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Subject: Magee Hill Road Solar Project - Maps
Date: Thursday, January 28, 2016 2:16:53 PM

Trevor,

See below. Feel free to share the message and/or the maps with the Selectboard and the VT Electric Cooperative in preparation for Monday's meeting. The message below was sent to the Planning Commission and copied to the Energy Committee and the Conservation Commission.

Also, please tell the Selectboard and the VT Electric Cooperative representative that the Planning Commission is working on new screening/landscaping requirements for solar installations. The PC held a public hearing on draft regulations on January 13 and followed up on that discussion at their January 27 meeting. They are still making revisions to the proposal based on public feedback received. It's likely they will forward a proposal to the Selectboard in mid to late February. Since the proposal is in flux, it's difficult to share any specific language at the moment. The crux of the discussion has been about ensuring that solar arrays are installed with attention to adequate topography and existing/proposed landscaping to ensure they are visually absorbed by the surrounding landscape – i.e., not necessarily hidden, but blended in.

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From: Alex Weinhagen [mailto:hinesburgplanning@gmavt.net]
Sent: Thursday, January 28, 2016 2:02 PM
Subject: Magee Hill Road Solar Project - Maps

Planning Commission,

Reminder, as mentioned at last night's meeting, VT Electric Cooperative is considering a large solar installation on the north side of Magee Hill Road – property owned by Tim & Kristi Brown. Chuck Reiss said a VT Electric Cooperative representative already met with the Energy Committee, and that the potential project would be about 1.8 megawatts (1,800 kW). The sites indicated appear to total about 6 acres. No application has been filed with the VT Public Service Board yet. A VT Electric Cooperative representative will discuss the potential project with the Selectboard at their meeting

on Monday (February 1, 2016) at 7pm at the Town Office.

To help with visualization, I made four maps showing context, site area, primary resources, secondary resources. The Planning & Zoning Office prepares this same map series for development proposals in the rural areas of Hinesburg (AG district and RR2 district) to help applicants and the Development Review Board visualize potential compliance issues with section 5.26.2 of the Zoning Regulations and section 6.12 of the Subdivision Regulations. In a nutshell, prime agricultural soil is really the only resource mentioned in the rural area design standards that is coincident with the project area. If this project were not exempt for local zoning review, it's visual impact would also be reviewed pursuant to section 5.26.2 #3, which says, "New structures shall be sited to enable new construction to be visually absorbed by natural landscape features and to not protrude above ridgelines." The project does not appear to be in a highly visible area, but it's hard to say whether it will be visually absorbed by the landscape without a site visit and more details on the proposed screening along the road frontage.

You can find these maps as well as the map provided by VT Electric Cooperative on the following Dropbox file sharing site. You do not need a Dropbox account. If a sign-in dialog box comes up, just close that and you'll be able to view/download these maps.

<https://www.dropbox.com/sh/kb54r71a51z60ot/AADshlgdFUn7smyUyBGsAdmUa?dl=0>

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