

Agenda

Executive Committee Meeting

Wednesday, September 6, 2023 – 5:45 p.m.



Remotely: <https://us02web.zoom.us/j/84750437630>

Dial-in +1 646 876 9923

Meeting ID:847 5043 7630

1. Call to Order, Attendance
2. Changes to the Agenda, Members' Items (Action)
3. Executive Committee Minutes for August 2, 2023* (Action)
4. Act 250 & Section 248 Applications
 - a. Global Foundries Solar Projects
 - i. Essex A North Lot Solar, LLC (4.95 MW, #23-2606-AN)* (Action)
 - ii. Essex B1 Parking Lot Solar, LLC (2.80 MW, #23-2607-AN)* (Action)
 - iii. Williston E Chip Alley Solar, LLC (3.50 MW, #23-2608-AN) * (Action)
 - iv. Williston F Mountain View Solar, LLC (1.50 MW, #23-2609-AN) * (Action)
5. Committee Appointments FY24* (Discussion)
6. Equity Update – Review of Revised Draft Equity Statement* (Discussion/Action)
7. Regional Plan future land use map; potential changes (Discussion)
8. Chair/Executive Director Report (Discussion)
9. Draft September 20, 2023, Board agenda review* (Discussion)
10. New Business (Discussion)
11. Executive Session (none) (Action)
12. Adjournment (Action)

*Attachments

NEXT MEETING – Executive Committee – **October 4, 2023; 5:45 p.m.**

*In accordance with provisions of the Americans with Disabilities Act (ADA) of 1990, the CCRPC will ensure public meeting sites are accessible to all people. Requests for free interpretive or translation services, assistive devices, or other requested accommodations, should be made to Emma Vaughn, CCRPC Title VI Coordinator, at 802-846-4490 ext. *121 or evaughn@ccrpcvt.org, no later than 3 business days prior to the meeting for which services are requested.*

CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION
JOINT EXECUTIVE COMMITTEE MEETING MINUTES
DRAFT

DATE: Wednesday, August 2, 2023

TIME: 5:45 PM

PLACE: Remote Attendance via ZOOM

PRESENT: Chris Shaw, Chair Catherine McMains, Past Chair
Michael Bissonette, at large <5000 Elaine Haney, at large >5000
Jacki Murphy, Secretary/Treasurer

ABSENT: Bard Hill, Vice-Chair

OTHERS: Matthew Arancio, VTrans

STAFF: Charlie Baker, Executive Director Eleni Churchill, Transp. Program Mgr.
Forest Cohen, Senior Business Mgr. Amy Irvin Witham, Business Office Mgr.
Emma Vaughn, Communications Mgr. Taylor Newton, Planning Mgr.
Anne Nelson Stoner, Equity Mgr. Dan Albrecht, Senior Planner
Mckenzie Spear, Business Office Assoc.

1. Call to Order, Attendance. The Executive Committee meeting was called to order by the Chair, Chris Shaw, at 5:45 PM.
2. Changes to the Agenda, Members items. Charlie asked that we update the agenda to move action items first. He noted that an updated agenda is posted on the CCRPC website with these changes. There was discussion and the committee agreed to the updated agenda.
3. Approval of the July 5, 2023, Joint Finance and Executive Committee Meeting Minutes
CATHERINE MCMAINS MADE A MOTION, SECONDED BY JACKI MURPHY, TO APPROVE THE JULY 5, 2023, JOINT EXECUTIVE AND FINANCE COMMITTEE MINUTES AS PRESENTED. MOTION CARRIED UNANIMOUSLY.
4. Act 250 & Section 248 Applications
 - a. Bay Ridge, Shelburne, Champlain Housing Trust, #4C1346-1
Taylor Newton provided a screenshare and referred members to the application letter and accompanying map for the application letter for Bay Ridge in Shelburne to Christine Commo, District Coordinator. This is for the renovation of 20 motel units and the construction of a new roadway (Margaret's way) to serve two new 24-unit buildings and 26 townhouse units, resulting in a total of 94 affordable homes. The project is located at 3164 Shelburne Road, Shelburne Vermont. The CCRPC has reviewed the application letter and finds it is consistent with the Planning Areas as defined in the CCRPC's 2018 Chittenden County ECOS Plan. Additionally, the project also meets the goals of ECOS Plan Strategy 2, Action 3, to produce more affordable housing within Chittenden County. These comments are based on information currently available and the CCRPC may have additional comments as the project continues.

JACKI MURPHY MADE A MOTION, SECONDED BY CATHERINE MCMAINS, TO APPROVE THE ACT 250 APPLICATION LETTER AS PRESENTED. MOTION CARRIED WITH ONE ABSTENSION BY MICHAEL BISSONETTE.

b. 377 Cobblestone Circle, South Burlington; #4C1013R-3

Taylor provided a screenshare and referred members to the Act 250 Major application letter. The project is located at 377 Cobblestone Circle in South Burlington, Vermont and is described as an after the fact permit for the redevelopment of a two-story single unit family home into a three-story single unit family home. The CCRPC has reviewed the application letter and finds the proposed project to be in conformance with the Planning Areas of the 2018 Chittenden County ECOS plan. Additionally, the project makes a contribution toward ECOS plan Strategy 2, Action 3, to produce more affordable housing within Chittenden County. These comments are based on information currently available and the CCRPC may have additional comments as the project continues. Taylor said he was unsure why this was considered an Act 250 major application, considering it will remain a single-family home. Catherine McMains said she was wondering about the single-unit designation and thanked Taylor for clarification that the building will indeed remain a single-family home.

MICHAEL BISSONETTE MADE A MOTION, SECONDED BY JACKI MURPHY, TO APPROVE THE ACT 250 APPLICATION LETTER. MOTION CARRIED UNANIMOUSLY.

c. Milton Lamoille Solar, Town of Milton; #23-2307-NMP

Taylor noted this project has been seen previously and provided a screenshare of the Town of Milton's petition letter submitted by Norwich Solar to Holly R. Anderson, Clerk for the Public Utilities Commission, for the development of a 500kW solar array to be located at 145 Lamoille Terrace in Milton, Vermont. The parcel is owned by the Town of Milton and hosts the wastewater treatment facility. The developer and Town wish to designate this as a preferred site, as described in PUC Rule 5.100. Taylor explained the initial review noted a few possible constraints which had been addressed. The remaining state possible constraint is with Agricultural Soils and the CCRPC defers to the Vermont Agency of Agriculture, Food and Markets recommendations to mitigate. Otherwise, the CRPC finds the project meets suitability policies and the constraints policies. The review was based on information currently available. The CCRPC will review and comment on materials submitted as the process continues.

