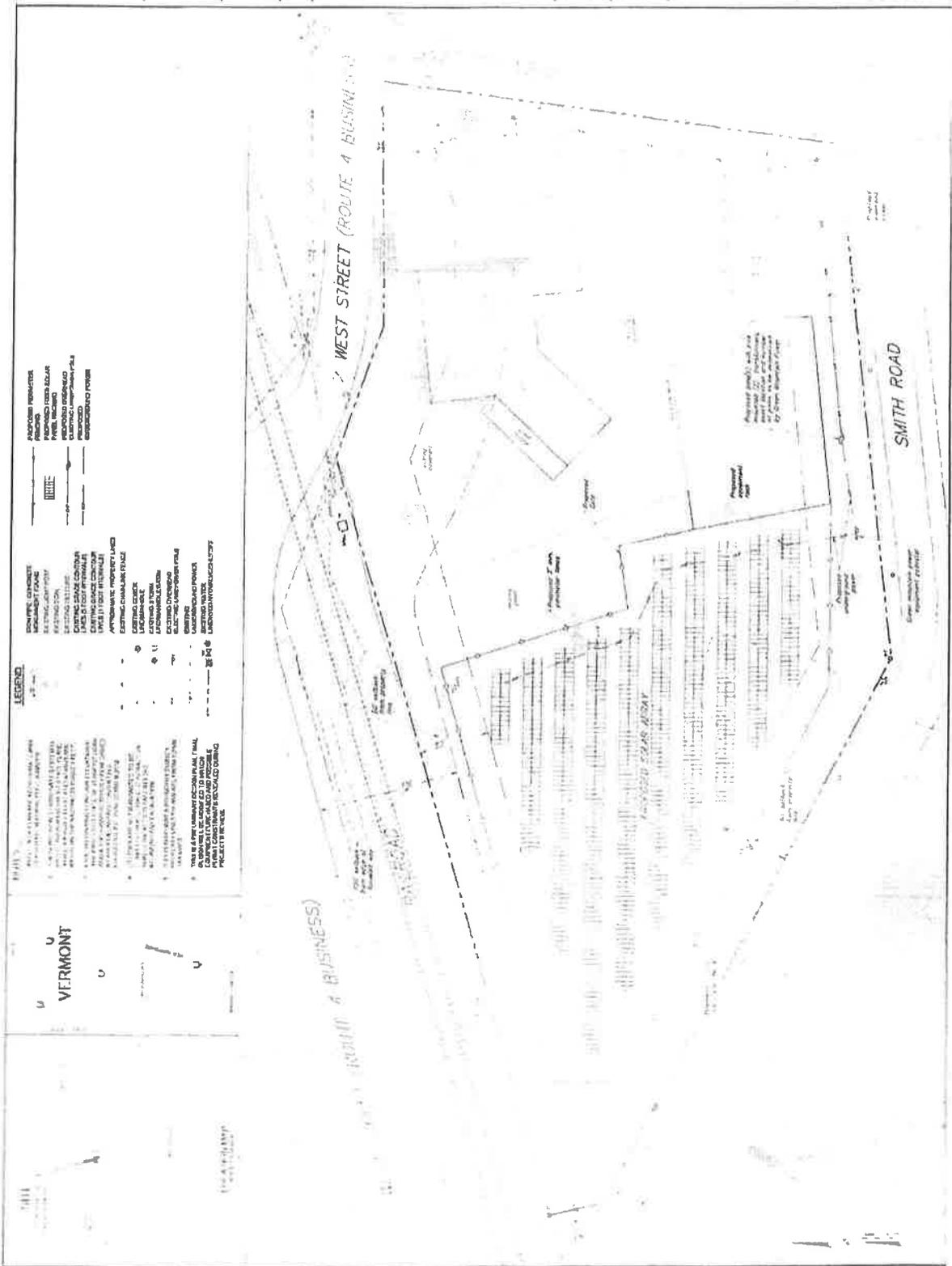
**REPORT FOR SUBMITTAL VIEW
NOT FOR CONSTRUCTION**

1/14/2014
This report was prepared by Kouzine & Partners, Inc. for the use of the client. It is not to be used for any other purpose without the written consent of Kouzine & Partners, Inc.

