

1 PROJECT REVIEW COMMITTEE MEETING MINUTES

2 Wednesday, December 9, 2020

3 The meeting of the Project Review Committee was held remotely. Chair A. LaRocque called the meeting to
4 order at 6:12 PM.

5
6 ATTENDANCE:

7 Commission: Garrett, Harold ; Speer, Neal ; Steen, Colleen ; Irwin, William ; Voegele, Albin ;
8 Buermann, Robert ; LaRocque, Alisha .

9
10 Staff: Bethany Remmers, Emily Klofft.

11 Guests: Dave Cooper, Matt Darling

12
13 **Changes to Additions to the Agenda:**

14 None.

15
16 **Public Comment**

17 None.

18
19 **Minutes**

20
21 *W. Irwin motioned to approve the minutes of the November 2020 meeting. R. Buermann seconded. The motion*
22 *carried with one abstention.*

23
24 **Project Reviews**

25 **Act 250 – NERP Holding & Acquisitions Co LLC: Tractor Supply Company**

26 Project Details: The project is the construction 19,097 sq. ft. Tractor Supply Store with an adjacent 15,078 sq.
27 ft. fenced outdoor area, a 2,778 sq. ft. permanent sidewalk display area, a 3,000 sq. ft. permanent trailer
28 display area, 65 parking spaces, and associated landscaping, lighting and utilities on the 4.97-acre parcel
29 located in Enosburg Falls, VT.

30 B. Remmers noted that the Committee will be doing the full review of the application at its January meeting
31 but welcomed the applicant M. Darling to give a brief overview of the project. He stated that the Village have
32 approved the site plan and are at the final stage for approving the subdivision of the lot. The existing 6-acre
33 parcel will be subdivided into a 1.4-acre lot along Route 105 and a larger parcel behind. He noted the larger lot
34 would have a Tractor Supply Store with the smaller of the two lots reserved for future development. The
35 store would be approximately 19,000 sq. feet an additional 15,000 sq. feet of outside fenced store space.

36
37 B. Irwin asked the size of this facility compared to the size of the Tractor Supply in St. Albans. M. Darling stated
38 he believed it is a slightly larger than the one in St Albans and that 19,000 sq. ft. is the minimum size that
39 Tractor Supply is willing to build. B. Buermann asked about the potential impact the project could have on the
40 extension of Jayview Drive to the Franklin Foods Property, as was proposed when NRPC reviewed the Franklin
41 Foods Act 250 application. M. Darling said that nothing in the Tractor Supply project would preclude that from
42 happening. It is not part of the land that the project is acquiring.

43
44 *A. Voegele arrived at 6:10.*

1
2 B. Irwin asked if there is any access to the Missisquoi Valley Rail Trail from the Tractor Supply. M. Darling
3 stated that the property did not connect to the Rail Trail. A. LaRocque asked about a having a bike rack on the
4 property. M. Darling stated that a bike rack could be included on the property. There discussion about the
5 existing sidewalks. M. Darling stated that there were existing sidewalks on the portion of Jayview Drive the
6 Trailer Supply would be located on.
7

8 B. Irwin asked if there has been any collaboration among the existing business on how this area is being built
9 out or master planning efforts. M. Darling stated that they had not collaborated with existing businesses but
10 they did advertise in the newspaper looking for public comment and received some. He noted there was not
11 much public input during the local approval process. A. Voegelé brought up that Enosburg Falls has several
12 empty storefronts and that it would be preferential for new businesses to be located there.
13

14 M. Darling stated that this is in-fill development because it is a parcel that Hannaford decided that it would not
15 use. The Committee discussed potential traffic impacts and stormwater impacts from new impervious
16 surfaces. The Committee noted that the proposal included a reduced number of parking spots.
17
18

19 **Section 248- Vermont Electric Cooperative, Inc. (VEC) for Sheldon Substation**

20 Project Details: The project is the upgrade of an existing substation located in Sheldon VT, by the WestRock
21 Mill. The project will involve constructing a new steel substation adjacent to the existing wood structure and
22 then demolishing the existing wood structure. The new structure will have an expanded fence area of 120' by
23 120' to accommodate all project infrastructure. The substation serves the WestRock Mill, 1236 residential
24 customers, and the WestRock dam and solar project.
25

26 E. Klofft reviewed the project review check list for the committee. She noted that the project does not
27 address stormwater impacts in detail. The project site does have several constraints (floodways, shorelines,
28 rare species, wetlands, and streams) but appropriate buffers have been identified between the project and all
29 identified constraints. Landscape mitigation of trees and shrubs will screen the project.
30

31 E. Klofft stated that the project would not increase grid capacity, just improve its reliability. The Committee
32 briefly discussed the project and did not have any concerns.
33

34 *W. Irwin motioned that the project conforms with the Regional Plan and does not have a substantial regional*
35 *impact. A Voegelé seconded. The motion carried.*
36
37

38 **Section 248- PurposeEnergy- Enosburg Falls, LLC for a 710 kW AC Food and Beverage-Waste Anaerobic** 39 **Digestion Generation Facility**

40 Project Overview: The project is a 710 kW anaerobic digestion located on the Franklin Foods property in
41 Enosburg Falls. The project will include one 90' diameter by 45' tall tank, 1 5' diameter 25' tall flare stack, and
42 two scrubbers 12' in diameter and 28.3' in height. Additionally, there will be a 1,764 sq. ft. equipment and
43 control building and a containerized heat and power building 11.5' by 50' by 20' in height. The project will use
44 waste pumped from Franklin Foods and will be interconnected with the Village of Enosburg Falls Electric
45 Department. Liquid effluent from the digester will be sent to the municipal wastewater system, while solid
46 waste will be sent to compost or for use as fertilizer. The applicant has a Standard Offer power contract.

