



September 15, 2023

Vermont Public Utilities Commission
112 State Street
Montpelier, VT 05620-2701

RE: GMG Farms Net Metering Application, Response to CCRPC Comments

To Whom it May Concern:

This letter is in response to the comments from the Chittenden County Regional Planning Commission (CCRPC).

Class I and II wetlands on the property: The applicant did hire Arrowwood Environmental as a consultant to perform a wetlands delineation. The site plan including the delineation of wetlands and related buffer zones is posted on this E-PUC application. The delineation found that the proposed project is outside of all wetland buffer zones on the property.

Agricultural Soils and Hydric Soils: The project is located close to the glass greenhouse and, therefore, will have minimal to no impact on agricultural soils. These areas are not currently being used for agriculture as they are too close to the glass greenhouse for farm equipment to be used safely. The solar array will be constructed with ground screw foundations. So, the project, once constructed, will not interfere with current drainage patterns. The project will not affect the nature of any hydric soils where the project infrastructure is located.

Protected Lands: Below is the property deed that describes the property use restrictions required by the Vermont Land Trust. The solar installation should not violate any of these restrictions.

Land in Active Agriculture: The project is located close to the glass greenhouse and, therefore, will have minimal to no impact on the use of the property for agriculture. These areas are not currently being used for agriculture as they are too close to the glass greenhouse for farm equipment to be used safely.

We appreciate your consideration of this letter. If you have any questions or need any more information from us, please do not hesitate to contact us.

Sincerely,


Ben Gordesky

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that the VERMONT LAND TRUST, INC., a non-profit corporation with its principal offices in Woodstock, Vermont (hereinafter "Grantor"), on behalf of its successors and assigns, in consideration of One Dollar and other valuable consideration paid to its full satisfaction, does freely give, grant, sell, convey and confirm unto DAVID L. MISKELL and SUSAN H. MISKELL, of Shelburne, Vermont, husband and wife as tenants by the entirety, and their heirs, successors and assigns (hereinafter "Grantee") forever, a certain parcel of land in the Town of Charlotte, Chittenden County, Vermont (hereinafter "Property"), said parcel being more fully described as follows, to wit:

Being a portion of the land and premises conveyed to Grantor by special warranty deed of Remo Pizzagalli and Angelo Pizzagalli dated January 28, 1988, and recorded in Volume 55, Page 136 of the Charlotte Land Records.

Beginning at an iron pipe set on the westerly edge of Greenbush Road, so-called, at a point marking the southeasterly corner of lands now or formerly of Garen, and marking the northeasterly corner of lands of Grantor;

thence S 08° 50' 45" E 300.00 feet along the westerly edge of Greenbush Road to an iron pipe;

thence S 10° 11' 21" E 250.00 feet along said Greenbush Road to an iron pipe, said pipe marking the southeasterly corner of lands conveyed herein;

thence S 78° 42' 21" W 1098.57 feet along a line subdividing lands conveyed herein from other lands of Grantor to an iron pipe, said pipe marking the southwesterly corner of lands conveyed herein;

thence N 09° 15' 02" W 286.95 feet along said subdivision line to an iron pipe;

thence N 09° 15' 02" W 193.05 feet along said subdivision line to an iron pipe set in the boundary of lands now or formerly of Garen, said pipe marking the northwesterly corner of lands conveyed herein;

thence N 80° 13' 15" E 355.00 feet along said lands of Garen to an iron pipe;

thence N 80° 13' 15" E 306.92 feet along said lands of Garen to an iron pipe;

thence N 09° 41' 00" W 101.61 feet along said lands of Garen to an iron pipe;

thence N 80° 33' 45" E 434.77 feet along said lands of Garen to the point and place of beginning.

Said portion comprises 12.7 acres and is designated as Lot #1 on a survey map entitled "3 Lot Subdivision, Vermont Land Trust, Greenbush Road, Charlotte, Vermont" of Pinkham Engineering Associates, Inc., dated May, 1988, Proj. No. 6150, said survey map to be recorded in the Charlotte Land Records.

