

Agenda

Joint Finance & Executive Committee Meeting

Wednesday, July 10, 2024 – 5:45 PM



Hybrid Meeting
CCRPC, 110 West Canal St, Winooski, VT 05404 or
Zoom Link: <https://us02web.zoom.us/j/81892827700>
Dial-in +1 305 224 1968
Meeting ID: 818 9282 7700

1. Call to Order, Attendance
2. Changes to the Agenda, Members' Items (Action)
3. Minutes - June 5, 2024* (Action)
4. Act 250 & Section 248 Applications
 - a. Town of Colchester (#24-1600-NM) * (Action)
 - b. Vermont Gas Systems, Inc. (#24-1795-AN) * (Action)
 - c. Global Foundries (#24-1898-PET) * (Action)
 - d. Essex VT BESS (#24-2009-AN) * (Action)
 - e. Wheeler Property Act 250 Appeal update (Discussion)
5. Third Quarter Financials (**to be sent out via e-mail prior to the meeting**) * (Action)
6. Equity Update (Discussion)
7. Initial discussion of Exec Dir evaluation and salary decision process (Discussion)
8. Chair/Executive Director Report (Discussion)
 - a. Board Development Committee update
 - b. Open Meeting Law update
 - c. Legislative update
 - d. Hiring update
 - e. Other
9. New Business (Discussion)
10. Draft July 17, 2024, Board agenda review* (Discussion)
11. Executive Session (to discuss personnel issues) (Discussion/Action)
12. Adjournment (Action)

*Attachments

NEXT MEETING Executive Committee August 7, 2024; 5:45 PM

In accordance with provisions of the Americans with Disabilities Act (ADA) of 1990, as amended, the CCRPC will ensure public meetings are accessible to all people. Requests for free interpretive or translation services, assistive devices, or other requested reasonable accommodations, should be made to Emma Vaughn, CCRPC Title VI & ADA Coordinator, at 802-8464490 ext. 121 or evaughn@ccrpcvt.org, at least 5 business days prior to the meeting for which services are requested.

CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION
EXECUTIVE COMMITTEE MEETING MINUTES
DRAFT

DATE: Wednesday, June 5, 2024
TIME: 5:45 PM
PLACE: Remote Attendance via Zoom

PRESENT: Chris Shaw, Chair Catherine McMains, Past Chair
Jacki Murphy, Secretary/Treasurer Michael Bissonette, at large <5000
Bard Hill, Vice Chair (*departed 6:46 PM*) Elaine Haney, at large >5,000

STAFF: Charlie Baker, Executive Director Taylor Newton, Planning Prog. Mgr.
Forest Cohen, Senior Business Mgr. Trudy Namubiru, Business Office Mgr.
Emma Vaughn, Communications Mgr. Eleni Churchill, Transp. Program Mgr.
Amy Irvin Witham, Bus. Office Mgr.
Anne Nelson Stoner, Equity & Engage Mgr.

OTHER: Matthew Arancio, VTrans

1. Call to Order, Attendance

Chris Shaw, Chair, called the meeting to order at 5:50 PM.

2. Changes to the Agenda, Members items

None.

3. Approval of the Joint Finance and/or Executive Committee Meeting Minutes

a.) Joint Finance & Executive Committee minutes, May 1, 2024.

C. McMains motioned to approve the minutes as drafted. Seconded by B. Hill. Motion carried unanimously.

b.) Special Executive Committee minutes, May 15, 2024.

M. Bissonette motioned with a proposed edit for line 37; remove the second iteration of the phrase: *connector street*. Seconded by B. Hill. Motion carried unanimously.

4. Act 250 & Section 248 Applications:

a.) Williston E Chip Alley Solar, LLC (3.125 MW, #24-1024-PET)

T. Newton reviewed project proposal. He noted impact to wetlands, agricultural soils, and local known constraints and CCRPC's deference to State agencies and the Town regarding those potential impacts. CCRPC finds the project meets the intent of Energy Goal #17, and the location meets all the 2018 ECOS Plan's suitability policies.

J. Murphy motioned to submit the CCRPC letter to the Public Utility Commission as drafted. E. Haney seconded. Motion carried. B. Hill abstained.

b.) Williston F Mountain View Solar, LLC (1.375 MW, #24-1683-PET)

T. Newton reviewed project proposal. He noted impact to wetlands, agricultural soils, and local known constraints and CCRPC's deference to State agencies and the Town regarding those

potential impacts. He noted that there is a typo in the letter to remove the heading “local possible constraints” from the proposed letter. CCRPC finds the project meets the intent of Energy Goal #17, and the location meets all the 2018 ECOS Plan’s suitability policies.

C. McMains motioned to submit the CCRPC letter to the Public Utility Commission as drafted. J. Murphy seconded. Motion carried unanimously.

5. Draft Personnel Policy Amendments Related to Compensation and Benefits

The Executive Committee reviewed four items: salary ranges, FMLA insurance with the creation of an organizational PTO bank, increasing the employer contribution to retirement by 2%, and two new job descriptions for Senior Business Manager and Program Manager. C. Baker noted that staff has expressed that paid family medical leave is their top priority. Family and Medical leave would be covered through different approaches. Medical leave is proposed to be covered by medical leave insurance (\$10,569). The cost of this insurance is \$2,000+ less than CCRPC’s existing short-term disability (\$12,896). Therefore, the proposal is to drop short-term disability insurance. The family leave insurance (\$4,418) would insure 70% of pay for 21 employees. C. Baker noted that the insurance allows employees to “top up” to 100% pay by also using their PTO. C. Baker explained that the proposal includes the creation of an organizational PTO bank to cover unforeseen circumstances.

F. Cohen noted the personal policy salary table will be updated to change the Senior Business Office Manager to Senior Business Manager.

T. Newton suggested to increase the higher end of the Executive Director salary range. C. Shaw asked if the committee wanted to discuss increasing the range to the mid-160s. B. Hill noted that he did not have a strong objection to that increase. No action taken on this point.

C. Baker then reviewed the family and medical leave policy language in the CCRPC Personnel Policy. J. Murphy asked about a section of the policy related to unpaid leave and payment of health insurance. A. Irvin-Witham and E. Vaughn explained the rationale behind the policy which is primarily to cover possible scenarios that are not covered by FMLA.

C. Baker reviewed the family medical leave insurance; it would provide 70% of pay up to a weekly maximum of \$1,945 and use of PTO could bring the amount to 100% of pay at the employee’s discretion. The committee discussed how the PTO would supplement FMLA. C. Baker noted that the family leave insurance does not require an elimination period, but the medical leave insurance includes a seven-day elimination period. C. Baker said the CCRPC would create a PTO bank of up to 30 days of PTO to cover extraordinary circumstances.

J. Murphy motioned to approve all proposed changes to staff benefits and the CCRPC Personnel Policy. B. Hill seconded. B. Hill suggested reviewing the use of the FMLA program to evaluate the program. Motion carried unanimously.

6. FY25 Meeting Calendar

E. Vaughn reviewed the FY25 meeting calendar. There were a few circumstances where meetings conflicted with religious holidays in FY25. Alternative meeting days were suggested in the calendar. The Committee decided to move the July Executive Committee meeting from July 3rd to July 10th.

C. McMains motioned to approve the proposed calendar with the edit to the July Executive Committee meeting date. Seconded by B. Hill. Motion carried unanimously.

7. VELCO DOE Grant

T. Newton reviewed discussions with VELCO about community benefits associated with a potential transmission project that would be in part located in Chittenden County. He said VELCO submitted a grant to the US Department of Energy in May. The application included a community benefits package. If the grant is awarded, funds could be available for Green Mountain Transit (GMT) to continue to operate commuter routes as well as funding for impacted municipalities to conduct energy resilience programs.

8. Equity Update

AN. Stoner noted that she is working to finalize the Code of Conduct, which was recently reviewed by Rachel Jolly from Burlington's Community Justice Center. The EAC met in May to review developments from ECOS Plan engagement and discuss implementation. She explained ECOS Plan engagement is slowing down and key takeaways from the engagement will be presented to the Board in July. She is still working on the Equity Action Plan and how to integrate that into the ECOS Plan. She attended several recent community events to help build community relationships which included a recent luncheon with the Vermont Afghan Alliance.

C. Shaw asked about the VLCT EPIC program. AN Stoner said the training is finished and she is open to sharing key takeaways with the Exec Committee and/or Board. E. Haney said that VLCT also has an Equity Advisory Committee and that VLCT is creating an Equity toolkit for municipalities. The toolkit takes a tiered approach to ensure any community can participate in equity and engagement work regardless of experience and expertise.

C. Baker noted multiple Chittenden County municipalities have participated in the EPIC program over the last few years. He said discussions are taking place with Chittenden County Town Managers on a proposal for a joint services agreement with the CCRPC in FY26. The proposal is to hire a CCRPC staff person to support municipal equity and engagement work.

9. Chair/Executive Director Report:

- a) Legislative Update C. Baker noted the Open Meeting Law bill was signed and the River Corridor/Floodplain Bill went into effect without the Governor's signature. He then stated H.687 (Act 250 bill) is on the Governor's desk. A decision is expected by Friday. If the bill is vetoed, Democrats could try to override the veto in mid-June.
- b) Other None.

10. New Business None.

11. Draft June 18, 2024, Annual Meeting/Board agenda review

C. Baker reviewed the board agenda in the packet. He noted there will be Board and staff recognitions at the meeting. He also said the meeting will include a celebration of Pam Brangan's retirement. E. Vaughn stated there are 75 confirmed attendees and event registration closed yesterday.

12. Executive Session:

None.

13. Adjournment: **C. McMains made a motion to adjourn at 7:04 PM. Seconded by E. Haney. Motion carried unanimously.**

Respectfully submitted,
Taylor Newton

July 3, 2024

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

Re: Town of Colchester's Petition for 80 Dick Mazza Drive, Colchester (#24-1600-NM)

Dear Ms. Anderson,

The Chittenden County Regional Planning Commission ("CCRPC") has received the 45-day notice of application submitted by Aegis Renewable Energy to develop a 270-kW solar array (including both roof-mounted and freestanding carport elements) to be located at 80 Dick Mazza Drive in Colchester, VT. This parcel is owned by the Town of Colchester and is under development for a new public recreation facility.

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 may be present on the site.

State Known Constraints

- **State-significant Natural Communities.** A GIS analysis indicates that the parcel may contain a state-significant natural community (Dry Pine-Oak-Heath Sandplain Forest). However, we understand that development of the recreation building, and associated parking have already begun, as confirmed by the Vermont Wetlands Office in the petition submission. The subject of this petition is the proposed solar arrays proposed for construction on the new building and parking lot. CCRPC has no concerns as this petition is consistent with our ECOS Plan priority to build such solar arrays on rooftops and parking lots.

State Possible Constraints

- **Agricultural Soils.** Primary Agricultural Soils underlie the entirety of the site including portions of the proposed array. These soils are already impacted due to the development of the recreation building and associated parking, not the proposed solar arrays. CCRPC has no concerns as this petition is consistent with our ECOS Plan priority to build such solar arrays on rooftops and parking lots.
- **Vermont Conservation Design Highest Priority Surface Water & Riparian Area.** The parcel includes a Highest Priority Surface Water & Riparian Area running along the shoreline of Lake Champlain through the northern edge of the parcel. However, it appears the proposed development lies well outside this area and will not impact this resource. CCRPC has no concerns as this petition is consistent with our ECOS Plan priority to build such solar arrays on rooftops and parking lots.

Local Possible Constraints

- **Shoreland Overlay.** The parcel is within the Town of Colchester's Shoreland Overlay District, which restricts development near lakeshores. However, the proposed development would occur well outside the limits of the overlay district; therefore, CCRPC has no further concerns regarding this constraint.

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 on a Green Mountain Power distribution line with a remaining substation capacity of at least 20%. In addition, the project is located close to the areas of highest development density and electric load in Colchester.
2. Strategy 2, action 4(b)(iv): Locate ground-mounted solar larger than 15 kW...outside of state designated new town centers: The project is located outside Colchester's New Town Center at Severance Corners.
3. 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 Village Planning Area of the *2018 ECOS Plan* and utilizes a site already being developed for other purposes.

Finally, this project advances the 2018 ECOS Plan's goal of increasing renewable energy generation in Chittenden County. 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
Aaron Frank, Colchester Town Manager (afrank@colchestervt.gov)
Aaron Lavallee, Aegis Renewable Energy, Inc. (alavallee@aegis-re.com)

BAYSIDE PARK
COMMUNITY
RECREATIONAL
CENTER
Dick Mazza Drive
Colchester, Vermont



340 Mad River Park, Suite 6
Wattsfield, Vermont 05673
P: (802) 496-5155
www.aegis-re.com



164 Main Street, Suite 201
Colchester, Vermont 05446
P: (802) 878-0375
www.krebsandlansing.com

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

OWNER AND APPLICANT:
Town of Colchester
P.O. Box 85
Colchester, Vermont 05446

PROPERTY INFORMATION:
Address: 80 Dick Mazza Drive
Parcel ID: 66-021013-0000000
SPAN: 153-048-16909
Acreage: ±13.3 Acres
Zoning: Residential 2 (R2)
Front Yard Building Setback: 30'
Back Yard Building Setback: 25'
Side Yard Building Setback: 15'
Maximum Total Lot Coverage: 30%

STAMP:



STANDARD GRAPHIC SCALE (1" = 60')
VALID WHEN PLOTTED ON 24" BY 36" MEDIA

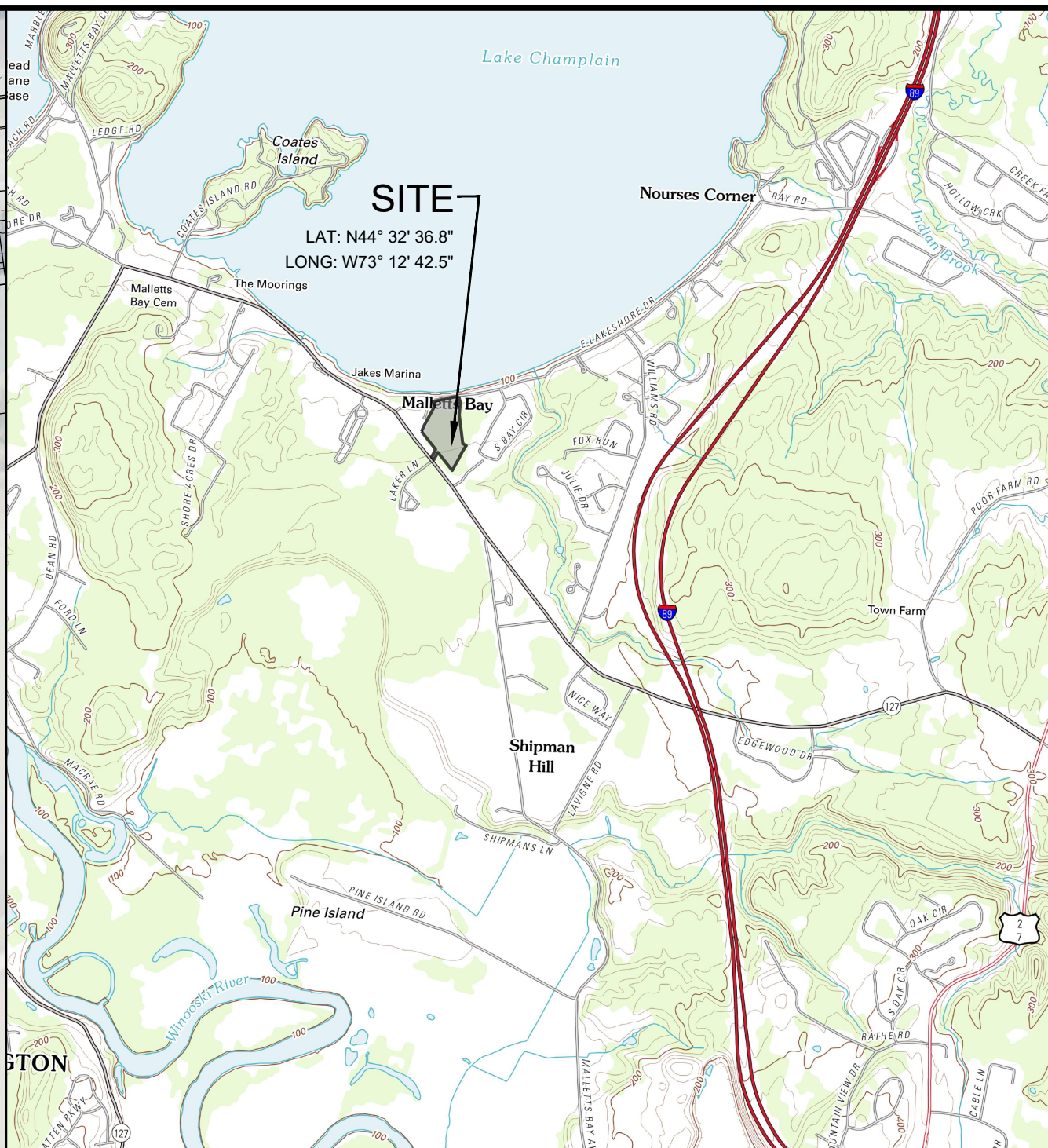
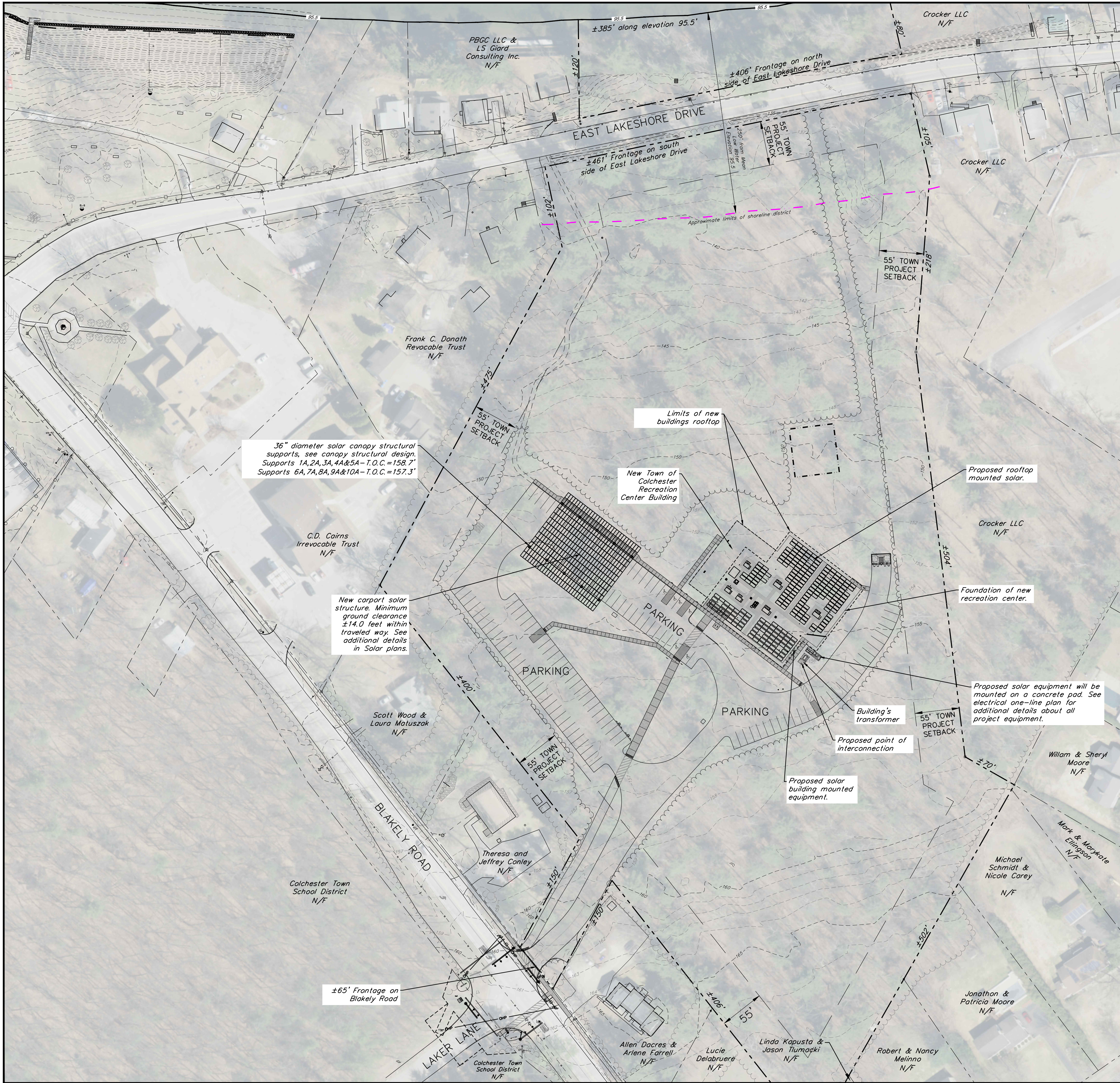
REV. NO.	REVISIONS/COMMENTS	DATE

DRAWING TITLE:

PROJECT'S SOLAR
SITE PLAN

DATE ISSUED: 05/01/24
DRAWN BY: GTD
CHECKED BY: GTD
PROJECT NO.: 23322
SCALE: 1" = 60'
DRAWING NO.:
REV. NO.:

C-1.00



LOCATION MAP

SCALE: 1" = 1/2 MILE

LEGEND

- EXISTING GRADE CONTOUR LINES (5 FOOT INTERVALS)
- EXISTING GRADE CONTOUR LINES (1 FOOT INTERVALS)
- APPROXIMATE PROPERTY LINES
- APPROXIMATE EASEMENTS

SETBACK DISTANCES

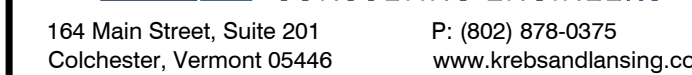
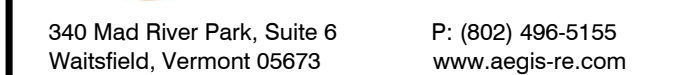
POINT OF INTEREST	DISTANCE FROM NEAREST PROJECT RELATED STRUCTURE TO POINT OF INTEREST
NORTHERN PROPERTY LINE	±400'
EASTERN PROPERTY LINE	±365'
SOUTHERN PROPERTY LINE	±150'
WESTERN PROPERTY LINE	±130'
157 BLAKELY ROAD (NEAREST RESIDENCE)	±190'
BLAKELY ROAD - EDGE OF TRAVELED WAY	±410'
EAST LAKESHORE DRIVE - EDGE OF TRAVELED WAY	±310'

* STATUTORY SETBACKS, 50' FROM PROPERTY LINES AND 100' FROM EDGE OF TRAVELED WAY TO NEAREST PORTION OF CANOPY SOLAR SUPPORT STRUCTURE, ARE STILL MAINTAINED AND SHOWN ON THE PLAN.

PLAN NOTES:

- THIS PLAN IS NOT A BOUNDARY SURVEY. THE PROPERTY LINES SHOWN ARE BASED ON TAX MAPPING AND ARE CONSIDERED APPROXIMATE. PROPERTY LINES HAVE BEEN ADJUSTED BASE ON MONUMENTATION FOUND IN THE FIELD AND EVIDENCE IN AERIAL PHOTOGRAPHY. PROJECT PARCEL IS ALSO SHOWN BASED ON AN EXISTING BOUNDARY SURVEY TITLED "PORTION OF GEORGE AND ETHEL CROCKER PROPERTY COLCHESTER VERMONT" DATED OCTOBER 1, 1971 BY WARREN ROBENSTIEN.
- THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON VISIBLE UTILITIES LOCATED DURING A TOPOGRAPHIC SURVEY PERFORMED BY KREBS & LANSING IN APRIL THROUGH JUNE 2017 AND OCTOBER 2018. UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT WARRANTED TO BE EXACT OR COMPLETE. DIG SAFE SHALL BE CONTACTED PRIOR TO ANY EXCAVATION.
- ELEVATIONS ARE BASED ON THE NAVD 88 (GEOID 12A) VERTICAL DATUM.
- PROJECT HORIZONTAL COORDINATES DERIVED FROM GPS OBSERVATION USING REFERENCE FRAME NAD83 (2011) 2010.00 EPOCH.
- AERIAL PHOTOGRAPHY IS BASED ON INFORMATION PROVIDED BY THE VERMONT CENTER FOR GEOGRAPHICAL INFORMATION, 2018 FLIGHT.
- SEE ALL DETAIL SHEETS C-2.00 THROUGH C-2.07. SPECIFICALLY, SEE C-2.00 FOR ALL CONSTRUCTION NOTES.

Dick Mazza Drive
Colchester, Vermont



ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

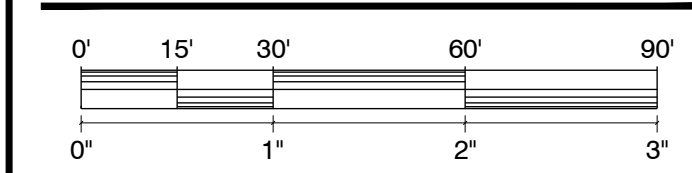
OWNER AND APPLICANT:

Town of Colchester
P.O. Box 65
Colchester, Vermont 05446

PROPERTY INFORMATION

Address: 80 Dick Mazza Drive
Parcel ID: 66-021013-0000000
SPAN: 153-048-16909
Acreage: ±13.3 Acres
Zoning: Residential 2 (R2)
Front Yard Building Setback: 30'
Back Yard Building Setback: 25'
Side Yard Building Setback: 15'
Maximum Total Lot Coverage: 30%

STAMP

[illegible]

DRAWING TITLE

SOLAR DETAILED
SITE PLAN

DATE ISSUED: 05/01/24

DRAWN BY: CTD

DRAWN BY: GID

PROJECT NO.: 23

DRAWING NO

CHECKED BY: CTR

CHECKED BY: GLE

SCALE: 1" = 30'

REV. NO.:

C-1.01

DWG NAME: Colchester-Boulevard-Rock-Rose_UPDATE.dwg

July 1, 2024

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

Re: Vermont Gas Systems' Petition for 91 Catamount Drive, Milton (#24-1795-AN)

Dear Ms. Anderson,

The Chittenden County Regional Planning Commission ("CCRPC") has received the 45-day notice of application submitted by Vermont Gas Systems, Inc. for the above-named project, which involves replacing and upgrading the existing gate station within the existing station footprint off Gonyeau Road in the Catamount Industrial Park and installation of a 3 kW solar array.

CCRPC requests that the petitioner clarify in the full petition if the proposed 3 KW solar array is subject to review under this petition or if it subject to the net-metering registration process outlined in Public Utility Commission (PUC) Rule 5.100.

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 Infrastructure Goal

CCRPC finds that this project meets the intent of the Infrastructure Goal (Goal #16) of the Plan: "Ensure adequate infrastructure and facilities (i.e., water supply, wastewater treatment, stormwater treatment, broadband coverage and solid waste recovery and recycling) to support areas planned for growth while conserving resources."

The project also specifically advances Strategy 2, Action 1a of the Plan is to "Invest in wastewater, water, and stormwater infrastructure, energy systems (e.g. distribution, storage, and generation) and transportation infrastructure (including bike, pedestrian, and public transit) in areas currently developed and/or planned for growth."

Constraints Policies

The *2018 ECOS Plan* states that 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.f). Our review indicates that the following constraints may be present on the site.

Possible Constraints

- **Agricultural Soils.** Primary Agricultural Soils underlie the southern two-thirds of the site. CCRPC requests that impacts to the agricultural soils be minimized in accordance with the recommendations of the Vermont Agency of Agriculture, Food, and Markets.

CCRPC will review the proposed facility for conformance with the 2018 ECOS Plan suitability standards if, during review of the full petition, it is determined that the proposed solar array is under the jurisdiction of this petition.

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
Cymone Bedford, Milton Planning & Development Review Director



Catamount Gate Station Milton, VT

Legend

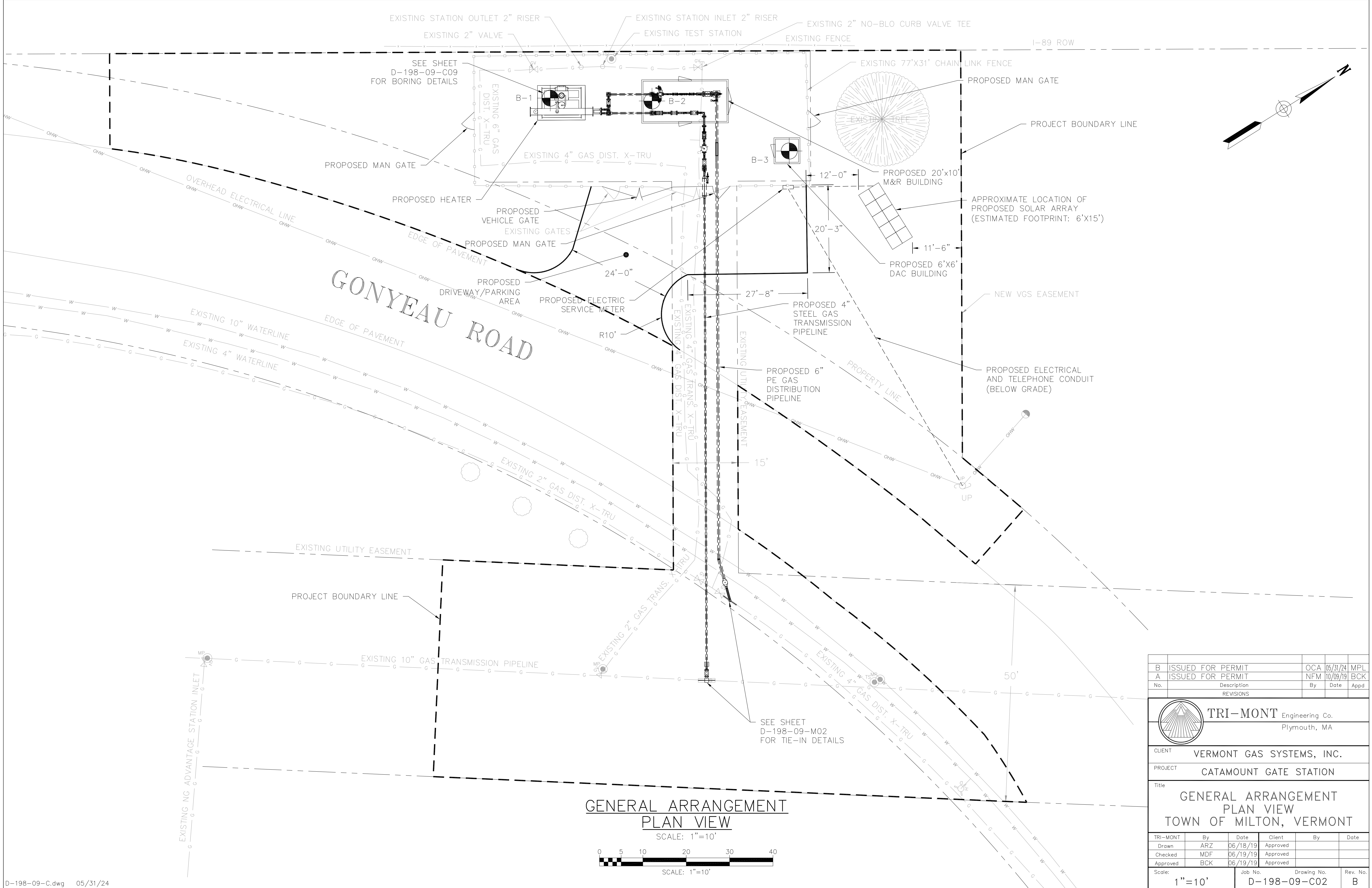
- Transmission
- Gate Station
- Steel Distribution
- Plastic Distribution

0 500 1,000 2,000 Feet

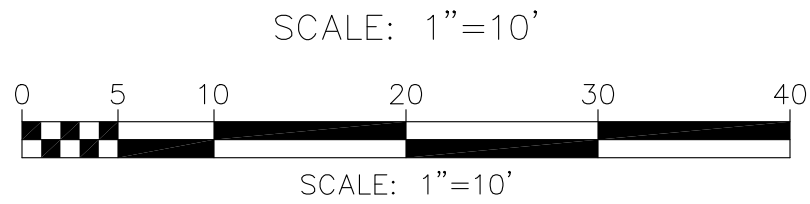
ATTACHMENT 2

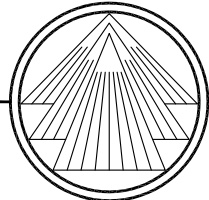


5/29/2024



GENERAL ARRANGEMENT
PLAN VIEW



B	ISSUED FOR PERMIT	OCA	05/31/24	MPL	
A	ISSUED FOR PERMIT	NFM	10/09/19	BCK	
No.	Description	By	Date	Appd	
REVISIONS					
 TRI-MONT Engineering Co. Plymouth, MA					
CLIENT VERMONT GAS SYSTEMS, INC.					
PROJECT CATAMOUNT GATE STATION					
Title GENERAL ARRANGEMENT PLAN VIEW TOWN OF MILTON, VERMONT					
TRI-MONT	By	Date	Client	By	Date
Drawn	ARZ	06/18/19	Approved		
Checked	MDF	06/19/19	Approved		
Approved	BCK	06/19/19	Approved		
Scale: 1"=10'		Job No. D-198-09-C02		Drawing No. B	

July 10, 2024

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 a 3.5 MW Solar Array off Robinson Parkway, Essex Junction (case #24-1898-PET)

Dear Ms. Anderson,

The Chittenden County Regional Planning Commission ("CCRPC") is in receipt of Essex A North Lot Solar, LLC petition submitted by Encore Renewable Energy to develop a 3.5 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 constraint is located on the property:

State Possible Constraints

- **Agricultural Soils.** The petitioner's Primary Agricultural Soils (PAS) memo notes that these underlie a majority of the site. Some of the site may be considered previously impacted by the development of the existing parking lots. While it appears that the project will not create further impacts to PAS, CCRPC requests that any 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 the siting of 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 distribution lines and VELCO transmission lines without distribution constraints. In addition, the project is located close to Global Foundries which is among the single largest users of electricity in the state. The project is located 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 to 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.

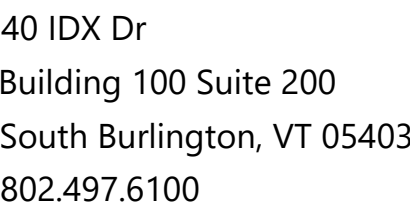
This review is based on the information currently available. CCRPC will review and comment on materials submitted as the Section 248 review process continues.

Thank you for your time and attention.

Sincerely,

Charlie Baker
Executive Director

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



A diagram of a runway layout. On the left is a circular icon with a white arrow pointing upwards. To its right is a horizontal bar representing a runway. The bar is divided into three segments: a black segment on the left, a white segment in the middle, and a black segment on the right. Below the bar, the numbers 0, 40, 80, and 160 are marked, with the word "Feet" at the end. The 40-foot mark is at the start of the white segment, and the 80-foot mark is at its end.