CATHERINE MCMAINS MADE A MOTION, SECONDED BY ELAINE HANEY, TO APPROVE THE SECTION 248 APPLICATION LETTER, WITH EDITS IF NEEDED. MOTION CARRIED UNANIMOUSLY.

d. Hinesburg Center, Hinesburg; 4C1140-4

Taylor Newton provided a screenshare and referred members to the Act 250 application letter and maps included with the packet. The project is located at Farmall Drive, Hinesburg Vermont for the creation of 21 new lots (22 lots total) and the construction of 73 new homes (15 single-family, two 9-unit buildings, one 6-unit building, one 34-unit building), 14,500 square feet of nonresidential space (office, retail, light industrial) in three buildings and greenspace. Taylor explained, from a land use perspective there are no concerns. He stated the CCRPC also reviewed the Transportation Assessment and the CCRPC does not have any concerns with the proposed development's effects on traffic and generally concurs with the assessment findings.

Taylor highlighted the area of development on the map. He said the letter was in local review for quite some time, and the applicant engaged in a hydrologic and hydraulic floodplain study, additionally, the local DRB approved the project. Taylor said this project could potentially receive some pushback. Michael Bissonette agreed there were some minor concerns, however, they were being worked through.

MICHAEL BISSONETTE MADE A MOTION, SECONDED BY JACKI MURPHY, TO APPROVE THE ACT 250 APPLICATION LETTER AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

5. Procurement Policy Update

Dan Albrecht referred members to the Procurement Policy Update document included with the packet. He reminded everyone the CCRPC is a Clean Water Service Provider (CWSP) for the Northern Lake Champlain Basin (Basin 5) and the backup CWSP for the South Lake, Otter Creek, Missisquoi, Lamoille, Winooski, and Memphremagog basins. CCRPC staff amended several elements of the Procurement Policy to maintain consistency with the rules, regulations, suggestions, and requirements coming from the Department of Environmental Conservation (DEC). The DEC reviewed the initial draft submission and made suggestions. They approved the precise language that was recently added. Based on this, CCRPC staff recommend the adoption of the edits made to the *CCRPC Administrative and Operating Policies and Procedures* for the Chittenden County Regional Planning Commission

JACKI MURPHY MADE A MOTION, SECONDED BY ELAINE HANEY, TO APPROVE THE ADOPTED LANGUAGE IN THE CCRPC ADMINISTRATIVE AND OPERATING POLICIES AND PROCEDURES, (PROCUREMENT POLICY) AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

6. MS4 Stormwater Program Services Agreement

Dan Albrecht referred members to the Stormwater Services Program Agreement documents provided with the packet. He explained that CCRPC has provided services to nine municipalities and three organizations to assist in compliance for certain Minimum Control Measures (MCM) of their Municipal Separate Storm Sewer Systems (MS-4) permits. Dan explained this is essentially the renewal of our service agreement. The language has become more refined over the years as the program has evolved. Dan explained we collect annual dues for a total amount of \$72K to \$84K split between the following twelve entities: Burlington International Airport, Burlington, Colchester, Essex, Essex Jct., Milton, Shelburne, VTrans, University of Vermont, Williston and Winooski. The dues cover marketing and sub-contractor expenses for public education and outreach efforts to foster public participation and involvement. Direction from the MS4's is provided at the monthly meetings of the MS4 Subcommittee of the Clean Water Advisory Committee. Dan explained the draft was reviewed and approved by the 12 permittees named above. Charlie said this information will also be presented at the September Board meeting.

Jacki Murphy thanked Dan and said she noticed the "Smart Waterways" link was incorrect. Dan said he will update this. Discussion between members and Dan ensued. Chris Shaw expressed his concerns about making sure local firms were given proper deference in the process. Dan and Charlie said that is woven into the requirements set forth by the DEC.

JACKI MURPHY MADE A MOTION, SECONDED BY MICHAEL BISSONETTE, TO APPROVE THE STORMWATER SERVICES PROGRAM AGREEMENT AS PRESENTED AND TO SHARE IT WITH THE BOARD IN SEPTEMBER. MOTION CARRIED UNANIMOUSLY.

7. Committee Appointments FY24

Charlie referred members to the FY2024-Regional Board Member and Committee Appointments document. He explained the document was recently edited and should reflect existing and proposed appointments. He reviewed a few minor changes and highlighted the addition of a table for the Equity Advisory Committee members. Charlie mentioned there are vacancies on the Brownfields Advisory and the Long-Range Planning committees. Dan Albrecht provided more edits to the Brownfields Advisory Committee. Chris Shaw encouraged members to recruit for the open committee seats. This will be an action item at the September board meeting.

8. Equity Update:

Anne Nelson Stoner greeted members. She provided an update on the status of the \$100K in Federal Highway funds to be used to support community organizations and engagement in our transportation projects. She explained the initial idea was to use the funds to support capacity building within community organizations working with marginalized communities, the idea being that we cannot expect our work to be supported if we are not supporting their work. The EAC helped draft an application to send out. After sending it to the FHWA, VTrans, and the FTA for review, there was pushback about the funds needing to have a clearer transportation nexus and used only for assessment and community engagement events (not capacity building). Anne Nelson and the EAC are now reframing the project as a solicitation for community groups that want to partner with us around transportation issues and projects.

Chris Shaw asked if linking the funds to specific transportation projects that are underway would be helpful. Anne Nelson said that typically each project is trying to do its own outreach, so these funds are trying to support a broader partnership that could include engagement for multiple projects. Chris asked if there was a way to create a 'larger' entity that could help facilitate the disbursement of funds in ways the community needs. Charlie said that such entity does not exist, these groups work with many smaller groups and organizations. Matthew Arancio said equity is a bit out of his wheelhouse, however, the conversations he has participated in at the State level are anchored around trying to figure out how to encourage participation through stipends and subsidies in terms of where Vermont Department of Transportation is at, the same work is being done at the VTrans level as well. He commended the CCRPC as trailblazers of this work in terms of creating policy and to support equity at the level it deserves.