Conveyance of Lot #1 is subject to a Shared Septic Agreement with owners of Lot #2 as designated on the above referenced survey map.

The premises herein described are subject to Town of Charlotte Permit #_____. They may also be subject to rights and easements conveyed to Continental Telephone Company of Vermont, Inc. by deed dated October 24, 1973 and recorded in Volume 33, Page 87 of the Charlotte Land Records; terms and conditions of the Land Use Permit #EC-4-1035, dated September 16, 1986 and recorded in Volume 49, Page 486 of the Charlotte Land Records; rights and easements conveyed to Richard E. Garnett and Ann Baker (spring rights) by deed dated May 12, 1972 and recorded in Volume 31, Page 368 of the Charlotte Land Records; and an easement reserved in deed to Bevcraft Builders Development Corporation, dated December 11, 1986, and recorded in Volume 50, Page 367 of the Charlotte Land Records.

Reference may be made to the above described deed, record and map and to the deeds, records and maps referred to therein for a more complete and particular description.

The Property is subject to the following restrictions: The Property shall be subdivided into no more than two (2) parcels, provided said subdivision is in compliance with all applicable State and local regulations; and no herbicides, insecticides, or fungicides shall be sprayed or used within 200 feet of Lot #2 and Lot #3 as located on the above referenced survey map.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, DAVID L. MISKELL and SUSAN H. MISKELL, their heirs, successors and assigns, to their own use and behoof forever, and the said Grantor, VERMONT LAND TRUST, INC, for itself and its successors and assigns, does covenant with the said Grantee, their heirs, successors and assigns, that until the ensealing of these presents, it is the sole owner of the premises, and has good right and title to convey the same in the manner aforesaid, that they are free from every encumbrance, except as noted above, and it hereby engages to warrant and defend the same against all lawful claims whatever.

IN WITNESS WHEREOF, it sets its hand and seal this 23rd day of August, 1988.

Signed, sealed and delivered
In The Presence Of:

GRANTOR
Vermont Land Trust, Inc.

By Daryl Bradley
Its Duly Authorized Agent

Alan L. Murphy
Witness to VLT

Martha Lyons
Witness to VLT

STATE OF VERMONT
CHITTENDEN COUNTY, ss.

At Burlington, this 23rd day of August, 1988, Darby Bradley, duly authorized agent of the Vermont Land Trust, Inc., personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Vermont Land Trust, Inc.

Before me, Lin L. Murphy
Notary Public
My commission expires:

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
—ACKNOWLEDGMENT—
Return Rec'd.—Tax Paid—Board of Health Cert. Rec'd...
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. A-8881497
Signed Margaret B. Therman Clerk
Date Sept. 15, 1988

CHARLOTTE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
THIS 15th DAY OF Sept A.D. 19 88
AT 3 O'CLOCK 00 MINUTES P. M. AND
RECORDED IN VOL. 57 ON PAGE 244-5
ATTEST: Margaret B. Therman TOWN CLERK

PROPERTY TRANSFER TAX RETURN
 VERMONT DEPARTMENT OF TAXES
 MONTPELIER, VERMONT 05602

NO. A888497

A. SELLER (TRANSFEROR) NAME(S)		MAILING ADDRESS IN FULL - INCLUDING ZIP CODE	SOCIAL SECURITY NUMBER
BUYER (TRANSFeree) NAME(S)		MAILING ADDRESS IN FULL - INCLUDING ZIP CODE	SOCIAL SECURITY NUMBER

B. THE PROPERTY LOCATION (Such as "173 Maple St., Burlington" OR "The Smith Farm, Old Mill Road, Tunbridge"). If property is located in two towns, please list both.

If the buyers acquired less than the entire interest (Fee Simple) in the property, please state the interest acquired (such as "Life Estate," "Perpetual Easement," etc.)