1040 Robinson Pkwy
Essex Junction, VT

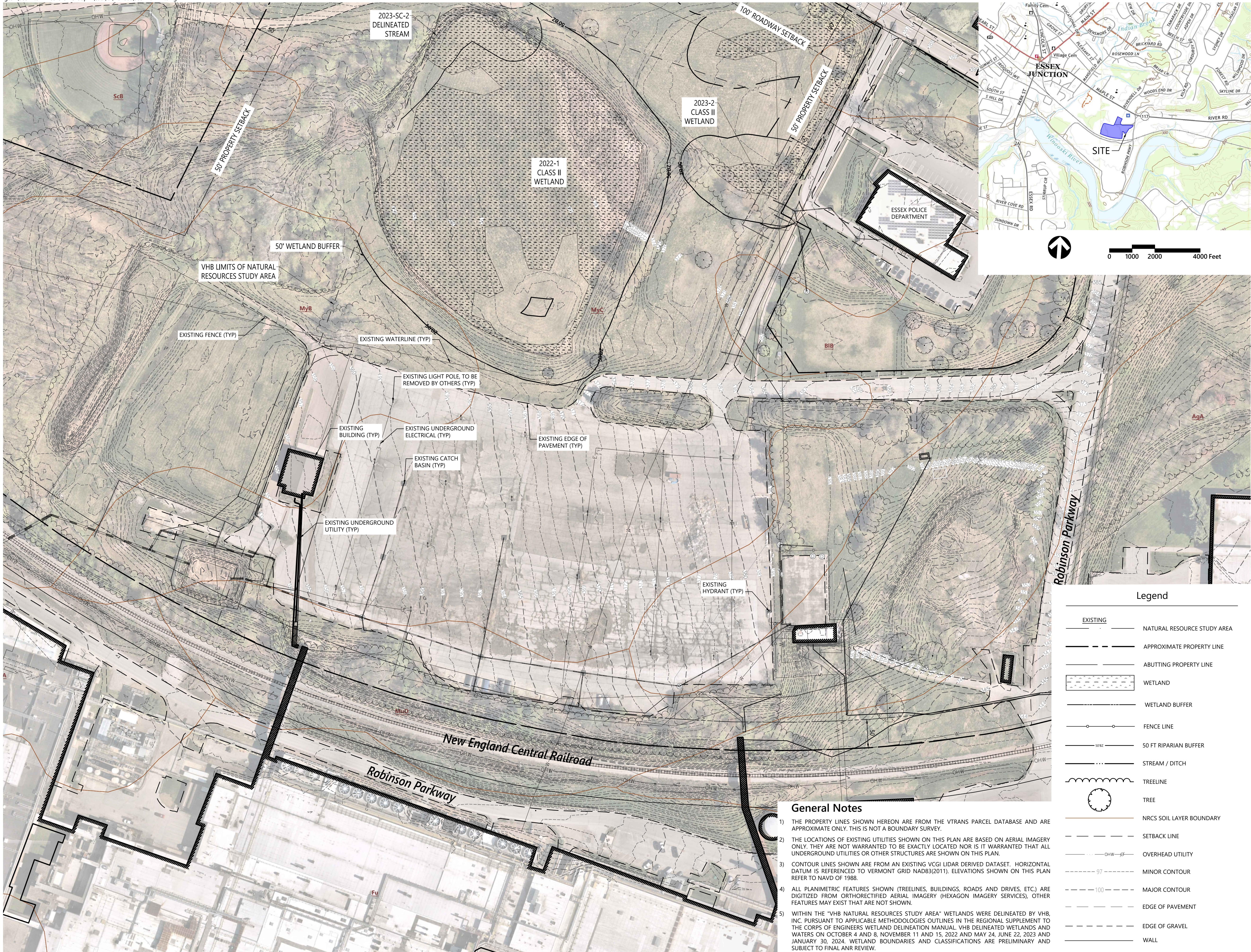
Designed by	PLU	Checked by	SMW
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May 24, 2024

Existing Conditions Plan

C1.00

Project Number
58972.01



Distance Table		
A	Approximate distance to property line (North)	±88'
B	Approximate distance to property line (East)	±673'
C	Approximate distance to property line (South)	±74'
D	Approximate distance to property line (West)	±473'
E	Approximate distance to road (Route 117)	±453'
F	Approximate distance to road (Robinson Parkway)	±120'
G	Approximate distance to nearest residence	±559'

Note: All distances measured to the closest portion of the solar array.



General Notes

- UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND NOT BASED ON VHB SURVEY. ALL EXISTING UTILITY LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL WETLANDS, WETLAND BUFFERS, RIPARIAN BUFFERS, RIVER CORRIDORS, AND OTHER MAPPED NATURAL RESOURCES AS APPLICABLE ADJACENT TO THE PROJECT AREA SHALL BE FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION.
- IN AREAS OF TREE CLEARING ALL TREES SHALL BE CLEARED AND GRUBBED.
- ALL TREE CLEARING ASSOCIATED WITH THE PROJECT SHALL NOT OCCUR BETWEEN APRIL 15 TO SEPTEMBER 30. THIS APPLIES TO ALL SITE PREPARATION, CONSTRUCTION, AND OPERATIONAL AND MAINTENANCE ACTIVITIES ASSOCIATED WITH TREE CLEARING. ANY TREE CLEARING OUTSIDE OF THIS TIME PERIOD SHALL FIRST OBTAIN WRITTEN APPROVAL FROM THE VERMONT AGENCY OF NATURAL RESOURCES AND MAY REQUIRE ADDITIONAL STUDIES.
- PROPOSED OVERHEAD ELECTRIC LINES AND UTILITY POLES ARE APPROXIMATE LOCATIONS FOR PERMITTING ONLY. FINAL LOCATIONS AND ASSOCIATED IMPACTS TO BE DETERMINED AND CONSTRUCTED BY GMP.

NRCS Soils Summary

SYMBOL	SOIL NAME	HYDROLOGIC GROUP	HYDRIC SOILS	FARMLAND SOIL
AgA	AGAWAM FINE SANDY LOAM, 0 TO 5 PERCENT SLOPES	A	NO	STATEWIDE
BiB	BELGRADE AND ELDRICH SOILS, 3 TO 8 PERCENT SLOPES	C/D	NO	STATEWIDE
HiB	HARTLAND VERY FINE SANDY LOAM, 2 TO 6 PERCENT SLOPES	B	NO	STATEWIDE
MuD	MUNSON AND BELGRADE SILT LOAMS, 12 TO 25 PERCENT SLOPES	C/D	YES	NPSL
MyB	MUNSON AND RAYNHAM SILT LOAMS, 2 TO 6 PERCENT SLOPES	C/D	YES	STATEWIDE, IF DRAINED
MyC	MUNSON AND RAYNHAM SILT LOAMS, 6 TO 12 PERCENT SLOPES	C/D	YES	STATEWIDE, IF DRAINED

Summary Table

PROJECT COORDINATES (LAT/LONG)		QUANTITY		UNITS
N 44° 28' 56.27" W 73° 05' 55.78"				
ARRAY SUMMARY				
TOTAL PROJECT AREA WITHIN PERIMETER FENCE		13.2		AC
LENGTH OF PERIMETER FENCE		4,485		LF
SOLAR MODULE COUNT		7,488		EA
NEW IMPERVIOUS AREA SUMMARY				
ACCESS DRIVE		0.14		AC
TREE/VEGETATION SUMMARY				
AREA OF TREE CLEARING (CUT & GRUBBED)		2.7		AC
AREA SUMMARY				
EXISTING IMPERVIOUS AREA*		9.43		AC
NEW IMPERVIOUS AREA		0.14		AC
REMOVED IMPERVIOUS AREA		0.12		AC
TOTAL FINISHED IMPERVIOUS AREA*		9.45		AC
AREA WITHIN LIMITS OF WORK		17.1		AC
AREA OF POTENTIAL EARTH DISTURBANCE		7.8		AC