Anne Nelson shared a slide deck presentation of the CCRPC Equity Statement with members. She explained the CCRPC has a mission statement and a vision statement in our bylaws, and we needed an equity statement to define who we need to look out for and why as well as a code of conduct to guide our behavior along the way. Charlie explained that the Executive Committee is being asked to review the draft Equity Statement before it is presented to the Board in September for action. Anne Nelson provided context on how the statement was developed and she explained the statement was formed based on the following recommended priorities from CCRPC Staff and our community members:

Staff Priorities:

- Be explicit & use strong language.
- Be concise & simple.
- Acknowledge our role as planners.
- Commit to what we have influence over.

- Call out racism & discrimination.
- Focus on the outcome.

Community Priorities:

- Acknowledge the role planning & CCRPC specifically has played.
- Prioritize race, ability, and socio-economic status as most impacted by our work.
- Be direct, simple, and concise.
- Make it different than the other generic equity statements.

CCRPC Equity Statement:

CCRPC acknowledges that structural racism and other forms of oppression contribute to persistent disparities. We recognize the role that regional planning and our work has contributed to these inequities, especially for communities of color, lower socio-economic status, and (dis)ability. We hold ourselves responsible for improving our practices, policies, regulations, and actions through identifying and addressing inequities in our own past; leveraging our assets to improve access; meaningful collaboration with those most impacted by the problems we seek to address as experts in their own experience; and continuous education. We commit to constantly evaluating our work to improve ways we plan for more equitable and inclusive communities, where identity and socio-economic status no longer predestine life outcomes; where all, not the selected few, are heard, seen, and belong.

Chris Shaw feels this is really great work and asked more about the process. Charlie clarified that following the equity statement will come the code of conduct and then an equity action plan. Chris asked if we have a chance to provide edits. Charlie said yes between this month and next month there is opportunity to provide edits and feedback.

Elaine Haney said she was really pleased with Anne Nelson and the thoughtful work and the process that has taken place in creating this equity statement. Jacki Murphy said she shared Elaine's sentiments.

Charlie said one piece of community feedback was that our mission and vision statements both needed to be updated instead of adding a separate equity statement; he said these updates will come, however it requires changing the bylaws and that will be a longer and more complicated process. Chris Shaw said he was unaware the mission and vision statements were ten to twenty years old.

Anne Nelson asked for feedback and thoughts on the presentation to prepare for the Board meeting in September. She shared the content to pull from is so expansive and deep, if anyone has thoughts around what context is helpful to let her know. Charlie said it would be good for EC members to weigh in on the presentation. Chris Shaw said the context and slide deck presentation was helpful in framing the conversation.

9. Chair/Director Report

a) July Flood Update

Charlie said CCRPC staff members, Dan Albrecht, Pam Brangan, and Christine Forde all work with the Vermont State Emergency Operation Center and were recently helping with our communities on assessing recent flood damage. He explained the most affected Chittenden County municipalities were places in Bolton, Milton, Richmond as well as Burlington with a

sewer line break. There will be access to FEMA Funding and we are working with towns to help in whatever way necessary.

b) Act 47 Studies Update:

Charlie explained that as part of the S.100 Housing Bill, there are 4 studies underway. Charlie is in a leadership position for the studies and over the coming months will be working on this with help from CCRPC staff members Taylor Newton, Darren Schibler, Sarah Muskin, and Pam Brangan. Charlie said the Act 250 Study reform is at the forefront and important. This study is likely to suggest more protection of natural resource areas with a trade-off of less Act 250 involvement in urban areas where we want to encourage growth. Charlie asked members to provide feedback on this concept. Catherine McMains said this makes sense to her particularly considering the law (Act 126) that set a goal of permanently establishing conservation of 30% of Vermont's total land area by 2023 and 50% by 2023. There will be requests for better RPC future land use mapping similar to the enhanced energy planning. We are working with other RPC's to develop criteria for consistent future land use mapping. There is also a conversation about using these maps to help guide the Act 250 and State Designation decisions. Charlie said he wanted members to know there is a lot more to come with developing these mapping designations and that momentum is building for actual changes with Act 250.

10. New Business: There was none.

11. Executive Session: None needed.

12. Adjournment: CATHERINE MCMAINS MADE A MOTION, SECONDED BY MICHAEL BISSONETTE, TO ADJOURN THE MEETING AT 7:07 PM. THE MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,
Amy Irvin Witham

September 6, 2023

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

Re: Essex A North Lot Solar, LLC (GlobalFoundries) Petition for 4.95 MW Solar Array off Robinson Parkway, Essex Junction (case #23-2606-AN)

Dear Ms. Anderson,

The Chittenden County Regional Planning Commission ("CCRPC") has received the 45-day notice of the above-named application submitted by Encore Renewable Energy to develop a 4.95 MW solar array to be located off Robinson Parkway in Essex Junction, VT on a parcel owned by GlobalFoundries, Inc.

CCRPC has reviewed this project's conformance with CCRPC's *2018 Chittenden County ECOS Plan* ("the Plan"), which gained a Determination of Energy Compliance from the Vermont Department of Public Service on August 9, 2018.

ECOS Energy Goal

CCRPC finds that this project meets the intent of the Energy Goal (Goal #17) of the Plan: "Move Chittenden County's energy system toward a cleaner, more efficient and renewable system that benefits health, economic development, and the local/global climate by working towards the State's Comprehensive Energy Plan goals."

Strategy 2, Action 4b of the Plan states "CCRPC supports the generation of new renewable energy in the County to meet the Vermont Comprehensive Energy Plan's goals of using 90% renewable energy by 2050, in a manner that is cost effective and respects the natural environment." Development of this solar facility helps implement this action.

Constraints Policies

The *2018 ECOS Plan* states that renewable energy facility development should be located to avoid state and local known constraints that have been field verified, and to minimize impacts to state and local possible constraints that have been field verified (Strategy 3, Action 1.f and Strategy 4, Action 1.f and Action 2.e). Our review indicates that the following constraints are located on the property:

State Possible Constraints

- **Agricultural Soils.** Primary Agricultural Soils underlie a majority of the site, some of which may be considered previously impacted by the development of the existing parking lots. CCRPC requests that further impacts to the agricultural soils be minimized in accordance with the recommendations of the Vermont Agency of Agriculture, Food, and Markets.

