

**STATE OF VERMONT
PUBLIC UTILITY COMMISSION**

Petition of Norwich Turnpike Solar, LLC for a)
certificate of public good pursuant to 30 V.S.A.)
§§ 248 and 8010, authorizing installation and)
operation of a 150 kW (AC) photovoltaic group) 20-____-NMP
net-metering system at 645 Turnpike Road,)
Norwich, Vermont)

**PREFILED TESTIMONY OF MARK D. KANE
ON BEHALF OF
NORWICH TURNPIKE SOLAR, LLC**

June 18, 2020

Mr. Kane introduces his report prepared for the Project to assess visual impacts and impacts upon orderly development of the region.

TABLE OF CONTENTS

1. Introduction	1
2. Summary of Conclusions Regarding Orderly Development	2
3. Aesthetics Analysis	2
4. Municipal Screening Standards	4
5. Conclusion	4

EXHIBITS

Exhibit MDK-1	Resume of Mark D. Kane
Exhibit MDK-2	Report Regarding Orderly Development & Aesthetics

**STATE OF VERMONT
PUBLIC UTILITY COMMISSION**

Petition of Norwich Turnpike Solar, LLC for a)
certificate of public good pursuant to 30 V.S.A.)
 §§ 248 and 8010, authorizing installation and)
operation of a 150 kW (AC) photovoltaic group) 20-____-NMP
net-metering system at 645 Turnpike Road,)
Norwich, Vermont)

**PREFILED TESTIMONY OF MARK D. KANE
ON BEHALF OF
NORWICH TURNPIKE SOLAR, LLC**

1 **1. Introduction**

2 Q1. Please state your name, occupation, and business address.

3 A1. My name is Mark D. Kane. I am a land use planner and the Director of Community
4 Planning and Design at SE Group. SE Group has four offices across the United States,
5 and the Vermont office is located at 131 Church Street, Burlington, Vermont 05401.

6

7 Q2. Please describe your professional background, qualifications, and experience.

8 A2. A copy of my resume is included as Exhibit MDK-1.

9

10 Q3. What is the purpose of your testimony?

11 A3. The purpose of my testimony is to introduce and support the my analysis in connection
12 with the application of Norwich Turnpike Solar, LLC (the “Applicant”) for Section 8010
13 and Section 248 approval to construct and operate a 150 kW solar electric generation
14 project (the “Project”) on property located at 645 Turnpike Road, Norwich, Vermont.

1 Specifically, I present my report and conclusion regarding the Project’s potential impacts
2 on orderly development of the region and aesthetics.

3
4 **2. Summary of Conclusions Regarding Orderly Development**

5 Q4. Will the Project unduly interfere with the orderly development of the region, with due
6 consideration having been given to the recommendations of the municipal and regional
7 planning commissions and legislative bodies, and the land conservation measures
8 contained in the town and regional plans?

9 A4. No, the Project will not unduly interfere with the orderly development of the region. The
10 Project will not cause adverse impacts on the public roadways or other types of municipal
11 or state services or infrastructure. The Project will not violate any land conservation
12 measures contained in the Norwich Town Plan or the Two-Rivers Ottauquechee Regional
13 Commission (“TRORC”) Regional Plan. In fact, the Project will further the goals of each
14 plan to encourage the development of renewable energy sources, as discussed in our
15 report, Exhibit MDK-2. The Project site has also been designated as a Preferred Site and
16 therefore is suitable for development. See Exhibit MS-5 (Preferred Site designation
17 letters).

18
19 **3. Aesthetics Analysis**

20 Q5. Please describe the scope of the aesthetic evaluation of the Project.

21 A5. I reviewed the site in accordance with the *Quechee* criteria, consistent with Commission
22 Rule 5.112. The Rule provides, in pertinent part: “Step one: Determine whether the

1 project would have an adverse impact on aesthetics and the scenic and natural beauty of
2 an area because it would not be in harmony with its surroundings. If the answer is no,
3 then the project satisfies the aesthetics criterion.”
4

5 Applying this standard, I have concluded that the Project will not have an adverse impact
6 because it is in harmony with its surroundings and largely avoids off-site visual impacts.
7 The level of visibility is modest, and the Project will create only a modest change to the
8 surrounding landscape. As to the second step of the Quechee test, I have concluded that
9 the Project will not have undue adverse impact on the aesthetics and the scenic and
10 natural beauty of the area because the Project does not specifically violate a clear, written
11 community standard intended to preserve the aesthetics or scenic beauty of the area, the
12 Project is will not be prominently visible from nearby roadways, and will not be
13 considered shocking or offensive to the average person due. In addition, the Applicant
14 has proposed reasonable additional landscape plantings to additionally mitigate potential
15 views along Turnpike Road in the vicinity of the Project.
16

17 As part of my review, I visited the site, took photographs from various public vantage
18 points, reviewed mapping and site plans of the Project site and setting, and prepared a
19 number of supportive figures and documented our review, all of which are included in
20 our report, Exhibit MDK-2.
21

1 **4. Municipal Screening Standards**

2 Q6. Has the Town of Norwich adopted screening requirements for ground-mounted solar
3 electric generation facilities?

4 A6. No.

5

6 **5. Conclusion**

7 Q7. Does this conclude your testimony?

8 A7. Yes.

9

10

11

12

13

14 7838397_4: