

TOWN OF RANDOLPH, VERMONT

January 4, 2024

Holly R. Anderson, Clerk
Vermont Public Utility Commission
112 State Street
Montpelier, VT 05620-2701

Filed via ePUC

Dear Clerk Anderson,

The Town of Randolph writes this letter to verify that the site plan submitted to the Commission ("Exhibit RDS MS-2A Site Plan") shows that the condition of the Town's December 2021 letter ("Exhibit RDS MS-14") has been satisfied.

Both exhibits are attached; meeting minutes are available online (www.randolphvt.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Trini Brassard".

Trini Brassard, Chair
Randolph Selectboard

A handwritten signature in black ink, appearing to read "Matthew Johnson".
Matthew Johnson, Chair
Randolph Planning Commission

LEGEND:

- EXISTING / PROPOSED POWER POLE
- EXISTING GRADE 10-FT CONTOUR LINES (BASED ON VCGI DATA)
- EXISTING GRADE 2-FT CONTOUR LINES (BASED ON VCGI DATA)
- EXISTING GRADE 10-FT CONTOUR LINES (BASED ON HORIZONS ENGINEERING SURVEY)
- EXISTING GRADE 2-FT CONTOUR LINES (BASED ON HORIZONS ENGINEERING SURVEY)
- EXISTING OVERHEAD POWER LINES
- APPROXIMATE PROPERTY LINES
- APPROXIMATE PROJECT PROPERTY LINES
- SETBACKS TO SOLAR PANEL RACKING
- WETLANDS (LOCATED BY AE)
- WETLAND BUFFER
- STREAM (LOCATED BY AE)
- STREAM TOP OF BANK (LOCATED BY AE)
- RIPARIAN BUFFER
- MAPPED SOIL BOUNDARY (VCGI)
- PROPOSED 12' GRAVEL ACCESS ROAD
- PROPOSED UNDERGROUND POWER
- PROPOSED OVERHEAD POWER
- PROPOSED UPGRADED OVERHEAD POWER
- PROPOSED PERIMETER FENCE
- PROPOSED FIXED SOLAR PANEL RACKING
- PROPOSED STAGING AREA
- PROPOSED CLEARING AND LIMIT OF DISTURBANCE (LOD)
- SURFACE WATER SOURCE PROTECTION AREA (VCGI)
- DEER WINTERING AREA (VCGI)
- PAS STORAGE AREA
- AREAS GREATER THAN 25% SLOPE

SETBACK DISTANCES

POINT OF INTEREST	DISTANCE FROM NEAREST PROJECT RELATED STRUCTURE TO POINT OF INTEREST
NORTHERN PROPERTY LINE	60'
EASTERN PROPERTY LINE	245'
SOUTHERN PROPERTY LINE	295'
WESTERN PROPERTY LINE	50'
NEAREST OFF-SITE RESIDENCE	475'
EDGE OF TRAVELED WAY	305'

- NOTES:**
- THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 VERMONT STATE PLANE 4400 (US SURVEY FEET). ELEVATIONS ARE BASED ON THE NAVD88 (US SURVEY FEET).
 - EXISTING GROUND ELEVATIONS SHOWN ARE BASED ON LIDAR DATA FROM VERMONT CENTER FOR GEOGRAPHIC INFORMATION (VCGI) AND A TOPOGRAPHIC SURVEY BY HORIZONS ENGINEERING ON JANUARY 19, 2022.
 - EXISTING UTILITIES SHOWN ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL CONTACT DIG SAFE BEFORE BEGINNING ANY EXCAVATION.
 - THIS IS IN NO WAY A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE BASED ON TAX MAP INFORMATION PROVIDED BY THE TOWN AND A PLAN ENTITLED "A SURVEY OF LAND IN RANDOLPH VERMONT FOR KENNETH BLAISDELL" BY AMERICAN SURVEY COMPANY DATED JULY 7, 2006 AND LAST REVISED ON JANUARY 21, 2009.
 - ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY. FINAL DESIGN WILL BE MODIFIED TO MATCH EQUIPMENT PURCHASED AND POSSIBLE PERMIT CONSTRAINTS REVEALED DURING PROJECT'S REVIEW.
 - THIS PROJECT IS WITHIN THE SURFACE WATER SOURCE PROTECTION AREA (ZONE 3 - SECONDARY RECHARGE AREA) OF ROYALTON FIRE DISTRICT #1, WATER SYSTEM ID #VT0005330. Contact information: Royalton Fire District #1(802) 763-8974, office@royaltonfiredistrict1.com