Additionally, the site meets all the 2018 ECOS Plan's suitability standards, which define characteristics of sites where CCRPC encourages renewable energy generation facilities. These relevant standards for this project are:

1. Strategy 2, Action 4(b)(i): Locate energy generation proximate to existing distribution and transmission infrastructure with adequate capacity and near areas with high electric load: The project is located with direct access to three-phase power and is near both Green Mountain Power and VELCO transmission lines without distribution constraints. In addition, the project is located close to GlobalFoundries, which is among the single largest users of electricity in the state and in an area of highest development density and electric load in Essex Junction.
2. Strategy 2, Action 4(b)(ii): Locate renewable energy generation in areas designated by a municipality: In its 2019 Comprehensive Plan, the City of Essex Junction designated preferred sites include previously developed land (including parking lots) and locations where 50% of a facility's demand will be used on-site or on an adjacent parcel.
3. Strategy 2, action 4(b)(iii): Locate solar generation (including but not limited to net metering) on previously impacted areas: The project is located primarily on a previously developed parking lot.
4. Strategy 2, action 4(b)(iv): Locate ground-mounted solar larger than 15 kW...outside of state designated village centers: The project is located outside of Essex Junction's designated village center.
5. Strategy 2, action 4(b)(v): Locate ground-mounted solar generation in Chittenden County's areas planned for growth, while allowing for infill development wherever reasonably practical: The project is located in the growth-oriented Enterprise Planning Area and utilizes an existing partially developed site not available for other forms of development, but still allows for expansion of GlobalFoundries' microchip manufacturing facility.

The project meets CCRPC's suitability policies and constraints policies provided the applicant works with the appropriate State agency to mitigate impacts to the above cited constraint.

This review is based on the information currently available. CCRPC will review and comment on materials submitted as the Section 248 review process continues.

Thank you for your time and attention.

Sincerely,

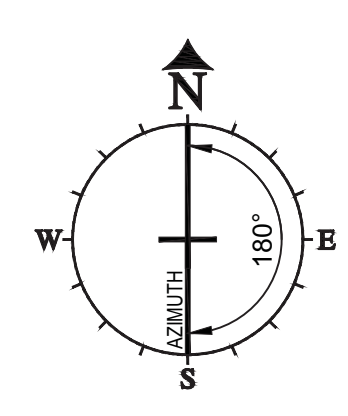
Charlie Baker
Executive Director


CC: CCRPC Board
Chris Yuen, Essex Junction Community Development Director



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A1
SCALE:
N/A





Leaders in Distributed Energy Generation.

110 Main Street, Suite 2E
Burlington, VT 05401
802-861-3023

www.encorerenewableenergy.com

PROFESSIONAL SEAL

ENGINEER'S SEAL APPLIES TO DESIGN OF STRUCTURAL COMPONENTS ONLY

Global Foundries IX Group A Concept Plan

Type		Fenced Area	
FT		~30 acres	
Intrarow Spacing		Tilt	Azimuth
		25°	180°
Module Rating / Count			
540W			
12,428 Modules			
DC Rating		AC Rating	
6.711 MW		4.95 MW	
Interconnection			
Existing line	Line Extension		Site Extension
x ft	y ft		z ft

RELEASE RECORD

5	08/01/2023	45 Day Notice ZB
4	03/17/2023	
3	09/14/2022	
2	09/08/2022	
1	09/06/2022	
DATE	DESCRIPTION	

PROJECT INFORMATION

TITLE & ADDRESS:
1040 Robinson Pkwy,
Essex Junction, 05452

ER PROJECT No.:

DRAWN BY:
ZB

REVIEWED BY:

SHEET TITLE:
Concept Plan

SHEET No.:
P-102

September 6, 2023

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

Re: Essex B1 Parking Lot Solar, LLC (GlobalFoundries) Petition for 2.8 MW Solar Array off Robinson Parkway,
Essex Junction (case #23-2607-AN)

Dear Ms. Anderson,

The Chittenden County Regional Planning Commission ("CCRPC") has received the 45-day notice of the above-named application submitted by Encore Renewable Energy to develop a 2.8 MW solar array to be located off Robinson Parkway in Essex Junction, VT on a parcel owned by GlobalFoundries, Inc.

CCRPC has reviewed this project's conformance with CCRPC's *2018 Chittenden County ECOS Plan* ("the Plan"), which gained a Determination of Energy Compliance from the Vermont Department of Public Service on August 9, 2018.

ECOS Energy Goal

CCRPC finds that this project meets the intent of the Energy Goal (Goal #17) of the Plan: "Move Chittenden County's energy system toward a cleaner, more efficient and renewable system that benefits health, economic development, and the local/global climate by working towards the State's Comprehensive Energy Plan goals."

Strategy 2, Action 4b of the Plan states "CCRPC supports the generation of new renewable energy in the County to meet the Vermont Comprehensive Energy Plan's goals of using 90% renewable energy by 2050, in a manner that is cost effective and respects the natural environment." Development of this solar facility helps implement this action.

Constraints Policies

The *2018 ECOS Plan* states that renewable energy facility development should be located to avoid state and local known constraints that have been field verified, and to minimize impacts to state and local possible constraints that have been field verified (Strategy 3, Action 1.f and Strategy 4, Action 1.f and Action 2.e). Our review indicates that the following constraints are located on the property:

State Possible Constraints

- **Agricultural Soils.** Primary Agricultural Soils underlie a majority of the site, some of which may be considered previously impacted by the development of the existing parking lots. CCRPC requests that further impacts to the agricultural soils be minimized in accordance with the recommendations of the Vermont Agency of Agriculture, Food, and Markets.