APPROXIMATE LAND SIZE: ACREAGE: AND LOT SIZE: FRONTAGE: DEPTH:

Please check the applicable box(es) describing existing buildings.

1 <input type="checkbox"/> NONE	3 <input type="checkbox"/> HOUSE	5 <input type="checkbox"/> BARN	7 <input type="checkbox"/> MOBILE HOME	9 <input type="checkbox"/> STORE
2 <input type="checkbox"/> FACTORY	4 <input type="checkbox"/> CAMP or VACATION HOME	6 <input type="checkbox"/> APARTMENT, NO. UNITS	8 <input type="checkbox"/> CONDOMINIUM, NO. UNITS	10 <input type="checkbox"/> OTHER (EXPLAIN)

C. USE Please check the category which best describes the use of the property BEFORE TRANSFER as shown in the GRAND LIST BOOK.

1 <input type="checkbox"/> PRIMARY RESIDENCE (excluding mobile homes)	2 <input type="checkbox"/> TIMBERLAND	4 <input type="checkbox"/> GOVERNMENT USE	6 <input checked="" type="checkbox"/> OPEN LAND	8 <input type="checkbox"/> OTHER (EXPLAIN)
<input type="checkbox"/> NEWLY CONSTRUCTED (never occupied, less than 1 yr. old)	3 <input type="checkbox"/> OPERATING FARM	5 <input type="checkbox"/> COMMERCIAL	7 <input type="checkbox"/> INDUSTRIAL	9 <input type="checkbox"/> CAMP OR VACATION
<input type="checkbox"/> EXISTING				

Please check the category which best describes the proposed use of the property AFTER TRANSFER.

1 <input checked="" type="checkbox"/> PRIMARY RESIDENCE	3 <input type="checkbox"/> OPERATING FARM	5 <input type="checkbox"/> COMMERCIAL	7 <input type="checkbox"/> INDUSTRIAL	9 <input type="checkbox"/> CAMP OR VACATION
2 <input type="checkbox"/> TIMBERLAND	4 <input type="checkbox"/> GOVERNMENT USE	6 <input type="checkbox"/> OPEN LAND	8 <input type="checkbox"/> OTHER (EXPLAIN)	

D. EXEMPTION THIS SECTION MUST BE COMPLETED IF TRANSFER IS CLAIMED TO BE EXEMPT FROM PROPERTY TRANSFER TAX. If such an exemption is claimed, you need not complete the section titled "TAX," but you MUST COMPLETE the section titled "VALUE." PURCHASER INTENDS TO START CONSTRUCTION IN ONE YEAR AND OCCUPY AS PRIMARY RESIDENCE WITHIN TWO YEARS.

CITE EXEMPTION and EXPLAIN:

E. VALUE REAL PROPERTY VALUE INCLUDES the value of any notes, property, stocks, bonds, etc. given to seller, and the value of any mortgages or liens assumed by the buyer. If the transfer was a gift or was for nominal consideration, give the estimated fair market value of the real property transferred.

TOTAL PRICE PAID \$ LESS PERSONAL PROPERTY \$ REAL PROPERTY VALUE \$

F. TAX TAX PAYMENT DUE: FIVE TENTHS OF ONE PERCENT (0.005) OF THE AMOUNT SHOWN ABOVE, BUT NOT LESS THAN \$1.00 (FOR EXAMPLE IF THE VALUE WAS \$10,000 THE TAX DUE IS \$50.00; IF THE VALUE WAS \$100., THE TAX DUE IS \$1.00).

AMOUNT DUE: \$29,250.00 Make checks payable to: VERMONT DEPARTMENT OF TAXES.