IMPACT AREA CALCULATIONS

	ACRES
IMPERVIOUS SURFACE POST CONSTRUCTION Proposed access drive and Misc. project equipment	±0.30
LIMIT OF DISTURBANCE (LOD)	
According to Vermont DEC, all areas of the solar site have the potential for ground disturbance under the stormwater permit due to driving vehicles or other activities during construction. The project will limit the disturbance to the extent practical. For the State construction stormwater discharge permit we will consider the entire site disturbed.	±11.90
TOTAL PRIME AG SOILS WITHIN PROJECT LOD	±2.05
TOTAL PRIME AG SOILS DISTURBED FROM EXCAVATION Installation of Underground Power, Gravel Access Drive	±0.10

- NOTES ON DISTURBANCES OF PRIME AGRICULTURAL SOILS (PAS)**
- DISTURBANCES TO PAS FROM THE INSTALLATION OF PROJECT ACCESS ROAD WILL BE STOCKPILED IN THE PRIMARY AGRICULTURAL STORAGE AREA ON THE SITE.
 - SOIL EXCAVATION FOR CONDUIT TRENCHING WILL BE EXCAVATED AND BACKFILLED IN THE SAME SOIL LAYERS, AND WILL NOT REQUIRE SOIL STORAGE STOCKPILES.

Randolph Davis Solar, LLC

Davis Road
Randolph, Vermont

NORWICH SOLAR TECHNOLOGIES
15 RAILROAD ROAD, WHITE RIVER JUNCTION, VERMONT 05001
802.281.3213
SALES@NORWICHTECH.COM
WWW.NORWICHTECH.COM

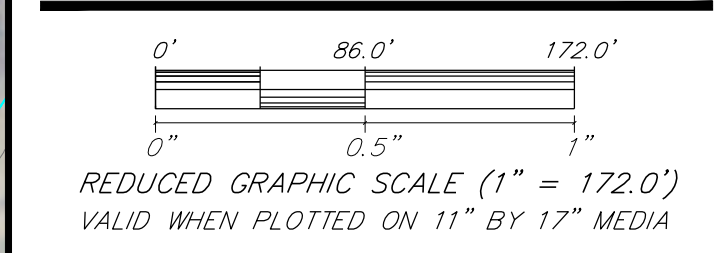
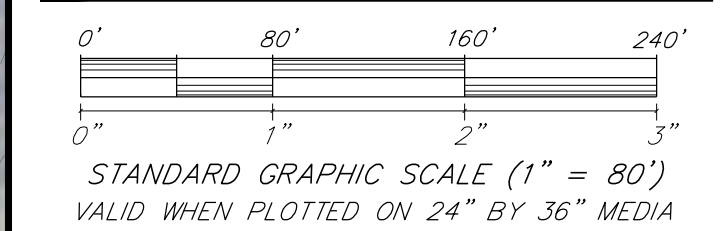
KREBS & LANSING CONSULTING ENGINEERS
164 Main Street, Suite 201 Colchester, Vermont 05446
P: (802) 878-0375
www.krebsandlansing.com

**ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION**

SOURCE DATA LEGEND
MAPPING SOURCE DATA USED FOR PLAN COMPILATION
Electrical Design:
Norwich Solar Technologies
15 Railroad Road, White River Junction, Vermont 05001