Additionally, the site meets all the 2018 ECOS Plan's suitability standards, which define characteristics of sites where CCRPC encourages renewable energy generation facilities. These relevant standards for this project are:

1. Strategy 2, Action 4(b)(i): Locate energy generation proximate to existing distribution and transmission infrastructure with adequate capacity and near areas with high electric load: The project is located with direct access to three-phase power and is near both Green Mountain Power and VELCO transmission lines without distribution constraints. In addition, the project is located close to GlobalFoundries, which is among the single largest users of electricity in the state and in an area of highest development density and electric load in Essex Junction.
2. Strategy 2, Action 4(b)(ii): Locate renewable energy generation in areas designated by a municipality: In its 2019 Comprehensive Plan, the City of Essex Junction designated preferred sites include previously developed land (including parking lots) and locations where 50% of a facility's demand will be used on-site or on an adjacent parcel.
3. Strategy 2, action 4(b)(iii): Locate solar generation (including but not limited to net metering) on previously impacted areas: The project is located primarily on a previously developed parking lot.
4. Strategy 2, action 4(b)(iv): Locate ground-mounted solar larger than 15 kW...outside of state designated village centers: The project is located outside of Essex Junction's designated village center.
5. Strategy 2, action 4(b)(v): Locate ground-mounted solar generation in Chittenden County's areas planned for growth, while allowing for infill development wherever reasonably practical: The project is located in the growth-oriented Enterprise Planning Area and utilizes an existing partially developed site not available for other forms of development, but still allows for expansion of GlobalFoundries' microchip manufacturing facility.

The project meets CCRPC's suitability policies and constraints policies provided the applicant works with the appropriate State agency to mitigate impacts to the above cited constraint.

This review is based on the information currently available. CCRPC will review and comment on materials submitted as the Section 248 review process continues.

Thank you for your time and attention.

Sincerely,

Charlie Baker
Executive Director

CC: CCRPC Board
Chris Yuen, Essex Junction Community Development Director



PROFESSIONAL SEAL

ENGINEER'S SEAL APPLIES TO DESIGN OF STRUCTURAL COMPONENTS ONLY

Global Foundries Group B

Concept Plan

Type		Fenced Area	
FT		acres	
Intrawrow Spacing	Tilt	Azimuth	
varies	varies	varies	
Module Rating / Count			
VSun 540W 6706 Modules			
DC Rating		AC Rating	
3.62 MW		2.5 MW	
Interconnection			
Existing line	Line Extension	Site Extension	
x ft	y ft	z ft	

RELEASE RECORD

1	3/17/2023	
DATE		DESCRIPTION

PROJECT INFORMATION

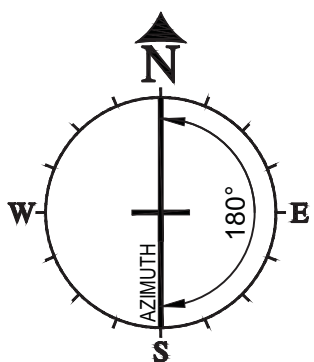
TITLE & ADDRESS:
1040 Robinson Pkwy, Essex Junction, VT 05452

ER PROJECT No.:

DRAWN BY: LWK
REVIEWED BY:

SHEET TITLE:
Concept

SHEET No.:
P-102



September 6, 2023

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

Re: Williston E Chip Alley Solar, LLC (GlobalFoundries) Petition for 3.5 MW Solar Array off Redmond Road, Williston (case #23-2608-AN)

Dear Ms. Anderson,

The Chittenden County Regional Planning Commission ("CCRPC") has received the 45-day notice of the above-named application submitted by Encore Renewable Energy to develop a 3.5 MW solar array to be located off Redmond Road in Williston on a parcel owned by GlobalFoundries, Inc.

CCRPC has reviewed this project's conformance with CCRPC's *2018 Chittenden County ECOS Plan* ("the Plan"), which gained a Determination of Energy Compliance from the Vermont Department of Public Service on August 9, 2018.

ECOS Energy Goal

CCRPC finds that this project meets the intent of the Energy Goal (Goal #17) of the Plan: "Move Chittenden County's energy system toward a cleaner, more efficient and renewable system that benefits health, economic development, and the local/global climate by working towards the State's Comprehensive Energy Plan goals."

Strategy 2, Action 4b of the Plan states "CCRPC supports the generation of new renewable energy in the County to meet the Vermont Comprehensive Energy Plan's goals of using 90% renewable energy by 2050, in a manner that is cost effective and respects the natural environment." Development of this solar facility helps implement this action.

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The *2018 ECOS Plan* states that renewable energy facility development should be located to avoid state and local known constraints that have been field verified, and to minimize impacts to state and local possible constraints that have been field verified (Strategy 3, Action 1.f and Strategy 4, Action 1.f and Action 2.e). Our review indicates that the following constraints are located on the property:

State Possible Constraints

- **Class I and II Wetlands.** The site plans indicate that a Class II wetland runs through the center of the proposed site, and that a 50-foot buffer would be maintained to avoid impacts to this resource. The full petition should confirm that no new infrastructure will impact the wetlands unless a permit is received from the Vermont Agency of Natural Resources.
- **Agricultural Soils.** Primary Agricultural Soils underlie a majority of the site, some of which may be considered previously impacted by the development of the existing parking lots. CCRPC requests that further impacts to the agricultural soils be minimized in accordance with the recommendations of the Vermont Agency of Agriculture, Food, and Markets.

- **Deer Wintering Areas.** The forested area southwest of the proposed array is part of a deer wintering area as mapped by the Vermont Department of Fish and Wildlife. CCRPC asks that the applicant confirm that this resource will not be impacted by the proposed development in the full petition.
- **Vermont Conservation Design Priority Interior Forest Blocks.** The proposed array may minimally impact a small area of this resource as documented in BioFinder / Vermont Conservation Design. Please confirm this with the Vermont Agency of Natural Resources and provide information on any required avoidance or mitigation in the full petition.

Local Known Constraints

- **Watershed Protection Buffers.** A 50-foot watershed protection buffer is required along all unnamed streams which are shown on Maps 14 and 23 of the Town of Williston's 2016 Comprehensive Plan. This includes one located in the southwest corner of the site; however, the plans indicate a riparian buffer would be delineated. CCRPC recommends that the applicant work with the Town of Williston to determine how any potential impacts to this constraint may be avoided or mitigated.
- **Slopes 30% and greater.** A very small area (less than 500 sq. ft.) of the site has slopes exceeding 30%. CCRPC recommends that the applicant coordinate with the Town of Williston to determine the impact of development on this resource and possible mitigation measures.

