



Jessie Klinck <jessie.klinck@suncommon.com>

ANR Inquiry - 1970 Rt. 14, East Montpelier

21 messages

Jessie Klinck <jessie.klinck@suncommon.com>
To: "McNeill, Karin" <Karin.McNeill@vermont.gov>
Cc: Josh Carter <josh.carter@suncommon.com>

Thu, Jan 7, 2021 at 4:02 PM

Hi Karin,

I am reaching out again regarding your opinion on another solar ground mount site. The proposed layout is attached, which I'm hoping you could comment on (the blue lines indicate the 40ft setbacks). Based on our ANR map, the site looks clear from wildlife and wetland concerns. However, please let me know if there are any environmental concerns that you foresee.

The proposed project site is located at 1970 Route 14, East Montpelier, VT. The customer would like to put a 50kw system on their property. The project will include a trench from the array to interconnect. We do not anticipate any tree clearing, since there is low vegetation -- we only anticipate weed whacking. There are no plans for fencing or building any access roads.

I would greatly appreciate your advice on how this project might be able to proceed and your teams' input on moving ahead. Thank you and please let me know if you have any questions!

Thanks again,
Jessie

--

Jessie Klinck | Commercial Project Assistant

SunCommon.com | Main: 802-882-8894
442 US Route 2, Waterbury, VT 05676



SunCommon believes that everyone has the right to a healthy environment and brighter future—and renewable energy is where it starts. Energy from the sun can power our lives and build vibrant communities. Our mission is to tear down barriers to clean energy and use our business as a force for good.

2 attachments

ANR Map - RB Technologies.png

To: McNeill, Karin <Karin.McNeill@vermont.gov>
Cc: Josh Carter <josh.carter@suncommon.com>
Subject: ANR Inquiry - 1970 Rt. 14, East Montpelier

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

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Jessie Klinck <jessie.klinck@suncommon.com>
To: "McNeill, Karin" <Karin.McNeill@vermont.gov>

Mon, Jan 25, 2021 at 7:47 AM

Hi Karin,

I am following up on this review. Please let me know if there is anyone else at the ANR I might need to reach out to.

Thanks,
Jessie

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Jessie Klinck | Commercial Project Coordinator

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McNeill, Karin <Karin.McNeill@vermont.gov>
To: Jessie Klinck <jessie.klinck@suncommon.com>

Mon, Jan 25, 2021 at 8:26 AM

Thank you for checking! I will let you know midday.

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McNeill, Karin <Karin.McNeill@vermont.gov>
To: Jessie Klinck <jessie.klinck@suncommon.com>

Mon, Jan 25, 2021 at 1:37 PM

The project is next to a public water system well. I am checking with the Drinking Water program. I am also check with the Wetlands program. I'll send you a response as soon as I hear back.

Thank you,

Karin



802-505-0396 karin.mcneill@vermont.gov

anr.vermont.gov/planning/planning

From: Jessie Klinck <jessie.klinck@suncommon.com>
Sent: Monday, January 25, 2021 7:48 AM
To: McNeill, Karin <Karin.McNeill@vermont.gov>

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Jessie Klinck <jessie.klinck@suncommon.com>
To: "McNeill, Karin" <Karin.McNeill@vermont.gov>

Mon, Jan 25, 2021 at 1:44 PM

Hi Karin,

Thanks for getting back to me! I'll look forward to hearing from you about the well and wetlands.

Thanks,
Jessie

[Quoted text hidden]

McNeill, Karin <Karin.McNeill@vermont.gov>
To: Jessie Klinck <jessie.klinck@suncommon.com>

Tue, Jan 26, 2021 at 12:00 PM

Jessie,

See the concern below. I have identified no other concerns having conducted only a desktop review. ANR's desktop review and comments provided does not absolve any involved with the project from complying with any regulations.