Civil Engineering:
Krebs and Lansing Consulting Engineers, Inc.
164 Main Street, Suite 201 Colchester, Vermont 05446

Environmental:
Arrowwood Environmental
950 Bert White Rd
Huntington, Vermont 05462



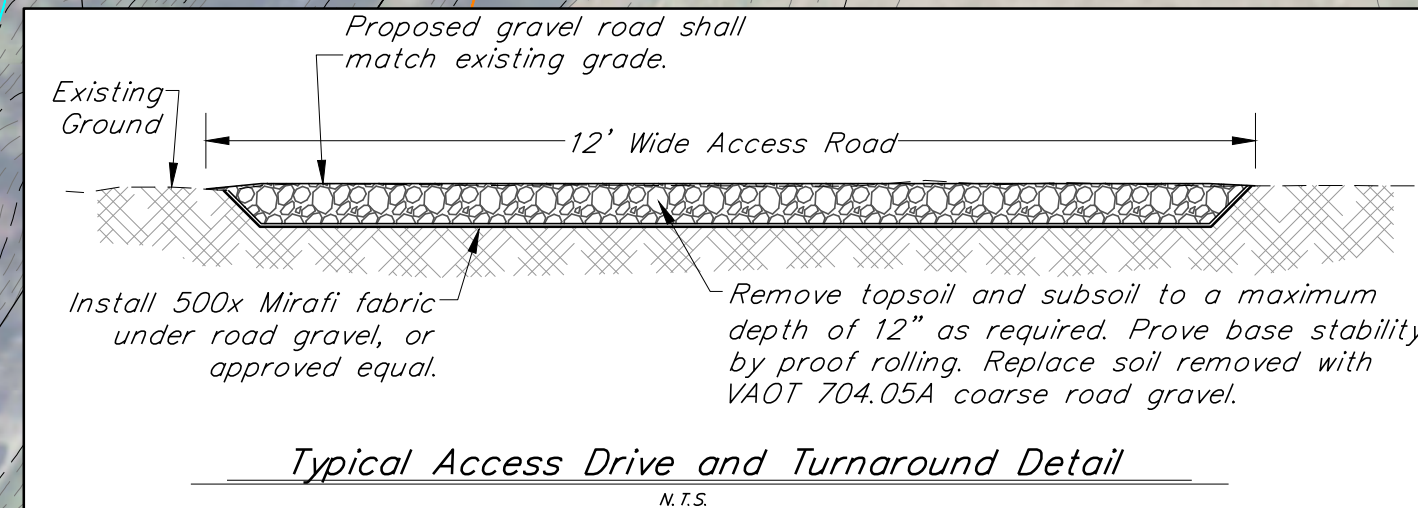
