



T.J. BOYLE ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING

MEMORANDUM

To: Encore Renewable Energy

From: Jeremy B. Owens

Date: June 5, 2024

Re: Essex A North Lot Solar Project – Historic Structures Review

The Essex A North Lot Solar Project (the “Project”) is being developed by Essex A North Lot Solar, LLC on a property located off Robinson Parkway south of Maple Street (Route 117) in the City of Essex Junction, Vermont. The Project is a proposed 3.5 MW (AC) photovoltaic electric generation facility, the fenced portion of which will occupy approximately 13.2 acres of the greater 228-acre parcel. The array is separated into three sections of racking, with two sections having 9 rows of panels, and the third section having 20 rows of panels for a total of ± 38 rows of fixed tilt, ground-mounted racking units, generally without the use of concrete. These racking systems will be up to 15 feet tall on the high side, and each row will extend in an east-west direction.

T.J. Boyle Associates (TJBA) conducted a review of data available on the Vermont Division for Historic Preservation’s (VDHP) Online Resource Center (ORC)¹ for the Town of Essex, which includes Essex Junction. This review of the VDHP Online Resource Center resulted in the identification of a few nearby properties of potential historical significance, particularly northwest of the site, but none of these properties are expected to have any visibility. Documents reviewed include:

- Town of Essex Historic Survey²
- Town of Essex State Register Nomination Form³
- VDHP Review of the Essex Police Station, 2013⁴

In particular, the VDHP review of the Essex Police Station, which is located just northeast of the proposed Project, concluded that “[n]o historic sites or archaeologically sensitive area [sic] were identified during an October 22, 2013 site visit to the project area, which has been substantially disturbed by previous recreational development.”

Otherwise, no listed or obviously eligible sites were identified around the Project that would potentially be visible in the context of the proposed Project, or from which the Project would be substantially visible. TJBA conducted a review of potential aesthetic impacts as a result of the Project and determined that Project visibility will generally be limited to the adjacent portion of Maple Street (Route 117), which extends in a roughly east-west orientation approximately 453’ or more north of the Project site. Other potential views in the area would be heavily screened by intervening landform, vegetation, and/or buildings. As such, no existing or potential historic properties in Essex Junction are expected to have visibility of the proposed

¹ <https://accdservices.vermont.gov/ORC/Home.aspx>

² https://accdservices.vermont.gov/ORCDocs/Essex_HistoricSurvey_SurveyForm_00000005.pdf

³ https://accdservices.vermont.gov/ORCDocs/Essex_StateRegister_NominationForm_00000004.pdf

⁴ https://accdservices.vermont.gov/ORCDocs/EssexJunction_EnvironmentalReview_CH-13-0138_LegacyDocuments_00000081.pdf

array. The full aesthetic assessment is being submitted as Exh. EANL-JO-2, Aesthetic & Orderly Development Analysis Report, and contains more information on potential Project visibility from the surrounding area.