This project is just south of a public water system source well as shown on the attached Atlas map (Atlas datalayer Public Water Source). The Crystal Springs Water System, WSID VT0005264, well WL002 (well#1 (341) Emergency) is an inactive source and has been physically disconnected from the water system. Please identify the well on the site plan with the IDs above noting it is inactive. Please contact water system operator Deane Hedges Administrative Contact and Designated Operator. He can be reached at 802-223-5060 or emergency # 802-522-8375 (cell). The water system identifies this well as a possible emergency source which would require ANR's approval before any use or connection. If the water system truly intends to have the well available for emergency use, then the project activity should not be done in such a way as to hinder that ability.

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McNeill, Karin <Karin.McNeill@vermont.gov>
 To: Jessie Klinck <jessie.klinck@suncommon.com>

Mon, Feb 8, 2021 at 8:53 AM

No. you will just have to call and ask for their email.

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Jessie Klinck <jessie.klinck@suncommon.com>
 To: "McNeill, Karin" <Karin.McNeill@vermont.gov>
 Cc: Josh Carter <josh.carter@suncommon.com>

Wed, Feb 10, 2021 at 11:27 AM

Hi Karin,

I spoke to Deane about the well. The owner also provided an easement in their deed that states that there is a 25ft setback from the well, which we will comply with and reflect in revised site plans.

Please let me know if you need me to address anything further. We plan on filing the CPG Application in March.

Thank you,
Jessie

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Jessie Klinck | Commercial Project Coordinator

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McNeill, Karin <Karin.McNeill@vermont.gov>
 To: Jessie Klinck <jessie.klinck@suncommon.com>
 Cc: Josh Carter <josh.carter@suncommon.com>

Wed, Feb 10, 2021 at 2:31 PM

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McNeill, Karin <Karin.McNeill@vermont.gov>
To: Jessie Klinck <jessie.klinck@suncommon.com>
Cc: "Ranker, Laura" <Laura.Ranker@vermont.gov>

Hi Jessie, see Laura Ranker's comments below. If you are uncertain that Laura's recommendations are followed, you or the landowner may contact her with questions.

Thank you,

Karin



802-505-0396 karin.mcneill@vermont.gov

anr.vermont.gov/planning/planning

From: Ranker, Laura <Laura.Ranker@vermont.gov>
Sent: Monday, February 15, 2021 11:17 AM
To: McNeill, Karin <Karin.McNeill@vermont.gov>
Subject: RE: ANR Inquiry - 1970 Rt. 14, East Montpelier

As long as they retain the deeded set back and allow for maintenance and repair of the well if it were to be approved for connection as an unpermitted emergency water source. I don't know where they would run emergency water lines and if it would be in the area of the proposed array. As an unpermitted well, it is up to the owner to make sure any development or land uses would not pose a problem for future use. Hopefully, the deeded rights address this. It is hard to comment without seeing the revised plans or deed language. The developer should make sure all deeded rights are being met in the revised plan.

Laura



Laura Ranker, Source Water Protection Specialist

Vermont Department of Environmental Conservation

Drinking Water and Groundwater Protection Division, Water Resources Section

National Life, [1 National Life Dr](#) - Davis 4 | Montpelier, VT 05620-3521

802-828-1535 office | 802-585-9478 cell

<http://dec.vermont.gov/water>

*Due to the coronavirus (COVID-19) we are taking additional safety measures to protect our employees and customers and are now working remotely while focusing on keeping our normal business processes fully functional. Please communicate with our staff electronically or via phone to the greatest extent possible since our processing of postal mail may be slowed during this period. **You may now submit permit applications and fee payments through our new online form to expedite its receipt and review:** https://anronline.vermont.gov/?formtag=DWGWPD_Intake*

Division staff contact information can be found online here: <https://dec.vermont.gov/water/contacts>

Thank you for your patience during this challenging time. We wish you and your family the best.

Note: Written communications to and from state officials regarding state business are considered public records and, therefore, may be subject to public scrutiny.