*IMPERVIOUS AREA CALCULATED WITHIN THE PROJECT LIMITS OF WORK

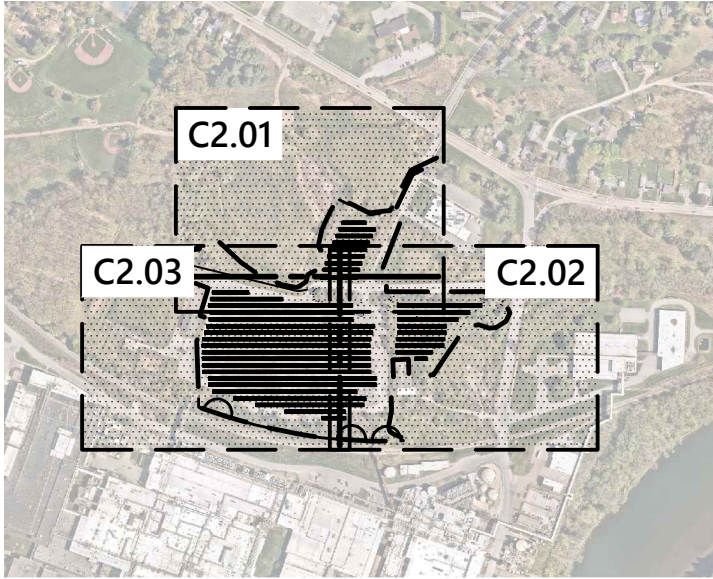
vhb.com

40 IDX Dr

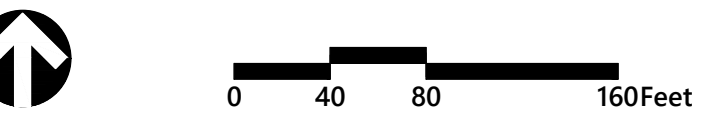
Building 100 Suite 200

South Burlington, VT 05403

802.497.6100



Key
Not To Scale



Essex A North Lot Solar, LLC

1040 Robinson Pkwy
Essex Junction, VT

No.	Revision	Date	Appvd.

Designed by	PLU	Checked by	SMW
Issued for		Date	May 24, 2024

Permitting

Not Approved for Construction

Drawing Title

Overall Site Plan

Drawing Number

C2.00

Sheet 2 of 8

Project Number
58972.01

July 10, 2024

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

Re: Essex VT BESS I, LLC (GlobalFoundries) Advance Notice for 16-MW, 52-MWh Battery Energy Storage System at 1415 Robinson Parkway, Essex Junction (case #24-2009-AN)

Dear Ms. Anderson,

The Chittenden County Regional Planning Commission ("CCRPC") has received the above-named notice submitted by Lightshift Energy 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."

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. 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 the following 2018 ECOS Plan suitability standards which define characteristics of sites where CCRPC encourages renewable energy generation facilities:

1. Strategy 2, Action 4(a)(xi): Support in-place upgrades of existing facilities, including renewable energy generation, storage, transmission lines, distribution lines and substation as needed to reliably serve municipalities and the region. The project, which is located adjacent to the existing GlobalFoundries Switchyard 3, will enhance the existing electric grid by reducing demand at peak times. This will improve reliability and reducing the need for additional transmission and distribution infrastructure as well as reliance on fossil fuels.
2. 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.

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.

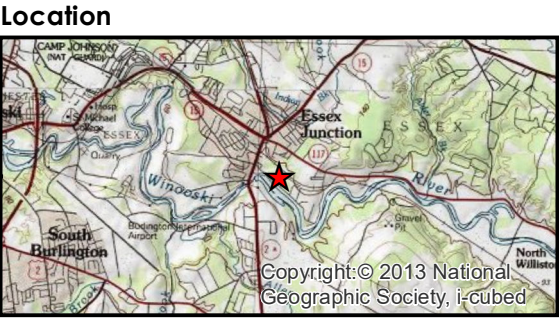
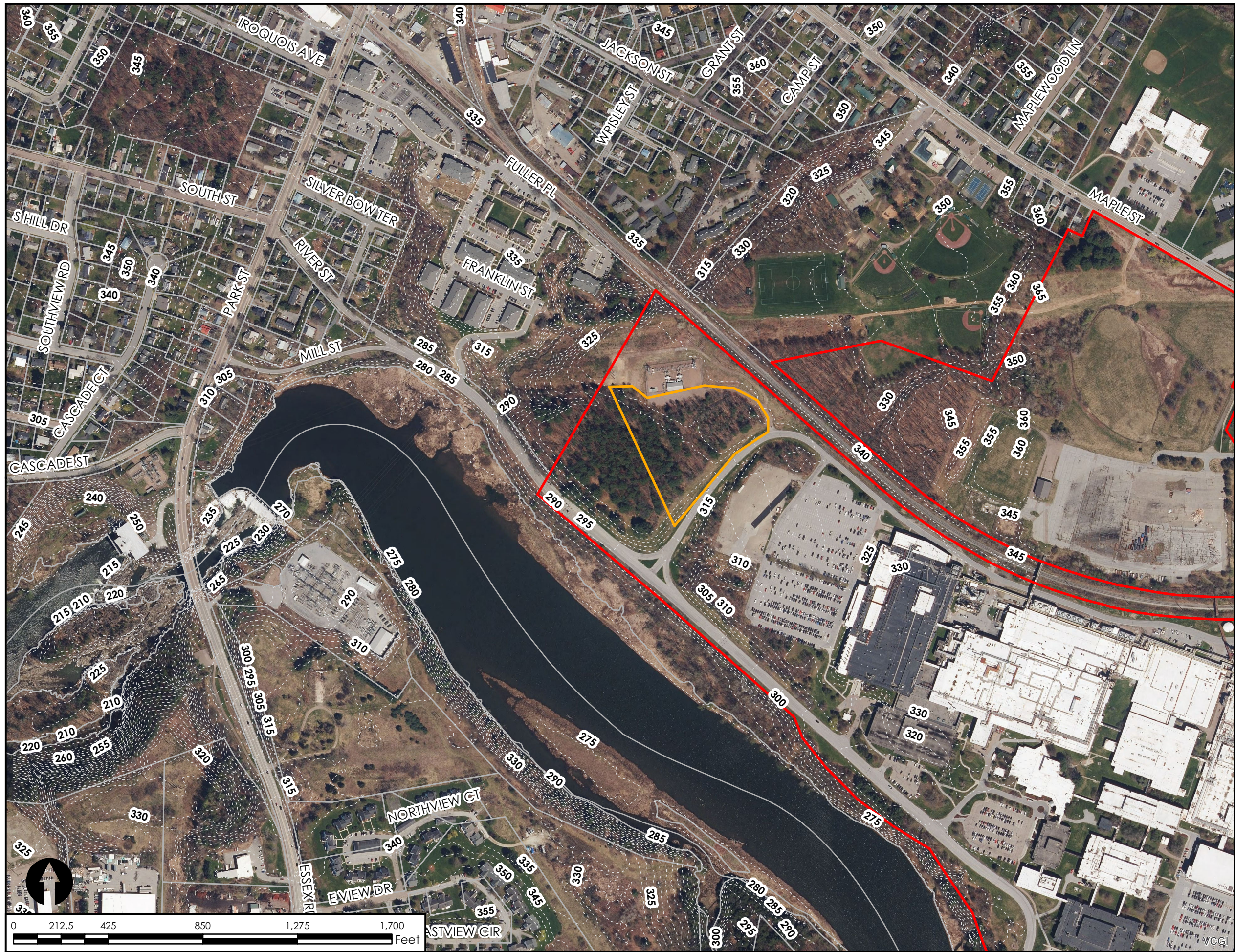
This review is based on the information currently available. CCRPC will review and comment on materials submitted as the Section 248 review process continues.

