



Preferred Site Application

Town of Manchester, Department of Planning & Zoning
40 Jeff Williams Way, Manchester Center, VT 05255
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Applicant

Name: MHG Solar LLC		
Mailing Address: PO Box 1204		
City: Manchester Ctr.	State: VT	ZIP Code: 05255
Phone: 802.688.3776	E-mail: Thomsa@MHGsolar.com	
Signature: <i>Thomas A. Hand</i>		Date: 1/10/20

Landowner

Name: Blackacre LLC		
Mailing Address:		
City: Danby	State: CT	ZIP Code: 06810
Phone:	E-mail:	
Signature:		Date:

Project Site

Location or Street Address: 0 Richville Road	
Tax Map ID: 37-51-43.00	Parcel ID:
Existing Use: Vacant field	Parcel Acreage: 8.2 acres
Zoning District: <input type="checkbox"/> DN <input type="checkbox"/> TC <input type="checkbox"/> MU1 <input type="checkbox"/> MU2 <input type="checkbox"/> MU3 <input checked="" type="checkbox"/> OI <input type="checkbox"/> R10 <input type="checkbox"/> R4 <input type="checkbox"/> R1 <input type="checkbox"/> RR <input type="checkbox"/> RA <input type="checkbox"/> FC (Check All That Apply)	
Overlay Districts: <input type="checkbox"/> FHO <input type="checkbox"/> APO <input type="checkbox"/> DRO (Check All That Apply)	

Project Description

Project Capacity : 500 kWac	Total Area of Development: Approximately 5 acres
Narrative Description: MHG's proposed solar project will be rated at 500 kWac. It will consist of approximately 2200 modules that will be mounted on steel racks that run east to west. The panels will be fixed at 25 degrees and oriented due south. The modules will observe a number of minimum setbacks including a 100ft set back from Richville Road, 50 ft from wetlands and 50ft from property lines. The site will be screened from Richville Road per planning and zoning requirements.	

REQUESTS FOR PREFERRED SITE DESIGNATION MUST BE ACCOMPANIED BY A SITE PLAN IN COMPLIANCE WITH SECTION 4.3 OF THE MANCHESTER LAND USE & DEVELOPMENT ORDINANCE.

For Town Use

Date Received:	Date Warned:	Hearing Date:
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DRAFT PREFERRED SITE SCORECARD

1. Visibility	Score	
Site will be completely screened from adjacent residential use.	4	
Site will fill less than 25% of the field of vision from adjacent residential use.	3	
Site will fill 25-49% of the field of vision from adjacent residential use.	2	2
Site will fill 50-74% of the field of vision from adjacent residential use.	1	
Site will fill more than 75% of the field of vision from adjacent residential use.	0	
2. Access Drive		
Developed access already drive exists.	4	
New access drive of less than 100 feet required.	3	3
New access drive of 101-500 feet required.	2	
New access drive of 501-1500 feet required.	1	
New access drive of more than 5500 feet required.	0	
3. Access to 3-Phase Power Line		
Site is within 100 feet of a 3-phase power line.	4	4
Site is within 101-500 feet of a 3-phase power line.	3	
Site is within 501-1500 feet of a 3-phase power line.	2	
Site is within 1501-3000 feet from a 3-phase power line.	1	
Site is more than 3000 feet from a 3-phase power line.	0	
4. Site Preparation		
No excavation, fill, or tree cutting is required to prepare the site.	4	
Excavation, fill, or tree cutting involving less than 10% of the site area is required.	3	3
Excavation, fill, or tree cutting involving 11-25% of the site area is required.	2	
Excavation, fill, or tree cutting involving 26-35% of the site area is required.	1	
Excavation, fill, or tree cutting involving more than 35% of the site area is required.	0	
5. Suitability for Housing		
The site presents no opportunity for housing development.	4	
The site presents a viable opportunity for housing development of up to 1 unit per 5 acres.	3	
The site presents a viable opportunity for housing development of up to 1 unit per acre.	2	
The site presents a viable opportunity for housing development of up to 4 units per acre.	1	
The site presents a viable opportunity for housing development of 10 or more units per acre.	0	0
Total Score	12	

The total score must be at least 7 to be considered for preferred site designation by the Manchester Planning Commission.

Additional Considerations

1. Will associated development activity occur within any of the categories listed in the table below and as defined and depicted by the Vermont Agency of Natural Resources' online Natural Resources Atlas (<http://anrmaps.vermont.gov/websites/anra5/>)?

Feature	Y/N	Feature	Y/N
Class 1 & 2 Wetlands	N	Deer Wintering Area	N
Vernal Pools	N	Significant Natural Community	N
River Corridor	N	Rare Threatened Endangered Species	N
Floodway	N	Slopes above 25%	N

If any portion of the site contains any of these features, that portion of the site will not be eligible for preferred site status.

2. Does the site contain slopes above 15%? No

Show how slopes will be stabilized.

3. Will the proposed facility with any associated screening impair currently unimpeded views of the Taconic or Green Mountain ridgelines from a town or state maintained road? No

If such a significant viewshed is affected, show how the affects will be mitigated.

4. Does the site contain soils of agricultural significance or value?

Show how impacts to agricultural soils will be mitigated.

The site contains agricultural soils. MHG has worked with the VT Agency of Ag to ensure soils will not be degraded by the installation.

5. Is the site in a FEMA-mapped 100-year flood zone?

If in the flood hazard, show how the development will comply with flood proofing standards.

The site is within the FEMA 100-year flood zone. The site has been designed such that all electrical components will be a minimum of 1 ft above the flood elevation. The steel pile foundations are designed to withstand flood waters and to allow floodwater to pass through the site.

If in the flood hazard, explain how the site will be managed to prevent the establishment of invasive exotic species. The site will be developed and managed to prevent the establishment of invasive species.