From: McNeill, Karin <Karin.McNeill@vermont.gov>
Sent: Wednesday, February 10, 2021 12:01 PM
To: Ranker, Laura <Laura.Ranker@vermont.gov>
Subject: FW: ANR Inquiry - [1970 Rt. 14, East Montpelier](#)

See applicant's answer below. Let us know if you see any issues.

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Jessie Klinck <jessie.klinck@suncommon.com>
To: Mike McCarthy <mike@suncommon.com>

Tue, Feb 16, 2021 at 12:35 PM

Hi Mike,

SunCommon.com | Main: 802-882-8894
442 US Route 2, Waterbury, VT 05676

<image003.jpg>

SunCommon believes that everyone has the right to a healthy environment and brighter future—and renewable energy is where it starts. Energy from the sun can power our lives and build vibrant communities. Our mission is to tear down barriers to clean energy and use our business as a force for good.

--

Jessie Klinck | Commercial Project Coordinator

SunCommon.com | Main: 802-882-8894
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<image004.jpg>

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To: Mike McCarthy <mike@suncommon.com>

Yes, good idea. I'll do that.

Thanks

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Jessie Klinck <jessie.klinck@suncommon.com>
To: "McNeill, Karin" <Karin.McNeill@vermont.gov>
Cc: "Ranker, Laura" <Laura.Ranker@vermont.gov>

Tue, Feb 16, 2021 at 2:24 PM

Hi Laura,

Thank you for your comments. I've included the deed language below for you to review for confirmation. It is my understanding that we are compliant with the deed.

"Easements, Rights-of-Way, Restrictions:
Water Rights and easements:

5.1: Subject to the effect to be given to interests conveyed in a well, and equipment for operation of a water utility and exclusive water rights and rights of way to a parcel having a radius of 25 feet as set forth in deed from Tenney to Andres and Milne dated April 15, 1963, and recorded June 25, 1962 in Book 20 Page 478.

5.2: Subject to the effect to be given to interests conveyed in a well, and equipment for operation of a water utility and exclusive water rights and rights of way to a parcel having a radius of 25 feet as set forth in deed from Tenney to Eastmont Acres water Company Inc., dated April 15, 1963, and recorded June 25, 1962 in Book 20 Page 478."

Please let me know if you have any questions.

Thank you,
Jessie

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Ranker, Laura <Laura.Ranker@vermont.gov>
To: Jessie Klinck <jessie.klinck@suncommon.com>, "McNeill, Karin" <Karin.McNeill@vermont.gov>

Tue, Feb 16, 2021 at 5:01 PM

Hi Jessie,

As I stated to Karin, it is up to the owner to make sure any development or land uses do not pose a problem for future use or conflict with any deeded rights related to the well. I am not in a position to comment on the deed language or your compliance with it.

As you stated to Karin, you are revising the Site Plan to acknowledge and reflect the deeded rights concerning this well. I agree, a revised plan should be submitted to correctly reflect any deeded rights of way or conveyances. I would recommend that the deed reference (Book and Page of Land records) be provided on the Site Plan or under the Site Plan Notes as well.

The well is an unpermitted source and will require approval by the Drinking Water and Groundwater Protection Division prior to any connection or use as an alternative emergency water source. As an unpermitted water source, there is no source protection area associated with this well.

Laura



Laura Ranker, Source Water Protection Specialist

Vermont Department of Environmental Conservation

Drinking Water and Groundwater Protection Division, Water Resources Section

National Life, 1 National Life Dr - Davis 4 | Montpelier, VT 05620-3521

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Division staff contact information can be found online here: <https://dec.vermont.gov/water/contacts>



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McNeill, Karin <Karin.McNeill@vermont.gov>
To: Jessie Klinck <jessie.klinck@suncommon.com>

Wed, Mar 3, 2021 at 8:29 AM

Hi Jesse,

As state before, there appear to be no wetland indicators based on ANR's desktop review of the project footprint provided therefore a wetland delineation seems not to be necessary. That said, ANR's desktop review and comments provided do not absolve any involved with the project from complying with any regulations.

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