Local Possible Constraints

- **Slopes 15-30%.** Two isolated areas totaling approximately 1.5 acres of the site have slopes exceeding 15%. CCRPC recommends that the applicant coordinate with the Town of Williston to determine the impact of development on this resource and possible mitigation measures.
- **Conservation Areas.** The proposed array would directly impact core wildlife habitat, and may indirectly impact a wildlife travel corridor, as documented by the Town of Williston in Map 18 of its 2016 Comprehensive Plan. CCRPC recommends that the applicant coordinate with the Town prior to submittal of a full petition to mitigate potential impacts to these resources.

Additionally, the site meets the following 2018 ECOS Plan's suitability standards, which define characteristics of sites where CCRPC encourages renewable energy generation facilities. These relevant standards for this project are:

1. Strategy 2, Action 4(b)(i): Locate energy generation proximate to existing distribution and transmission infrastructure with adequate capacity and near areas with high electric load: The project is located with direct access to three-phase power and is near both Green Mountain Power and VELCO transmission lines without distribution constraints. In addition, the project is located close to GlobalFoundries, which is among the single largest users of electricity in the state, as well as the areas of highest development density and electric load in Williston and surrounding communities.
2. Strategy 2, Action 4(b)(ii): Locate renewable energy generation in areas designated by a municipality: In its 2016 Town Plan, the Town of Williston has designated preferred sites to include previously developed land (including parking lots), as well as locations where 50% of a facility's demand will be used on-site or on an adjacent parcel.
3. Strategy 2, action 4(b)(iii): Locate solar generation (including but not limited to net metering) on previously impacted areas: The project is located primarily on a previously developed parking lot.
4. Strategy 2, action 4(b)(iv): Locate ground-mounted solar larger than 15 kW...outside of state designated...growth centers: The project is located outside of Williston's designated growth center.
5. Strategy 2, action 4(b)(v): Locate ground-mounted solar generation in Chittenden County's areas planned for growth, while allowing for infill development wherever reasonably practical: The project is

located in the growth-oriented Enterprise Planning Area and utilizes an existing partially developed site not available for other forms of development, but still allows for expansion of GlobalFoundries' microchip manufacturing facility.

The project meets CCRPC's suitability policies and constraints policies provided the applicant works with the appropriate State agencies and the Town to mitigate impacts to the above cited constraints.

This review is based on the information currently available. CCRPC will review and comment on materials submitted as the Section 248 review process continues.

Thank you for your time and attention.

Sincerely,

Charlie Baker
Executive Director

CC: CCRPC Board
Matt Boulanger, Williston Planning & Zoning Director

September 6, 2023

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

Re: Williston F Mountain View Solar, LLC (GlobalFoundries) Petition for 1.5 MW Solar Array off Mountain View Road, Williston (case #23-2609-AN)

Dear Ms. Anderson,

The Chittenden County Regional Planning Commission ("CCRPC") has received the 45-day notice of the above-named application submitted by Encore Renewable Energy to develop a 1.5 MW solar array to be located off Mountain View Road in Williston on a parcel owned by GlobalFoundries, Inc.

CCRPC has reviewed this project's conformance with CCRPC's *2018 Chittenden County ECOS Plan* ("the Plan"), which gained a Determination of Energy Compliance from the Vermont Department of Public Service on August 9, 2018.

ECOS Energy Goal

CCRPC finds that this project meets the intent of the Energy Goal (Goal #17) of the Plan: "Move Chittenden County's energy system toward a cleaner, more efficient and renewable system that benefits health, economic development, and the local/global climate by working towards the State's Comprehensive Energy Plan goals."

Strategy 2, Action 4b of the Plan states "CCRPC supports the generation of new renewable energy in the County to meet the Vermont Comprehensive Energy Plan's goals of using 90% renewable energy by 2050, in a manner that is cost effective and respects the natural environment." Development of this solar facility helps implement this action.

Constraints Policies

The *2018 ECOS Plan* states that renewable energy facility development should be located to avoid state and local known constraints that have been field verified, and to minimize impacts to state and local possible constraints that have been field verified (Strategy 3, Action 1.f and Strategy 4, Action 1.f and Action 2.e). Our review indicates that the following constraints are located on the property:

State Possible Constraints

- **Agricultural Soils.** Primary Agricultural Soils underlie a majority of the site, some of which may be considered previously impacted by the development of the existing parking lots. CCRPC requests that further impacts to the agricultural soils be minimized in accordance with the recommendations of the Vermont Agency of Agriculture, Food, and Markets.

Local Known Constraints

- **Watershed Protection Buffers.** A 50-foot watershed protection buffer is required along all unnamed streams which are shown on Maps 14 and 23 of the Town of Williston's 2016 Comprehensive Plan. This includes one located along the northern side of the site; however, the proposed array appears to be located at least 50 feet to the south of this stream. CCRPC recommends that the applicant work with the Town of Williston to determine how any potential impacts to this constraint may be avoided or mitigated.
- **Primary Scenic Viewsheds outside the Growth Center.** The site appears to be in a mapped scenic viewshed as shown on Map 24b of the 2016 Williston Town Plan. CCRPC recommends that the petitioner consult with Town staff about development within this scenic viewshed and potential mitigation prior to submittal of a full petition.

Local Possible Constraints

- **Vermont Conservation Design Priority Riparian Connectivity Blocks.** The proposed array may minimally impact a small area of this resource as documented in BioFinder / Vermont Conservation Design. CCRPC recommends that the applicant coordinate with the Agency of Natural Resources and the Town prior to submittal of a full petition to mitigate potential impacts to these resources.

Additionally, the site meets the following 2018 ECOS Plan's suitability standards, which define characteristics of sites where CCRPC encourages renewable energy generation facilities. These relevant standards for this project are:

1. Strategy 2, Action 4(b)(i): Locate energy generation proximate to existing distribution and transmission infrastructure with adequate capacity and near areas with high electric load: The project is located with direct access to three-phase power and is near both Green Mountain Power and VELCO transmission lines without distribution constraints. In addition, the project is located close to GlobalFoundries, which is among the single largest users of electricity in the state, as well as the areas of highest development density and electric load in Williston and surrounding communities.
2. Strategy 2, action 4(b)(iv): Locate ground-mounted solar larger than 15 kW...outside of state designated...growth centers: The project is located outside of Williston's designated growth center.

