

1 **POLICY/PROJECT REVIEW COMMITTEE MEETING MINUTES**

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3 **WEDNESDAY, June 15, 2016**

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5 The meeting of the Policy/Project Review Committee was held at the Northwestern Medical Center in  
6 St. Albans, VT. At 5:46 PM, W. Irwin opened discussion.

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8 **ATTENDANCE:**

9 Commission: Garrett, Harold ☐; Guernsey, Michael ☒; Howrigan, Patrick ☒; Leach, Christopher ☒  
10 Speer, Neal ☒; Steen, Colleen ☒; Charron, Claude ☐; Irwin, William ☒; Jensen, Sylvia ☐; Voegele,  
11 Albin ☒; Lavoie, Ross ☐; Larocque, Alisha ☐.

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13 Staff: T. Newton

14 Guests: B. Buermann.

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16 **Changes to Additions to the Agenda:**

17 None.

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19 **Minutes**

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21 *M. Guernsey moved to accept the minutes of the May meeting as amended in February. C. Steen*  
22 *seconded. All in favor.*

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24 **Project Reviews**

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26 **Fire Station – Town of Grand Isle – 17 Hyde Road. – Town of Grand Isle**

27 *Project Details: The applicant is asking for comments before they apply to Act 250. The project is for a*  
28 *fire station and associated site improvements.*

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30 T. Newton noted that stormwater details weren't provided. He also noted that the proposed fire  
31 station is located in a village area as designated in the Regional Plan and that such areas are required  
32 to have sidewalks per the Regional Plan. The Committee also discussed curb cuts in the vicinity  
33 proposed fire station. C. Leach stated that the Committee should ask about emergency lighting. A.  
34 Voegele asked if there should be pre-emptive or emergency lighting at the intersection with US 2 and if  
35 the building should be planned to allow room for future additions for other municipal services such as  
36 rescue. The Committee decided to send a letter to the applicant about the above cited issues.

37  
38 **Solar Facility - VWSD, LLC – 839 Sampsonville Road (VT 105) – Town of Enosburgh**

39 *Project Details: 500 kW net-metered solar facility.*

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41 The Committee discussed the economic impacts of larger net-metering project on small public utilities.  
42 M. Guernsey asked if other location on the site could be considered, notably in the rear of the property  
43 further from VT Route 105. C. Leach asked for screening details including information about the

1 proposed berm. W. Irwin stated that there didn't seem to be any information about decommissioning  
2 in the notice.

3  
4 The Committee discussed having someone from VELCO, VEC, or another utility to come talk about  
5 capacity on the grid and how renewable energy project affect grid. The Committee agreed that more  
6 information was needed regarding the cumulative impact of small net-metering projects.

7  
8 C. Steen stated that she thought that the Committee should wait until a full application is submitted by  
9 the applicant and additional information collected before the Committee makes a determination  
10 regarding substantial regional impact or conformance with the Regional Plan. The Committee decided  
11 to send a letter to the applicant about the above cited issues.

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13 **Submarine Transmission Line – Vermont Green Line Devco, LLC – Lake Champlain – Towns of Grand**  
14 **Isle and South Hero**

15 *Project Details: 400 MW HVDC Submarine Transmission Cable*  
16

17 B. Buermann asked if Vermont Green Line Devco, LLC is going to be a “power broker,” as in a company  
18 that buys and sells power, or a “cable broker” that just sells transmission capacity. The Committee  
19 asked for more information about where electricity transmitted by the cable will be coming from and  
20 where the destination of the electricity will be. B. Buermann asked when the developer is providing  
21 financial incentives just to those towns on the land route and not to the towns on the lake route. M.  
22 Guernsey asked about co-installation of the project with the similar TDI-New England and VELCO  
23 projects. He stated that he was worried that separate installation would lead to additional water  
24 quality issues. He also requested more information regarding the placement of the cables in relation  
25 to the water supplies to Grand Isle and South Hero. The Committee decided to send a letter to the  
26 applicant about the above cited issues and previous issues raised in the TDI New England application.

27  
28 **Senior Housing – Franklin South LLP – Old Academy Road – Town of Fairfax**

29 *Project Details: he applicant has applied to construct 30 senior housing units within an existing PUD.*  
30 *This is a minor Act 250 application and a hearing request date was set for June 6. NRPC staff requested*  
31 *a hearing due to some concerns staff had about the proposed project's conformance with Act 250*  
32 *Criteria 5 and Criteria 10, specifically in regards to sidewalks and pedestrian movements. NRPC staff*  
33 *and the applicant hope to reach an agreement before a hearing occurs.*  
34

35 T. Newton noted that the hearing request deadline for the project was before the June committee  
36 meeting and therefore staff requested a hearing to address the lack of sidewalk on site. He noted that  
37 NRPC has since withdrawn the hearing request due to the applicant agreeing to install additional  
38 sidewalks.

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40 **S.230 – Energy Siting Bill**

41 T. Newton and B. Buermann outlined the changes that will occur due to the passage of S.230 (now  
42 S.260) in the legislature. This includes the creation of a “certification” process that regions and  
43 municipalities can go through to have “substantial deference” in the Certificate of Public Good instead  
44 of “due consideration.” B. Buermann noted that Regional Planning Commissions in the state would be

1 receiving some state money to update the municipal plans in the region if municipalities choose to  
2 have “certified” plans.

3  
4 **Sheldon Woods Lazar Solar**

5 T. Newton provided an update regarding the Sheldon Woods Lazar Solar project. He noted that the  
6 applicant and NRPC agreed that the PSB shouldn’t address the issue of “land conservation measures”  
7 in the decision for this facility.

8  
9 **Adjourn**

10 *M. Guernsey motioned. N. Speer seconded. The Committee adjourned at 7:30 PM.*