

Section 248 TRORC Review Protocol – Preferred Site Letter of Support

Please provide a general site map at the town scale, and at the site scale, showing the entire parcel and lands/E911 structures within 100 meters. Provide other maps as requested. Maps should use public data when easily available. ANR Atlas is found at <http://anrmaps.vermont.gov/websites/anra5/> Biofinder is found at <http://anrmaps.vermont.gov/websites/biofinder/> TRORC will review requests for Preferred Site Letters of Support by completing the following table:

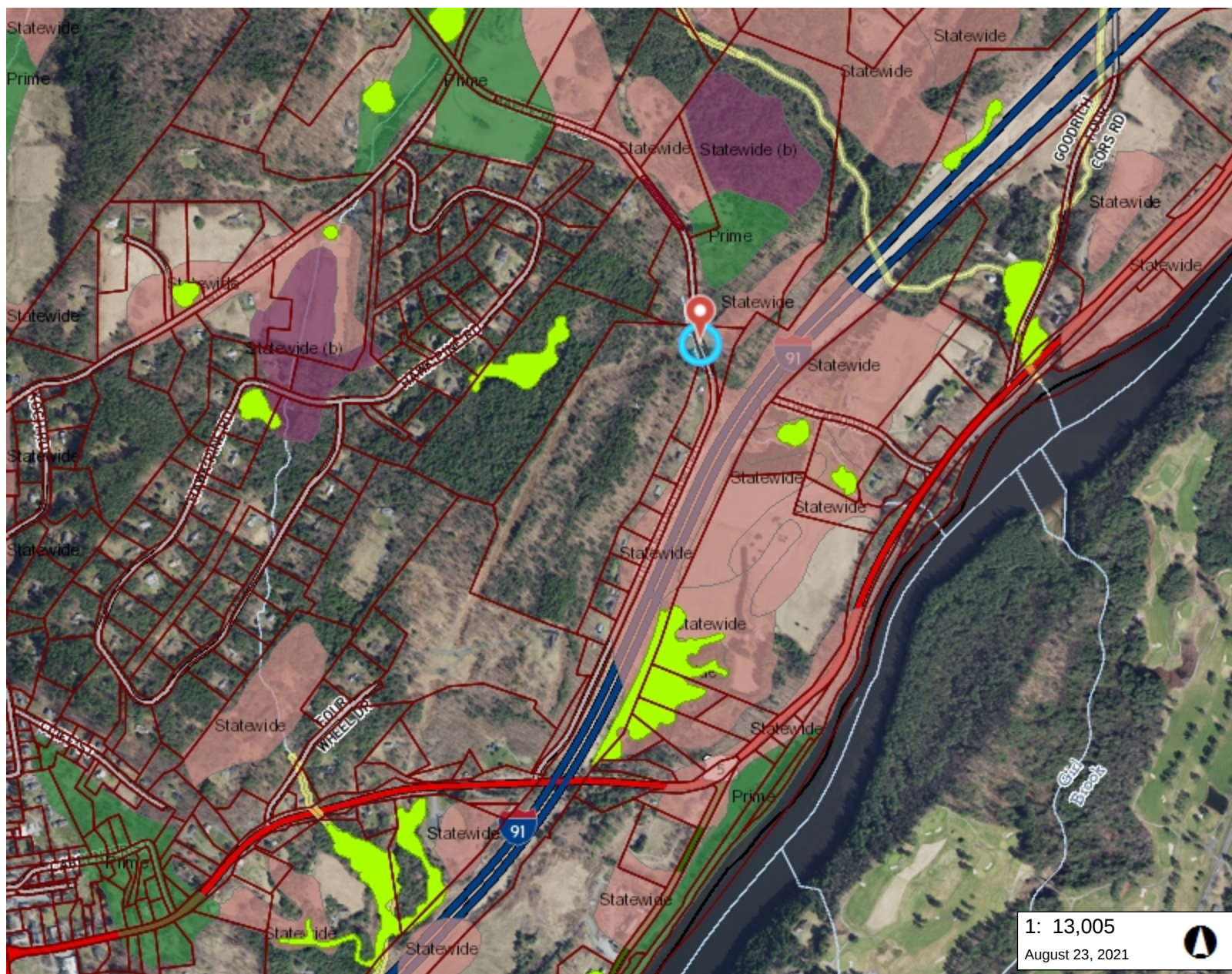
	Name of Project: Norwich Upper Loveland	
	Date: 8/23/21 Size of solar project: 500kW AC	
	Docket no: No application filed at PUC at this time.	
	Developer: Norwich Technologies, Inc.	
	Owner: Norwich Upper Loveland Solar LLC	
	Is the solar facility site affecting....	Yes/No
1	Provide FIRM map showing FEMA Floodway, if present. ANR Atlas does not have all FEMA maps, so outside of Windsor County use FEMA Map Service Center. No applicable floodway within project area.	No Floodway present
	If yes and not on existing building, TRORC will NOT issue Preferred Site Letter of Support.	
2	Municipal letters of support from SB and PC, or in TP mapped preferred site?	PC & SB voted to support preferred siting.
	If site does not have both, TRORC will NOT issue a Preferred Site Letter of Support.	
	7/13/21 Awaiting signed letter from the Boards.	
3	Provide FIRM map showing FEMA Special Flood Hazard Area, if present.	No, SFHA present
	Describe. If yes, provide estimated lowest elevation of panels/inverters etc., floodproofing measures and BFE.	
4	ANR Atlas review – River Corridors	
	Describe distance to top of bank. Is river in active movement/site likely to erode?	No River Corridor present
	See attached ANR mapping. No applicable river corridors within project area.	
5	ANR Atlas review – Wetlands	
	Describe: Has a wetland delineation been done?	
	If any Class II wetlands are identified, the array layout will be outside 50' wetland buffers, within which no disturbance would occur.	Scheduled with wetland ecologist
6	ANR Atlas review – Prime Agricultural Soil	
	Describe: Is site in active agricultural use?	No
	Land is currently unused and adjacent to cell tower.	
7	BioFinder review – Provide map showing forest blocks and habitat connectors, if present	None.
	Describe:	
	While not a regulatory review criteria, the project area is not located in a forest block or habitat connector. See accompanying map.	
8		See narrative response
	Provide photo(s) from nearest public road. Is proposed facility visible from public roads or adjacent owners? Are any dwellings within 100 meters? Describe lighting, traffic, fencing, noise, glare. Describe any ground disturbance and tree cutting.	