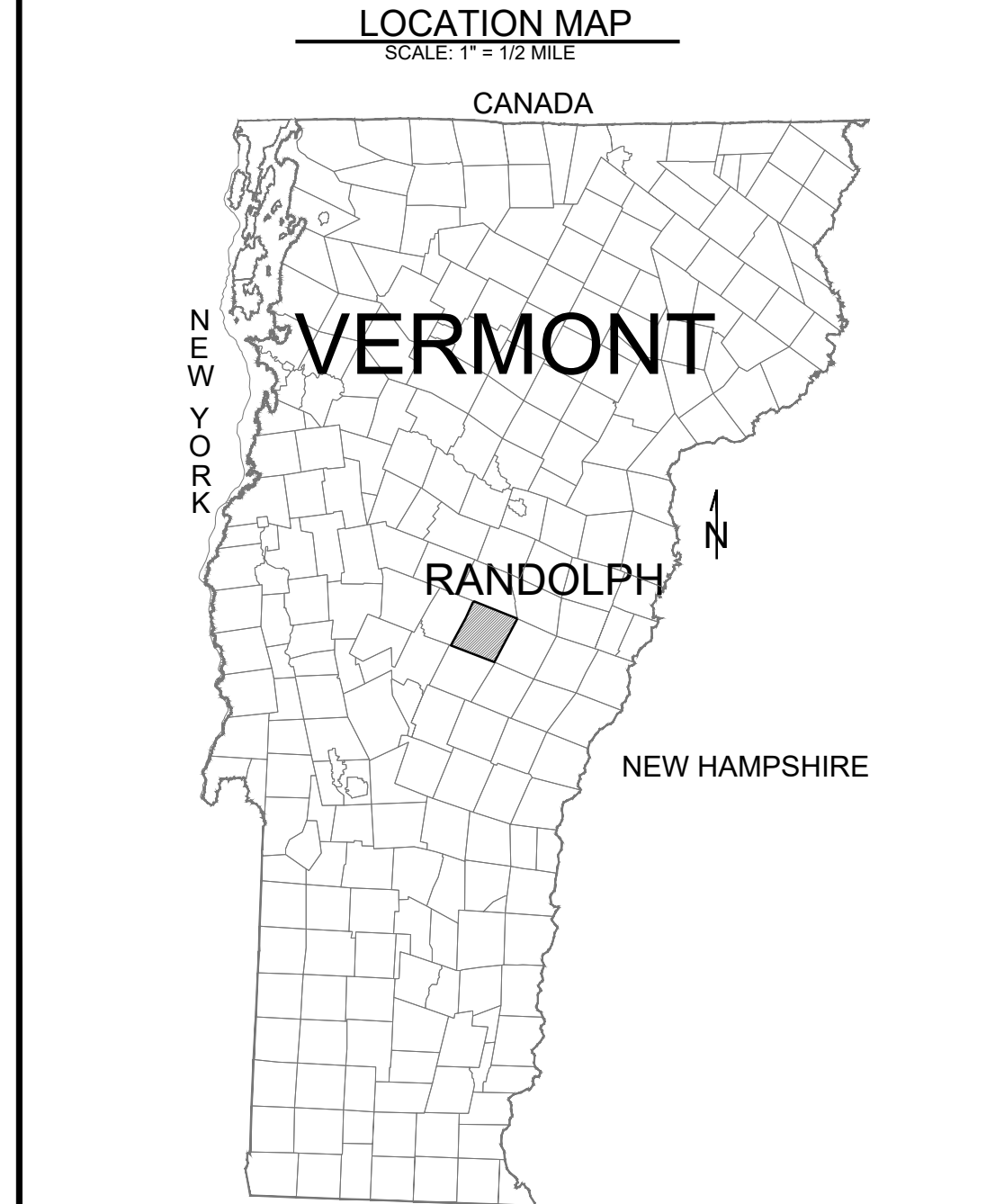
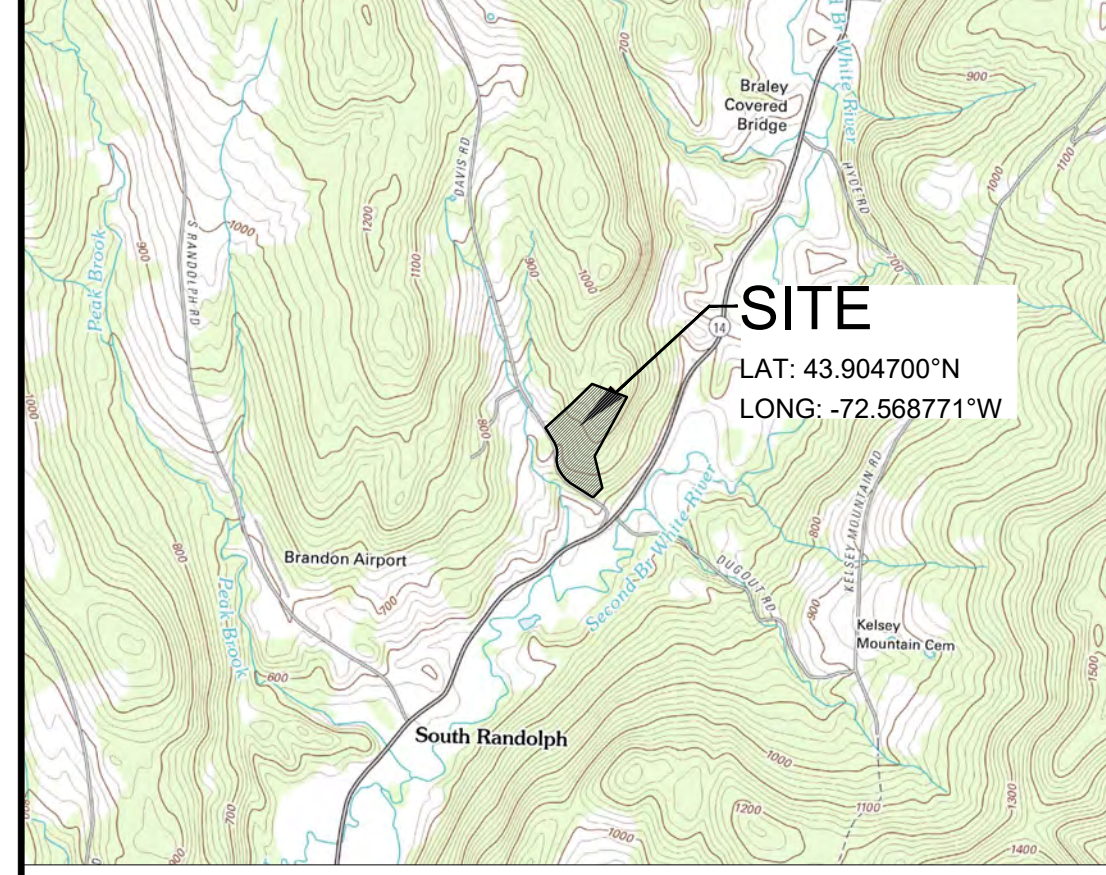
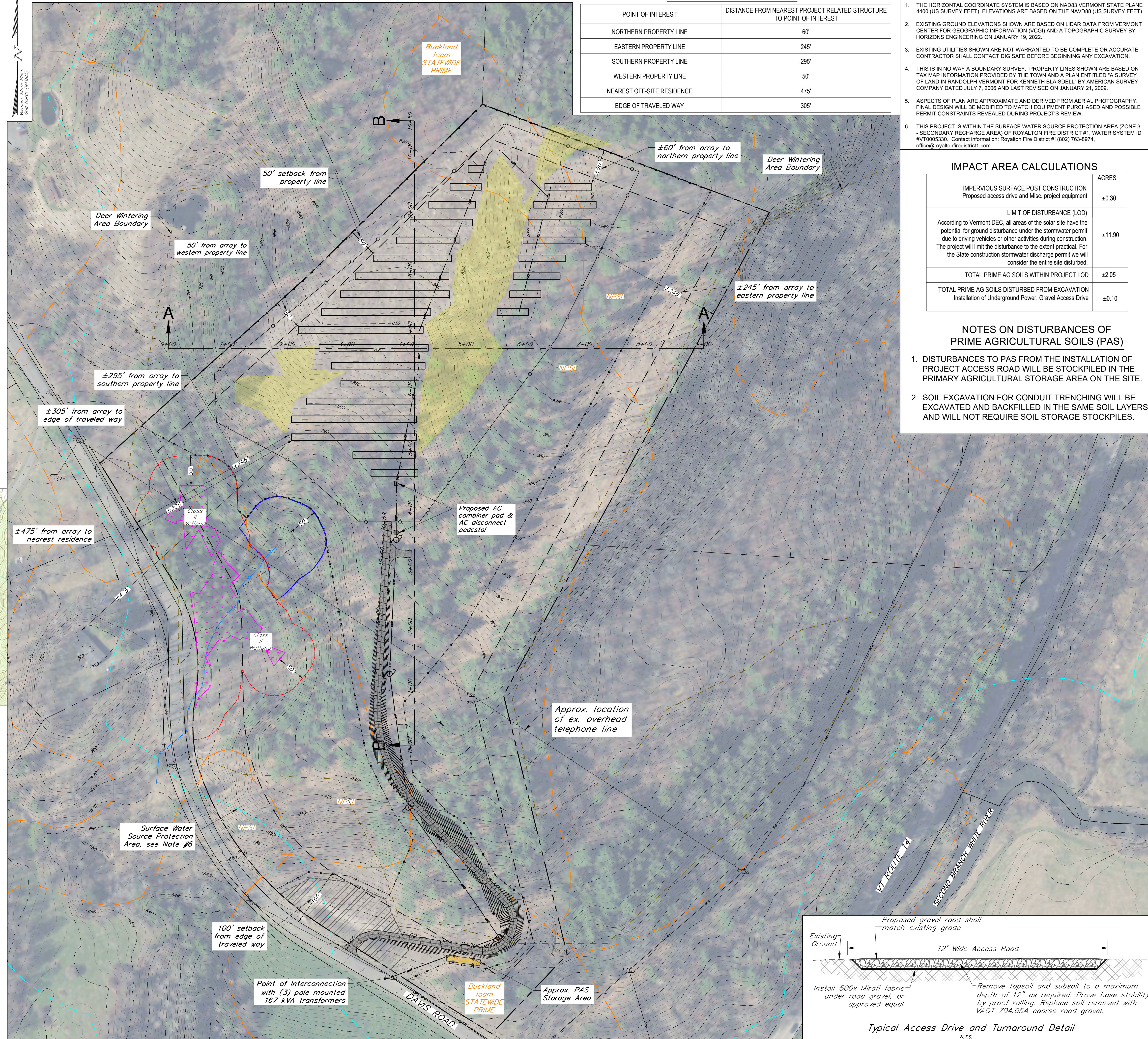
Proposed Solar Array