Thank you for your time and attention.

Sincerely,

Charlie Baker
Executive Director

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



Legend

- Contours (5')
- SELIN_TAX
- Study Area
- Tax Parcel Boundary

* = Layer does not occur within the map extent.

** = FEMA Flood Zone layer contains FEMA-digitized data only. Some locations may not have data.

Sources: Aerial Imagery by VCGI (Various dates); Streams by VHD (2018); VT E911 Roads (2019); VT Significant Wetland by ANR (2021); Soils by NRCS (2021); Contours by VCGI & CCRPC (Various dates); RTE Species and Natural Community by VT Fish & Wildlife (2020); Uncommon Species by VT Fish & Wildlife (2020); Tax Parcel Boundary compiled by VCGI; Deer Wintering Area by ANR (2020); River Corridor by ANR (2019); Groundwater & Surface Water Protection Areas by ANR (2019); All other layers by TCE (2021).

Disclaimer: The accuracy of information presented is determined by its sources. TCE is not responsible for any errors or omissions that may exist. Questions of on-the-ground location can be resolved by site inspections and/or surveys by a registered surveyor. This map is not a replacement for surveyed information or engineering studies.

Delorean Power
1000 River Street
Essex Junction, VT

Context Map

Project: 22-299
Prepared By: ERL
06/27/2023
1 inch = 250 feet

General Notes

1. PRELIMINARY DRAWING; NOT FOR CONSTRUCTION. FINAL SITE LOCATION, LAYOUT AND DESIGN SUBJECT TO ENGINEERING DESIGN AND REVIEW.
2. LAYOUT SHOWS GENERAL FOOTPRINT REQUIRED FOR FACILITY. SITE LOCATION AND DETAILED LAYOUT AND CONSTRUCTION DRAWINGS TO BE DEVELOPED LATER.

SYSTEM RATING

16 MW, 3 HR

INTERCONNECTING VOLTAGE

13.8 KV

FACILITY POWER AT POI

16 MW

FACILITY ENERGY AT POI

52 MWH

SITE AREA

15,293 SQFT

INVERTER MANUFACTURER

POWER ELECTRONICS

BATTERY MANUFACTURER

E-STORAGE

No.	Revision/Issue	Date

LIGHTSHIFT
ENERGY

1201 WILSON BLVD, FL 27
ARLINGTON, VA 22209
571-447-9180

Project Name and Address

Essex VT BESS 1
Fab 9, Switchyard 3
Essex Junction, VT
44.483361, -73.107083

Drawing Number
DWG-001-D

Date
6/17/2024

Scale
3/4" = 1'

Sheet

01





General Notes

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Date
6/17/2024

Scale
3/16" = 1'

Sheet

02

CCRPC REGULAR MEETING AGENDA

Wednesday, July 17, 2024, 6:00 pm
Hybrid Meeting



CCRPC Office, 110 West Canal St, Ste 202, Winooski, VT 05404 or
Join Zoom Meeting: <https://us02web.zoom.us/j/89263487756>
Dial in: +1 646 876 9923 Meeting ID: 892 6348 7756

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. Consent Agenda – none (MPO Action, if needed; 1 min.)
4. Approve Minutes of June 19, 2024, Meeting * (Action; 1 min.)
5. FY25-28 Transportation Improvement Program (TIP) *
 - a. TIP Review (Discussion; 20 minutes)
 - b. Warn Public Hearing (MPO Action; 1 minute)
6. Committee member review/volunteers* (Discussion; 5 minutes)
7. Basin Water Quality Councils 5, 7, & 8 Appointments* (Action; 5 minutes)
8. 3rd Quarter Financials* (Action; 5 minutes)
9. Act 250 Changes (Discussion; 30 minutes)
10. ECOS Plan Update* (Discussion; 30 minutes)
11. Legislative Priorities mid-year review* (Discussion; 10 minutes)
12. Equity Update (Discussion; 5 minutes)
13. Chair/Executive Director's Updates (Information; 10 min.)
 - a. Staffing update
 - b. Other
14. Members' Items (Discussion; 10 minutes)
15. Committee/Liaison Activities & Reports * (Information; 1 min.)
 - a. [Executive & Finance Committee](#) (July 10, 2024 draft minutes)*
 - i. Act 250 and Sec 248 letters
 - b. [Equity Advisory Committee](#) (June 26, 2024 meeting notes)*
 - c. [Clean Water Advisory Committee](#) (July 9, 2024 draft minutes)*
 - d. [CWAC MS-4 Sub-committee](#) (July 9, 2024 draft minutes)*
 - e. [Long Range Planning Committee](#) (July 9, 2024 draft minutes)*
 - f. [Planning Advisory Committee](#) (July 10, 2024 draft minutes)*
16. Adjournment (Action; 1 min.)

*Attachment(s)

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

*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.*

- Board Development Committee – Tuesday, July 30, 2024, 5:00pm
- Equity Advisory Committee – Tuesday, July 31, 2024, 5:30pm
- Transportation Advisory Committee – Tuesday, August 6, 2024, 9am
- Clean Water Advisory Committee - Tuesday, August 6, 2024, 11am
- CWAC MS4 Subcommittee - Tuesday, August 6, 2024, ~12:30pm
- Executive Committee – Wednesday, August 7, 2024, 5:45pm
- Long Range Planning Committee - Tuesday, August 13, 2024, 5:30pm
- Planning Advisory Committee – Wednesday, August 14, 2024, 2:30pm
- Equity Advisory Committee – Tuesday, August 28, 2024, 5:30pm
- Transportation Advisory Committee – Tuesday, September 3, 2024, 9am
- Clean Water Advisory Committee - Tuesday, September 3, 2024, 11am
- CWAC MS4 Subcommittee - Tuesday, September 3, 2024, ~12:30pm
- Executive Committee – Wednesday, September 4, 2024, 5:45pm
- Long Range Planning Committee - Tuesday, September 10, 2024, 5:30pm
- Planning Advisory Committee – Wednesday, September 11, 2024, 2:30pm
- CCRPC Board Meeting - Wednesday, September 18, 2024, 6:00pm

Tentative future Board agenda items:

August	NO MEETING
September 18, 2024	New member Training prior to meeting? Draft FY24 Year End Financials Committee Appointments Code of Conduct approval Regional Plan/Act 250 bill engagement plan Equity Update
October 16, 2024	Member training prior to meeting? Municipal Dues Draft Bylaw updates Regional Plan/Act 250 bill engagement Equity Action Plan Equity Update
November 20, 2024	FY24 Audit Bylaw update Equity Action Plan Legislative Breakfast content review Regional Plan/Act 250 bill engagement Equity Update

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