DATE	1/14/2014
PROJECT	COUGHLIN (McDONALD'S) SOLAR
CLIENT	COUGHLIN (McDONALD'S) SOLAR
LOCATION	100 Main Street, North Ferrisburgh, VT
SCALE	AS SHOWN
DRAWN BY	[Name]
CHECKED BY	[Name]
APPROVED BY	[Name]

100 Main Street
North Ferrisburgh, Vermont

1/14/2014



LEGEND

PROPERTY BOUNDARY
EASEMENT
EXISTING UTILITY LINES
PROPOSED UTILITY LINES
PROPOSED SOLAR PANELS
PROPOSED ACCESS ROAD
PROPOSED STORMWATER MANAGEMENT

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. THE PROPOSED SOLAR PANELS ARE TO BE INSTALLED ON A 10% SLOPE TO THE SOUTH.

3. THE PROPOSED ACCESS ROAD IS TO BE 10 FEET WIDE.

4. THE PROPOSED STORMWATER MANAGEMENT IS TO BE INSTALLED TO THE SOUTH OF THE SOLAR PANELS.

5. THE PROPOSED UTILITY LINES ARE TO BE INSTALLED TO THE SOUTH OF THE SOLAR PANELS.

6. THE PROPOSED EASEMENT IS TO BE 10 FEET WIDE.

7. THE PROPOSED PROPERTY BOUNDARY IS TO BE 10 FEET WIDE.

8. THE PROPOSED SOLAR PANELS ARE TO BE INSTALLED ON A 10% SLOPE TO THE SOUTH.

9. THE PROPOSED ACCESS ROAD IS TO BE 10 FEET WIDE.

10. THE PROPOSED STORMWATER MANAGEMENT IS TO BE INSTALLED TO THE SOUTH OF THE SOLAR PANELS.

11. THE PROPOSED UTILITY LINES ARE TO BE INSTALLED TO THE SOUTH OF THE SOLAR PANELS.

12. THE PROPOSED EASEMENT IS TO BE 10 FEET WIDE.

13. THE PROPOSED PROPERTY BOUNDARY IS TO BE 10 FEET WIDE.

VERMONT

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MEMORANDUM

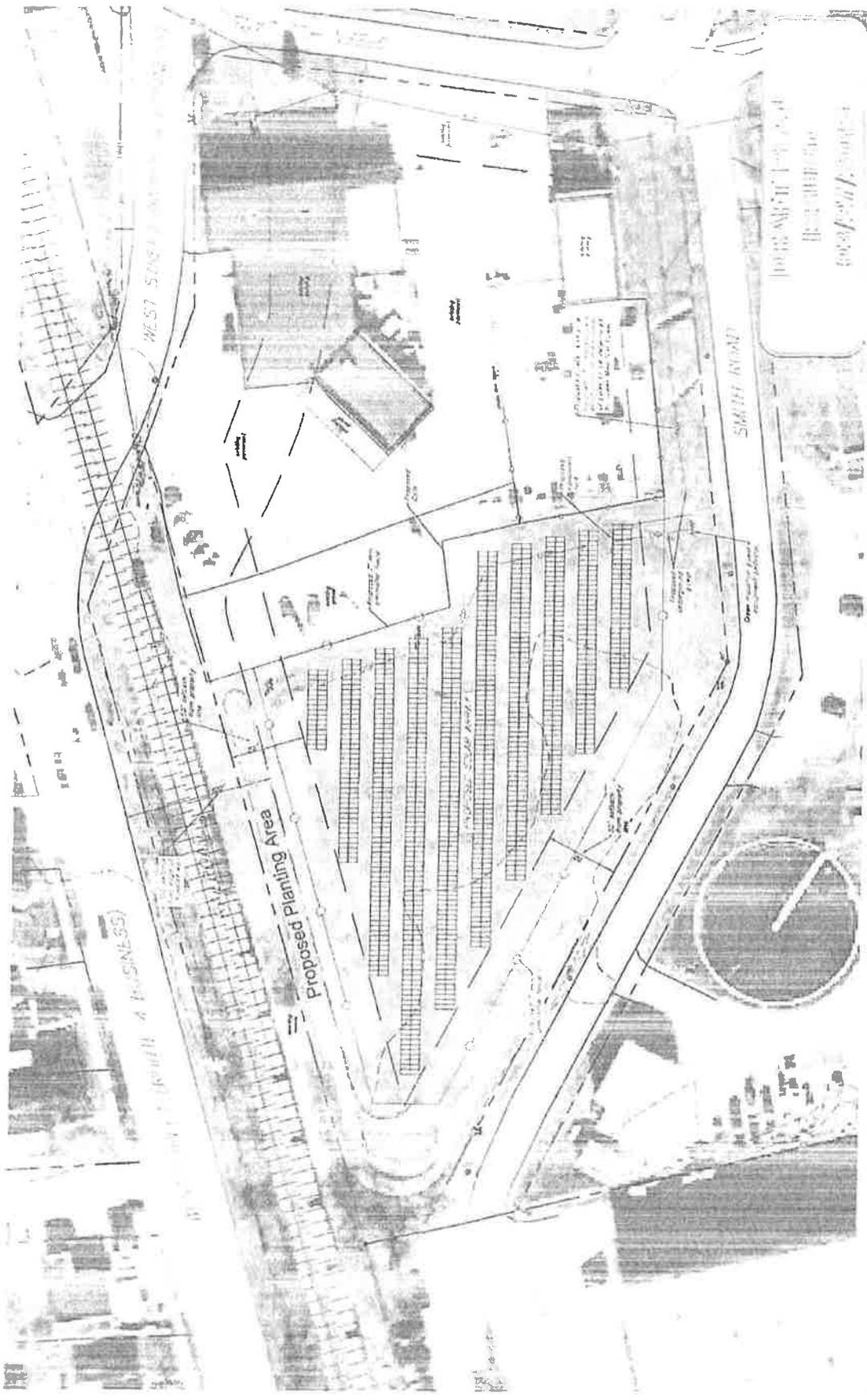
To: Marlene Lederman Allen
From: Michael J. Buscher
Date: March 27, 2019
Re: Coughlin (McDonald's) Solar – Preliminary Aesthetic Review

Per your request, T.J. Boyle Associates (TJBA) has conducted a preliminary review of potential aesthetic impacts as a result of the proposed Coughlin (McDonald's) Solar Project, a 283.3 kW photovoltaic electric generation project proposed in Rutland, Vermont. The Project site is located at the rear of an existing commercial lot, on which Central Vermont Motorcycles is located on the front portion of the lot. The parcel is bound by US Business Route 4 and railroad tracks to the north, Green Hill Lane to the east, and Smith Road to the south and west. The site is currently accessed from both, US Business Route 4 and Green Hill Lane.

