

STATE OF VERMONT
PUBLIC UTILITY COMMISSION

Case No. 25-2356-PET

Petition of Williston G Katie Lane Solar, LLC for a certificate of public good, pursuant to 30 V.S.A. § 248, authorizing the construction and operation of a 2.9 MW solar facility in Williston, Vermont	
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Entered: 06/19/2026

CERTIFICATE OF PUBLIC GOOD (“CPG”) ISSUED
PURSUANT TO 30 V.S.A. SECTION 248

IT IS HEREBY CERTIFIED that the Vermont Public Utility Commission (“Commission”) this day found and adjudged that the site preparation, construction, operation, and maintenance of a 2.9 MW (AC) solar facility located off Mountain View Road in Williston, Vermont (the “Facility”), by Williston G Katie Lane Solar, LLC (“CPG Holder”), in accordance with the evidence and plans submitted in this proceeding, will promote the general good of the State, subject to the following conditions:

1. Site preparation, construction, operation, and maintenance of the Project must be in accordance with the plans and evidence submitted in this proceeding. Any material deviation from these plans or a substantial change to the Facility must be approved by the Commission. Failure to obtain advance approval from the Commission for a material deviation from the approved plans or a substantial change to the Facility may result in the assessment of a penalty pursuant to 30 V.S.A. §§ 30 and 247.

2. Before beginning site preparation, construction, operation, or maintenance of the Facility, the CPG Holder must obtain all other necessary permits and approvals. Site preparation, construction, operation, and maintenance of the Facility must be in accordance with such permits and approvals, and with all other applicable regulations, including those of the Vermont Agency of Natural Resources (“ANR”).

3. The CPG Holder must restrict construction activities and related deliveries for the Project to the hours between 7:00 A.M. and 6:00 P.M. Monday through Friday and between 8:00 A.M. and 5:00 P.M. on Saturdays. No construction activities or deliveries are allowed on Sundays, state holidays, or federal holidays.

4. The CPG Holder is responsible for all costs of distribution and transmission system upgrades that are necessary to address adverse impacts on system stability and reliability due to the Facility, as determined by the system impact study and facilities study.

5. Before operating the Facility, the CPG Holder must enter into an interconnection agreement with Green Mountain Power Corporation that conforms to the requirements of Public Utility Commission Rule 5.500. The CPG Holder is responsible for the cost of electrical system upgrades reasonably necessary to implement interconnection of the Facility and such other costs appropriately submitted to the CPG Holder in accordance with Commission Rule 5.500.

6. The CPG Holder must remove the facilities authorized by this CPG once they are no longer in service and must restore the site to its condition before installation of the facility to the greatest extent practicable, consistent with the terms and conditions of its proposed decommissioning plan, identified in the evidentiary record as exhibit WGKL-JC-8, which is approved except as modified below.

7. Before beginning site preparation, the CPG Holder must file with the Commission and obtain Commission approval for an executed surety bond or other form of financial security in the amount of \$126,340.00. The letter of credit must be an irrevocable standby letter of credit that: (i) names the Commission as the sole beneficiary of the letter of credit; (ii) is issued by an A-rated financial institution; (iii) includes an automatic extension provision or “evergreen clause”; and (iv) is bankruptcy remote. If the CPG Holder elects to establish the fund using an alternative form of financial security, that security must be established solely for the benefit of the Commission.

8. Every three years the CPG Holder must file a report with the Commission, the Vermont Department of Public Service, and each party to this proceeding, describing any adjustments and changes to the decommissioning fund in the previous three-year period. This report must be filed no later than February 28 of the third year following the issuance of the CPG and every subsequent third year.

9. The value of the decommissioning fund must be adjusted for inflation every three years based on the net positive change in the annual average of the U.S. Bureau of Labor Statistics’ Northeast Urban Consumer Price Index for the preceding three-year period.

10. The Facility's standby letter of credit or other form of financial security must be adjusted every three years to reflect changes to the decommissioning fund as provided in condition 9, above. Revisions must be made no later than February 28 in conjunction with the report required pursuant to condition 8, above. The Commission may require more frequent adjustments due to facility or site conditions.