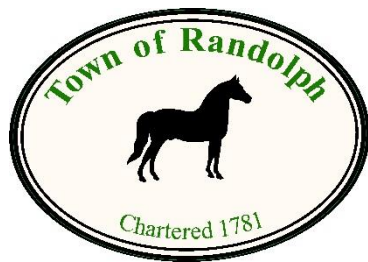
REV#	REVISIONS/COMMENTS	DATE
1	Revised array onto existing slopes less than 25%	2-22-22

Drawing Title:
PRELIMINARY SITE PLAN

DATE of Issue: 8/04/2021
Drawn by: JBC Checked by: JBC
Project No.: 21294 Scale: 1" = 80'
Drawing No.: Rev No.:

C-100
N.T.S.





TOWN OF RANDOLPH, VERMONT

Zoning and Planning Office

zoning@randolphvt.org

802.728.5433 x13

To: Norwich Solar Technologies, Inc.
15 Railroad Row
White River Junction, VT 05001
Attn: Martha Staskus

14 December 2021

From: The Town of Randolph
Planning Commission
7 Summer Street, Drawer B
Randolph, VT 05060

Subject: Notice of Discrepancy in the Davis Road Preferred Site Location for a Solar Array

In response to our Notice of Discrepancy (subject as above) the Randolph Planning Commission received your response on 13 Dec 2021 and accepts your guarantee that “prior to installation of the panels, Norwich Technologies will confirm the grade slopes in the area of the solar panels by having a Vermont licensed surveyor set grade stakes for the solar array rows location and document the slopes. The parties have noted specific concern to the terrain on the eastern side of the array, and again, confirmation will be secured before any panels are installed in that location. The array will be arranged so that solar panels within the current limit of disturbance are not installed on slopes greater than 25%. The onsite survey data can be provided to the Town and the Allen/Binders upon request.”