The Project location is towards the western edge of the city. There are a variety of uses adjacent to the Project site, including residential, commercial and industrial uses. The preliminary review revealed that the Project will be located in a portion of the lot currently maintained as an open field. Where Route 4 runs adjacent to the proposed array location, it is elevated and separated from the site by existing rail road tracks. Towards the western end of the Project, existing vegetation along Route 4 help screen views onto the site. Towards the eastern end of the array, vegetation thins allowing views onto the site. Views that are possible also include visibility of the city of Rutland wastewater treatment facility and the Rutland County Solid Waste District recycling facility that are located south of the Project. Cranton Avenue and Watkins Avenue intersect with Route 4 adjacent to the Project, and access residential neighborhoods to the north.

The Project will be compatible with the uses, colors and textures of the industrial uses that immediately surround the site, including the railroad, wastewater facility, and recycling facility. To help soften and screen views from US Business Route 4 and the residential streets and properties north of Route 4, landscape mitigation plantings are proposed along the northern edge of the Project.

T.J. Boyle Associates will complete a full aesthetic review for inclusion with the petition for a Certificate of Public Good. Any impacts will be evaluated under the so-called Quechee Analysis and the need for potential mitigation will be further assessed. Our preliminary findings indicate that the Project will not result in undue adverse impacts to the aesthetic and scenic and natural beauty of the area.



T. J. Boyle Associates, LLC
 Architects • Engineers • Planners • Environmental Scientists
 111 Vermont • 802-658-3555 • www.tjboyle.com

City of
 2027-310
 1" = 60'
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