G. SPECIAL CIRCUMSTANCES If there were circumstances in the Transfer which suggest that the price paid for the property was either more or less than its fair market value, please explain:

SALE OF HOUSE TO MEMBER OF THE STATE CONSERVATION PROJECT TO CONSERVE 101 ACRES OF FARMLAND

H. LAND GAINS TAX DATE SELLER ACQUIRED: IF BY GIFT, DATE DONOR ORIGINALLY ACQUIRED:

IF A VERMONT LAND GAINS TAX RETURN IS BEING FILED, CHECK HERE: IF A VERMONT LAND GAINS TAX RETURN IS NOT BEING FILED, INDICATE REASON BELOW: (MUST BE ONE OF REASONS GIVEN IN INSTRUCTIONS.)

Real Estate Broker's name (if any):

If purchaser's principal residence exemption is claimed and purchaser fails to comply with exemption requirements, purchaser will be liable for full amount of Land Gains Tax.

NOTE: Residents, Part-Year Residents, Non-Residents - If you realized a gain on the sale of your property that was included in your Federal Adjusted Gross Income, A Vermont income Tax Return must be filed.

CERTIFICATE PURSUANT TO 32 V.S.A. §9606 (c) FOR SUBDIVISION REGULATIONS (18 V.S.A. §1218 et seq.)

This transfer is in compliance with the Subdivision Regulations of the Agency of Environmental Conservation and any permits issued thereunder. Yes No

If this property has ever received a permit, specify the permit # Permits must be obtained PRIOR TO TRANSFER. If exempt, specify which numbered item from the instructions applies or, on a separate sheet, explain other circumstances for exemption #

CERTIFICATE — Pursuant to 32 V.S.A. §9606 (e) we hereby swear and affirm that we have investigated and have disclosed to each party involved in this transfer all of our knowledge regarding FLOOD REGULATIONS, if any, which affect the site hereinbefore described.

We hereby swear and affirm that this return and above certificates are true, correct and complete to the best of our knowledge as required by 32 V.S.A. §9606 (b), (c) and (e). Willful falsification of any statement contained herein may result in a fine of not more than \$1000.

SELLER(S) SIGNATURE(S)	DATE	BUYER(S) SIGNATURE(S)	DATE
<i>[Signature]</i>	<i>[Date]</i>	<i>[Signature]</i>	<i>[Date]</i>

CERTIFICATE PURSUANT TO 32 V.S.A. §9608 FOR VERMONT'S LAND USE AND DEVELOPMENT LAW - ACT 250 - (10 V.S.A. §6001 et seq.)

This conveyance of real property and any development thereon is in compliance with or exempt from 10 V.S.A. Chapter 151 (Act 250), Vermont's Land Use and Development Law and any permits issued thereunder. Yes No

If this property has ever received an Act 250 permit, please specify the permit # If exempt, specify which numbered item from the instructions applies or, on a separate sheet, explain other circumstances.

I/We [the Seller(s)] hereby swear and affirm that this certificate is true and complete to the best of my/our knowledge as required by 32 V.S.A. §9608. Knowing falsification of any statement contained herein is punishable by a fine of not more than \$500 or imprisonment for not more than one year.

SELLER(S) SIGNATURE(S)	DATE	SELLER(S) SIGNATURE(S)	DATE
<i>[Signature]</i>	<i>[Date]</i>	<i>[Signature]</i>	<i>[Date]</i>

PREPARED BY (PRINT OR TYPE)

PREPARED BY ADDRESS

TO BE COMPLETED BY TOWN OR CITY CLERK

TOWN/CITY	Charlotte	ACKNOWLEDGEMENT	TOWN NUMBER
DATE OF RECORD	September 15, 1988	RETURN RECEIVED - TAX PAID - BOARD OF HEALTH - CERTIFICATE RECEIVED - VERMONT LAND USE AND DEVELOPMENT PLANS ACT - CERTIFICATE RECEIVED	
BOOK NUMBER	57	RETURN NO.	A888497
LISTED VALUE \$		SIGNED	CLERK
MAP AND PARCEL NOS.		DATE	September 15, 1988

TRANSFeree'S COPY