	The nearest public road is town road, Upper Loveland Road, which passes adjacent to US RT 5, and interstate 91 to the east. Site access to the project will be off the existing cell tower access drive. There will be vegetation clearing in the array area and trimming for shade management. There will be limited visibility of the array, due to remaining mature vegetation and rolling terrain in the surrounding area. There are no dwellings within 100 meters	
9	Municipal concerns?	Town supports Preferred Siting
	Describe any issues the town has raised.	
	The Town has designated the location as a Preferred Site.	
10	ANR Atlas review – Threatened and Endangered Species/significant natural community/deeryards/ critical habitat	No resources identified
	The ANR Atlas review does not identify any records of Threatened and Endangered Species/ significant natural community/ deeryards/ critical habitat.	
11	TRORC Regional Plan conformance?	Yes
	Describe using Regional Plan and TRORC Energy Implementation Plan:	
	This location is consistent with the TRORC Energy Implementation Plan in its efforts to achieve 90% renewable energy within its region and increasing electrification for heating and transportation. In the Regional Energy Implementation Plan TRORC Goals, Strategies and Actions: Electricity, the first Strategy in meeting Goal A of 25% of remaining energy needs to be from renewables by 2025, 40% by 2035 and 90% by 2050 is Strategy A.1: Support the continued development of renewable energy generation that counts toward the goals of the CEP. The first Action identified therein is TRORC will encourage communities and residents to identify areas with the potential for renewable energy generation. As TRORC sets the goal to increase the amount of renewable energy generated in the TRORC region to 163 MW by 2050, Strategy B.1: states Facilitate new generation projects through state incentives, better mapping, and clearer local and regional policies. The Plan indicates Solar is the most viable source of new renewable electric energy generation in the TRORC region due to the nature of our topography and land cover. Page 48 of the Plan indicates: Preferred locations come in two forms state preferred areas that are defined as such in 30 V.S.A. § 8005a (Act 174), and specified locations identified by the town. In this situation, the Town has identified the location as preferred.	



LEGEND

- Wetlands Advisory Layer
- River Corridors (Aug 27, 2019)
- .5 - 2 sqmi.
- .25-.5 sqmi.
- Soils - Prime Agricultural
- Local
- Local (b)
- Not rated
- Prime
- Prime (b)
- Prime (f)
- Statewide
- Statewide (a)
- Statewide (b)
- Statewide (c)
- Parcels (standardized)
- Roads
- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Railroad