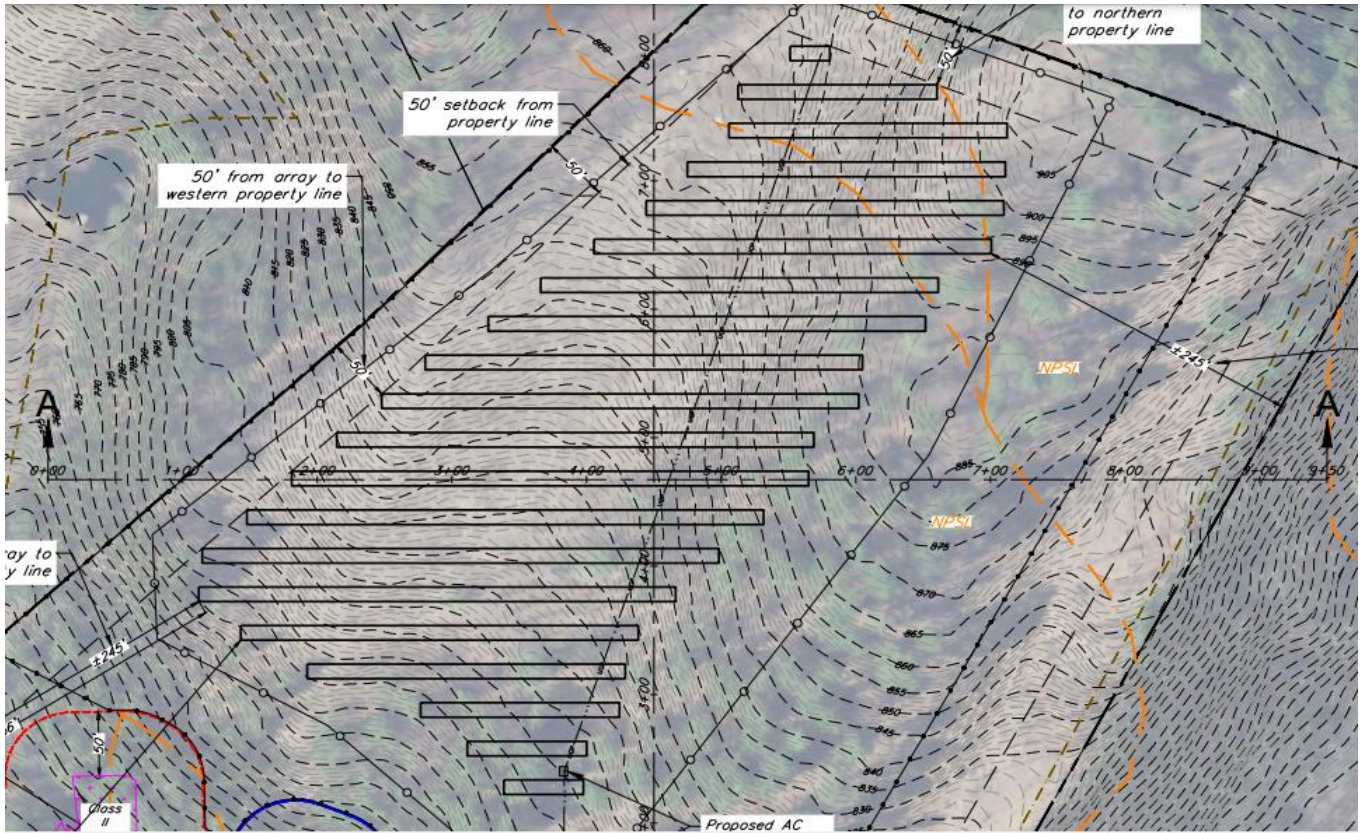
We request that the onsite survey data mentioned above be provided to both the Town of Randolph and the Allen/Binders. We further request to see your final Solar Array plot plan prior to construction.

Thank you for your attention to this matter.

Respectfully

//original signed//

George “Sonny” Holt
Chair
Randolph Planning Commission



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