The project meets CCRPC's suitability policies and constraints policies provided the applicant works with the appropriate State agencies and the Town to mitigate impacts to the above cited constraints.

This review is based on the information currently available. CCRPC will review and comment on materials submitted as the Section 248 review process continues.

Thank you for your time and attention.

Sincerely,

Charlie Baker
Executive Director

CC: CCRPC Board
Matt Boulanger, Williston Planning & Zoning Director



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A1
SCALE:
N/A

Leaders in Distributed Energy Generation.

110 Main Street, Suite 2E
Burlington, VT 05401
802-861-3023

www.encorerenewableenergy.com

PROFESSIONAL SEAL

ENGINEER'S SEAL APPLIES TO DESIGN OF STRUCTURAL COMPONENTS ONLY

Global Foundries IX Group F

Concept Plan

Type		Fenced Area	
FT		6.85 acres	
Intrarow Spacing	Tilt	Azimuth	
	30°	180°	
Module Rating / Count			
VSun 540W			
3,354 Modules			
DC Rating		AC Rating	
1.81 MW		1.40 MW	
Interconnection			
Existing line	Line Extension	Site Extension	
x ft	y ft	z ft	

RELEASE RECORD

2	03/17/2023
1	09/06/2022
DATE	DESCRIPTION

PROJECT INFORMATION

TITLE & ADDRESS:
1040 Robinson Pkwy,
Essex Junction, 05452

ER PROJECT No.:

DRAWN BY:
LWK

REVIEWED BY:

SHEET TITLE:
Concept Plan

SHEET No.:
P-102



Chittenden County Regional Planning Commission Executive Committee

August 2, 2023

Agenda Item 7: Discussion Item

FY2024 Regional Board Member & Committee Appointments

Regional Board Member Appointments per the Bylaws: Article IV.C. "... Regional Board members shall be appointed by the Chittenden County Regional Planning Commission for a term of two years for even numbered fiscal years at the June meeting..."

Agriculture: Tom Eaton, **Socio-Economic-Housing:** Bruce Wilson, Deac (Katherine) Decarreau (alt.), **Industrial/Business:** Tim Baechle **Conservation/Environmental:** Miles Waite

Committee Appointments per the Bylaws: Article VII.B. "The Chair shall ... with concurrence of the Chittenden County Regional Planning Commission, establish and appoint committees and their members." Article XI: "All Chittenden County Regional Planning Commission Board members are encouraged to participate in a minimum of at least one standing committee. The Chair may appoint ad hoc committees for a specific purpose with the approval of the Chittenden County Regional Planning Commission. Committees should include subject matter experts as needed to provide advice to the Chittenden County Regional Planning Commission Board."

Finance Committee (Secretary/Treasurer, Vice Chair and 1 other board member): Jacki Murphy, Colchester, Secretary/Treasurer; Bard Hill, Richmond, Vice Chair; and Jeff Carr, Shelburne alt.

Board Development Committee (past Chair and up to 4 other board members): Catherine McMains, Jericho; Mike O'Brien, Winooski; Elaine Haney, Essex Junction; Jeff Carr, Shelburne alt.; Andy Montroll, Burlington.

Unified Planning Work Program Committee (3-5 board members Bard Hill, Richmond (Chair); John Zicconi, Shelburne; Michael Bissonette, Hinesburg; Jacki Murphy, Colchester.

Transportation Advisory Committee (1 board member): Kurt Johnson, Underhill alt.

TAC Interest Group Reps: Elderly - Bob Henneberger; Bike/Ped - Jonathon Weber; Rail - Mary Anne Michaels; Environmental - Richard Watts; Disabled – Adam Wechsler; Business – Sam Andersen

Planning Advisory Committee (1 board member): Wayne Howe, Jericho alt.

Long Range Planning Committee (3-6 board members, one of them to be Chair of the LRPC): Tracey Delphia, Essex; Andy Watts, Williston; Dana Hanley, Charlotte; Benjamin Bornstein, Westford;

Clean Water Advisory Committee: (1 board member) Miles Waite; and Tom Eaton as alternate

ad hoc Brownfields Advisory Committee: Sam Andersen, GBIC; Matt Vaughn, LCBP; Samantha Dunn, Burlington CEDO; Jon Rauscher, City of Winooski; Dr. Pablo Bose, UVM; Amanda Froeschle, VT Dept of Health; Sam Arnold, Community Health Centers of Burlington; Kristie Farnham, VT Dept of Economic Development (ex officio); Sarah Palmer Bartlett, VT DEC (ex officio); William Lariviere, EPA Region One (ex officio); _____, CCRPC Board

ad hoc All Hazards Mitigation Plan Update Committee: Garret Mott, Buels Gore.

Equity Advisory Committee:

Name	Affiliation
------	-------------

Mike O'Brien	CCRPC Board Member
Elaine Haney	CCRPC Board Member
Jacki Murphy	CCRPC Board Member
Bruce Wilson	CCRPC Board Member
Cristalee McSweeney	Executive Director, Williston Community Justice Center
Elaine Wang	Winooski City Manager
FaRied Munarsyah	The People's Kitchen (Burlington)
Rachel Batterson	Director, Housing Discrimination Law Project, VT Legal Aid
Melissa Lang	Academic Program Coordinator, Mercy Connections
Zoraya Hightower	Burlington City Councilor
Virginie Diambou	Racial Equity Director, Champlain Valley Office of Economic Opportunity (CVOEO)
Catarina Campbell**	Director of Diversity, Equity & Inclusion, Howard Center
Ragab Mohamed	Community Member, South Burlington
Ahmed Mohamed	Community Member, South Burlington
Lydia Diamond	Community Member, South Burlington
Omar Derzi	Community Member, Winooski
Jasim Muddafar	Community Member, Winooski
Melissa Heitkamp**	Community Member, Jericho
Charlie Baker	CCRPC Staff
Bryan Davis	CCRPC Staff
Anne Nelson Stoner	CCRPC Staff
Emma Vaughn	CCRPC Staff

For questions, contact Charlie Baker, 735-3500 or cbaker@ccrpcvt.org.