1
2 E. Klofft reviewed the project review sheet with the Committee. When power is not being distributed to the
3 grid, it will be burned with an EPA-approved flare. The applicant did not propose any aesthetic mitigation
4 measures or any new stormwater infrastructure. E. Klofft noted that the project will be located on the portion
5 of the Franklin Foods parcel closest to residential homes.
6

7 The Committee discussed the previous conversation with Franklin Foods about extending Jayview Drive. The
8 Committee asked whether or not that road would have to be extended as a result of this project. E. Klofft
9 stated that she would review the previous permit condition, but that according to the application this project
10 would result in a 1 truck per day reduction in traffic due to the reduced need to truck out waste.
11

12 The Committee discussed concerns about the project's location. A. LaRocque asked if there was going to be
13 bad odors from the project that could impact nearby residential homes and the Village. Scrubbers are
14 designed to reduce odors, but the applicant did not include any specific information on potential odor
15 impacts. B. Irwin asked if there is another location it can go on so it is not right up next to the residential area.
16

17 A. LaRocque asked about the potential impact to rate payers given that the project is within the SHEI. E. Klofft
18 said that the application does not address economic impacts because Standard Offer projects under 2.2 MW
19 are granted a conditional waiver for this criterion. The Public Service Board may choose to not allow this
20 conditional waiver to apply.
21

22 The Committee discussed fire protection of the facility and whether its proximity to residential homes was a
23 risk. The Committee asked E. Klofft to determine what the local reaction to the project has been.
24

25 *B. Irwin moved for NRPC to intervene based on questions about potential of nuisance odors, light from the flair,*
26 *water treatment concerns and noise. C. Steen seconded. The motion carried*
27

28 **Section 248- PurposeEnergy- St. Albans, LLC for a 1,014 kW AC Food and Beverage-Waste Anaerobic**
29 **Digestion Generation Facility**

30 Project Details: The project is a 1,014 kW anaerobic digestion generation facility to be located on Lot 1A of the
31 Lot 1a in the St. Albans Town Industrial Park. The project will include 3 cylindrical tanks 48' in diameter and 52'
32 in height, a 2,250 sq ft equipment and control building, a 11.5' by 50' by 20' containerized combined heat and
33 power building, a 5' diameter flare stack 25' in height and two scrubbers 12' in diameter and 28.3' in height.
34 The project will utilize food waste pumped from the Ben & Jerry's factory and food waste trucked in from
35 offsite. Liquid effluent will be sent to the St. Albans City wastewater system and solid waste will be trucked
36 offsite. The applicant has a Standard Offer power contract.
37

38 A. LaRocque noted that odor could still a concern even though it is located in an industrial park further away
39 from residences.
40

41 E. Klofft reviewed the project review check list for the Committee. The project could reduce impacts to the St.
42 Albans City wastewater facility since some of the current waste is currently sent untreated to the wastewater
43 facility. The applicant did not propose any aesthetic mitigation and will use the existing stormwater
44 infrastructure. The project will result in a net increase of 3 trucks per day in traffic.
45
46

1 W. Irwin asked what the relationship between Ben and Jerry's and the digester company was. E. Klofft stated
2 that unlike the Enosburg Falls project, this digester will be on a separate parcel and will receive waste from
3 multiple entities.

4
5 The Committee discussed what the overall impact of this project would be on pre-existing on-farm generators
6 and whether it would create competition for the material existing on-farm generators depend on.

7
8 W. Irwin recommended having a presentation from the company, possibly even with the full Board. The
9 Committee wants to be more informed to make educated decisions.

10
11 The Committee requested that NRPC staff reach out the Addison County RPC to learn more about the similar
12 biodigester project the applicant references that is located in Middlebury.

13
14 W. Irwin moved for NRPC to intervene. A. Voegele seconded. The motion carried.

15
16 **Act 250- Mini Storage:**

17 E Klofft stated that in the previous meeting minutes the project was not in conformance but NRPC staff did not
18 record a motion if it was substantial regional impact.

19
20 *A. Voegele moved that the project does not have a substantial regional impact. B. Irwin seconded. The motion*
21 *carried.*

22
23 **Updates**

24 E. Klofft provided an update on the 134 Ferry Road South Hero project. NRPC staff met with the applicant on
25 December 2nd to discuss NRPC's criterion 9L strip development concerns. As a result of ADA requirements, the
26 applicant is adding parking and a ramp to the front of the facility. The South Hero DRB required that the
27 applicant to set the building back a further 45' to maintain the setback distance of 121'. The applicant is now
28 requesting an amendment to their Act 250 permit.

29
30 E. Klofft provided an update on the Department of Public Service's proposed Sheffield-Highgate Export
31 Interface ("SHEI") constraint grid adjustor mitigation fee. As proposed the mitigation fee would apply to all
32 net-metering solar projects of 500 kW or less within the SHEI area. The proposed fee would be \$75 per kW
33 installed. This fee was based on calculations done by Green Mountain Power and Vermont Electric Co-op. The
34 goal of this mitigation fee is to allow new net-metering solar in the SHEI area while accounting for the
35 economic impacts, this fee will not fund long-term solutions to the SHEI constraints. A. LaRocque requested
36 that the proposal be sent to the Energy Committee.

37
38 **Other Business**

39 None

40
41 **Adjourn**

42 *B Irwin motioned to adjourn. C. Steen seconded. The Committee adjourned at 8:04 PM.*