1: 13,005

August 23, 2021



661.0 0 330.00 661.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

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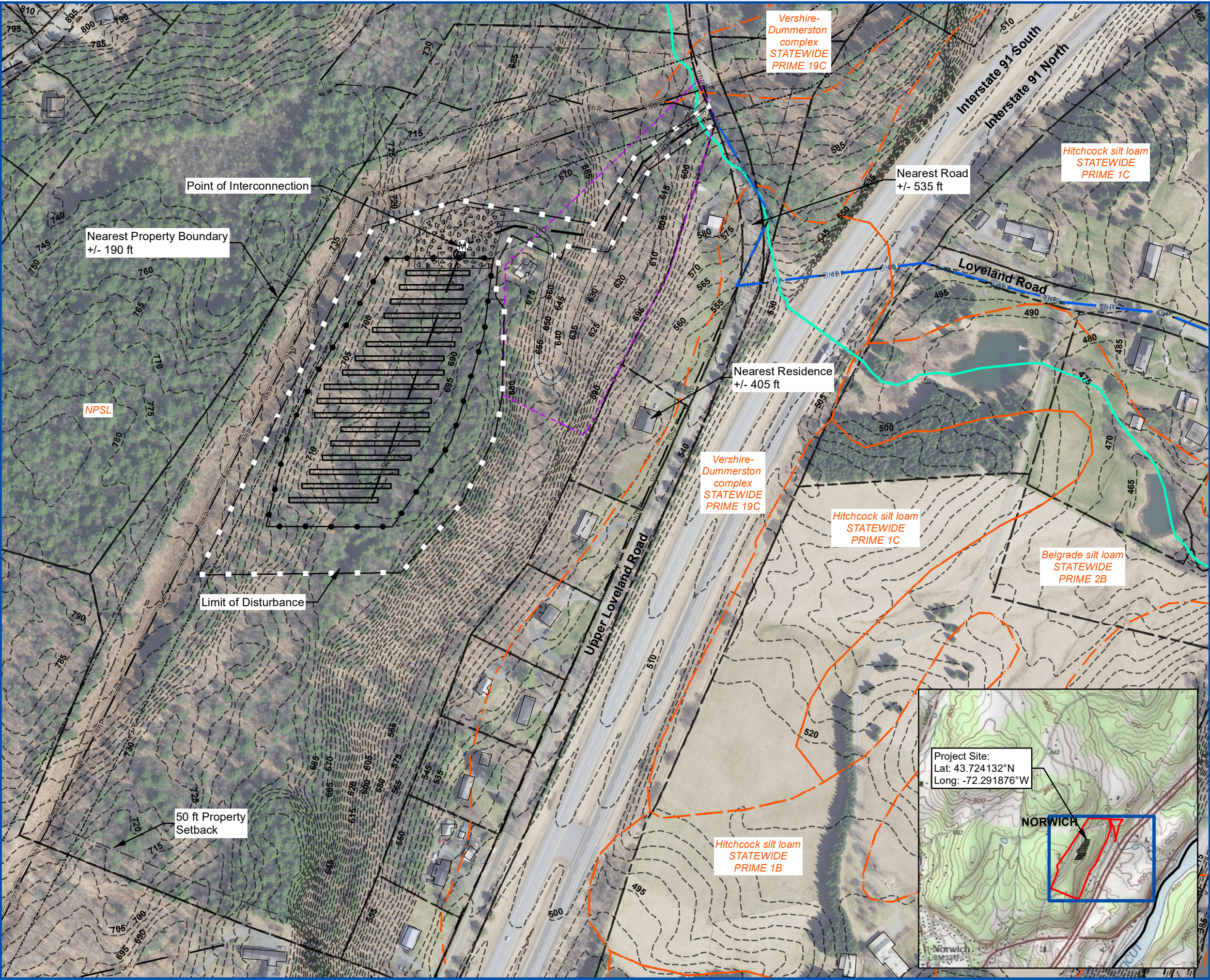
1" = 1084 Ft. 1cm = 130 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

NOTES

Map created using ANR's Natural Resources Atlas



PRELIMINARY DRAFT

Norwich Upper Loveland Solar

201 Upper Loveland Road

Norwich, Vermont



Legend

Proposed Solar Array

Existing Access Roads

Proposed Upgraded Woods Road

Proposed Temporary Staging Area

Proposed Perimeter Fence

Point of Interconnection

AC Disconnect Pedestal

AC Combiner Pad

Proposed Upgraded Overhead Power

Proposed New Overhead Power

Proposed Underground Power

Limit of Disturbance

Approximate Subdivision Area

Existing Overhead Power, VCGI

Existing Transmission

150 ft Transmission ROW

Streams, VCGI

Deer Wintering Areas, VCGI

Primary Agricultural Soils, VCGI

Approximate Property Lines, VCGI

50 ft Property Setback

5 ft Elevation Contours, VCGI

0

150

300

600

Feet

Notes:

1. Array sizing for 500 kW AC using 33 ft rows.

2. The approximate solar array footprint is 2.7 acres.

3. The total Limit of Disturbance is 9.6 acres.

4. Aspects of this plan are approximate and from aerial imagery.

5. The design shown is for the purposes of permitting.

6. Publicly available data are provided by the Vermont Center for Geographic Information (VCGI).

Project Site:

Lat: 43.724132°N

Long: -72.291876°W

NORWICH



Prepared on: 6/24/21 RD