Chittenden County Regional Planning Commission

September 6, 2023

Agenda Item 6: Equity Statement

Background: The population of Chittenden County has grown by roughly 12,000 people in the past ten years. Over 99% of this growth are People of Color. If this trend continues, Chittenden County will have 60,000 more People of Color by the year 2070. Yet, the disparities in Chittenden County are persistent: Black households have less than half the income of White households, allowing for 65% of White households to own their homes, while over 85% of Black households rent. Income inequality, more broadly, has risen steadily since the 1970s. Regional planning has played a role in the historical context that has led to, and the present systems that perpetuate, our current disparities.

We are proposing, in addition to our Mission & Vision Statements for the organization, we also adopt an Equity Statement to make clear our acknowledgement of persistent inequities, planning's role in historical and current systems of oppression, and how we commit to working differently moving forward.

Draft Equity Statement:

CCRPC acknowledges that structural racism and other forms of oppression contribute to persistent disparities. We recognize the role that regional planning and our work has contributed to these inequities, especially for communities of color, lower socio-economic status, and (dis)ability.

We hold ourselves responsible for improving our practices, policies, regulations, and actions through identifying and addressing inequities in our own past; leveraging our assets to improve access; meaningful collaboration with those most impacted by the problems we seek to address as experts in their own experience; and continuous education. We commit to constantly evaluating our work to improve ways we plan for more equitable and inclusive communities, where identity and socio-economic status no longer predestine life outcomes; where all—not the selected few—are heard, seen, and belong.

Anne Nelson met with CCRPC Staff in small groups to workshop a draft equity statement, using language found in examples from Vermont and across the country. This draft was then reviewed with a few community partners willing to review it, and then with the Equity Advisory Committee on Wednesday, July 26th.

Staff Recommendation: That the Executive Committee review and edit as needed and recommend the Board approve and adopt the Equity Statement.

For more information contact: Anne Nelson Stoner anstoner@ccrpcvt.org or 434-987-0078
Charlie Baker cbaker@ccrpcvt.org or 802-735-3500

REGULAR MEETING AGENDA
Wednesday, September 20, 2023, 6:00 pm
Remote Attendance, via ZOOM



Remote Attendance:

Join Zoom Meeting: <https://us02web.zoom.us/j/83759266456>

One tap mobile: +13092053325,83759266456# US

Dial in: +1 309 205 3325 Meeting ID: 837 5926 6456

CONSENT AGENDA –

C.1 Minor TIP Amendment – none

DELIBERATIVE AGENDA

1. Call to Order; Attendance; Changes to the Agenda (Action; 1 minute)
2. Public Comment Period on Items NOT on the Agenda (Discussion; 5 minutes)
3. Staff introductions – Sai, Bryan, and Jason (Discussion; 6 minutes)
4. Action on Consent Agenda – none (MPO Action, if needed ; 1 min)
5. Approve Minutes of August 2023, Meeting * (Action; 1 minute)
6. Committee Appointments* (Action; 5 minutes)
7. Equity Statement review* (Action; 15 minutes)
8. ECOS Prosperity review* (Action; 30 minutes)
9. Regional Future Land Use concepts (Discussion; 15 minutes)
10. Health Equity project update (Discussion; 15 minutes)
11. Equity Update (Discussion; 10 minutes)
12. Chair/Executive Director's Updates (Information; 10 min.)
 - a. S.100 Studies
 - b. ??
13. Committee/Liaison Activities & Reports * (Information; 1 min.)
 - a. [Executive & Finance Committee](#) (final minutes June 15, 2023, [draft minutes](#) July 5, 2023)*
 - i. Act 250 and Sec 248 letters
 - b. [Transportation Advisory Committee](#) (draft minutes July 11, 2023)*
 - c. [Planning Advisory Committee](#) (draft minutes June 14, 2023)*
 - d. [Long Range Planning Committee](#) (draft minutes July 11, 2023)*
 - e. [LRPC Energy Sub-committee](#) (draft minutes July 10, 2023)*
14. Adjournment (Action; 1 min.)

*Attachment(s)

*In accordance with provisions of the Americans with Disabilities Act (ADA) of 1990, the CCRPC will ensure public meeting sites are accessible to all people. Requests for free interpretive or translation services, assistive devices, or other requested accommodations, should be made to Emma Vaughn, CCRPC Title VI Coordinator, at 802-846-4490 ext. *21 or emma.vaughn@ccrpcvt.org, no later than 3 business days prior to the meeting for which services are requested.*

Upcoming Meetings - Unless otherwise noted, all meetings are held primarily virtually:

- Equity Advisory Committee – Tuesday, July 26, 2023, 5:30pm
- Clean Water Advisory Committee - Tuesday, August 1, 2023, 11am
- CWAC MS4 Subcommittee - Tuesday, August 1, 2023, ~12:30pm
- Executive Committee – Wednesday, August 2, 2023, 5:45pm
- Long Range Planning Committee - Tuesday, August 8, 2023, 7pm
- Planning Advisory Committee – Wednesday, August 17, 2023, 2:30pm
- Equity Advisory Committee – Tuesday, August 30, 2023, 5:30pm
- Transportation Advisory Committee – Tuesday, September 5, 2023, 9am
- Clean Water Advisory Committee - Tuesday, September 5, 2023, 11am
- CWAC MS4 Subcommittee - Tuesday, September 5, 2023, ~12:30pm
- Executive Committee – Wednesday, September 6, 2023, 5:45pm
- Planning Advisory Committee – Wednesday, September 13, 2023, 2:30pm
- CCRPC Board Meeting - Wednesday, September 20, 2023, 6:00pm

Tentative future Board agenda items:

August	NO MEETING
September 20, 2023	New member Training prior to meeting? Committee Appointments State renewable energy standard – REV? Equity Statement review ECOS Prosperity review Health Equity project update Equity Update
October 18, 2023	Member training prior to meeting? Municipal Dues Transit Performance Measures – GMT Equity Statement action EDD MOU? ECOS People review Equity Update FTA Title VI Plan
November 15, 2023	ECOS Place review Legislative Breakfast content review Equity Update

*In accordance with provisions of the Americans with Disabilities Act (ADA) of 1990, the CCRPC will ensure public meeting sites are accessible to all people. Requests for free interpretive or translation services, assistive devices, or other requested accommodations, should be made to Emma Vaughn, CCRPC Title VI Coordinator, at 802-846-4490 ext. *21 or emma.vaughn@ccrpcvt.org, no later than 3 business days prior to the meeting for which services are requested.*