11. The Commission has the right to draw on the Facility's irrevocable standby letter of credit or other form of financial security to pay for decommissioning in the event that the CPG Holder has not begun decommissioning activities within 90 days of a Commission order directing decommissioning.

12. Upon completion of all decommissioning and site restoration activities, the CPG Holder must request a determination from the Commission that the CPG Holder's decommissioning obligations have been satisfied. Upon the Commission's determination that the decommissioning obligations have been satisfied, the Commission will terminate the Facility's letter of credit or other form of financial security.

13. Before beginning site preparation, the CPG Holder must file with the Commission, the parties, and Williston a letter stating that it has fulfilled all pre-site preparation CPG conditions, and that it intends to begin site preparation for the Facility.

14. Before operating the Facility, the CPG Holder must file with the Commission, the parties, and Williston a letter confirming that it has fulfilled all pre-operation CPG conditions and that it intends to begin operation of the Facility.

15. As required by 30 V.S.A. § 248(a)(7), within 45 days of the date of this CPG, the CPG Holder must record a notice of the CPG on the form available at <http://puc.vermont.gov/document/cpg-municipal-notice-form> in the land records of each municipality in which a facility subject to the CPG is located.

16. If the CPG Holder owns and controls portions of underground primary voltage lines located outside the Facility fence line, as depicted on exhibit WGKL-JC-2 at page C2.00, the CPG Holder must register with Dig Safe before any site preparation or construction and comply with 30 V.S.A. §§ 7001 through 7008 and Commission Rule 3.800, as applicable, for the life of the Facility.

17. The CPG Holder must comply with all the terms of the memorandum of understanding between the CPG Holder and ANR, contained in exhibit WGKL-ANR-1.

18. Before beginning site preparation or construction of the Facility and of the associated distribution line upgrade, the CPG Holder must obtain a Construction Stormwater Discharge Permit 3-9020 from the Department of Environmental Conservation. All Facility work must be performed in accordance with the terms and conditions of the construction stormwater discharge permit.

19. Before beginning site preparation or construction of the Facility and of the distribution line upgrade necessitated by the Facility, the CPG Holder must obtain an Operational Stormwater Permit 3-9050 from the Department of Environmental Conservation. All Facility work must be performed in accordance with the terms and conditions of the operational stormwater permit.

20. Before beginning site preparation or construction of the Facility and the associated distribution line upgrade, the CPG Holder must obtain a Vermont Wetland Permit from the Department of Environmental Conservation. All impacts associated with site preparation and construction of the distribution line upgrade will be considered by the Wetlands Program as cumulative impacts, together with the impacts associated with the Facility, for purposes of the Vermont Wetland Permit. All Facility work, including all distribution line upgrade work, must be performed in accordance with the terms and conditions of the wetlands permit. With respect to the distribution line upgrade, this condition is limited to the work required to complete the distribution line upgrade necessary for the Facility and will not apply to any future operations, maintenance, or construction activities associated with Green Mountain Power Corporation's distribution facilities.

21. No later than six months in advance of Facility decommissioning, the CPG Holder must complete and provide to the Vermont Wetlands Program, an updated wetlands assessment to determine if any of the Facility infrastructure is located within any Class I or II wetlands or buffer zones.

22. If, at the time of Facility decommissioning, any Facility infrastructure is determined to be located within a Class I or II wetland or its buffer zone, then the CPG Holder must obtain from the Vermont Wetlands Program a jurisdictional determination as to whether the

decommissioning activities require a Vermont Wetland Permit. If a permit is required, the CPG Holder must obtain such permit before performing any decommissioning activities and comply with the permit's terms and conditions. If, at the time of decommissioning, any Facility infrastructure is determined to be located within a Class I or II wetland or its buffer zone and a Vermont Wetland Permit is not required, the CPG Holder must, sufficiently in advance of decommissioning, submit a wetlands restoration plan to the Wetlands Program for review and approval as an Allowed Use under the Vermont Wetland Rules (see Section 6.23 of the current Vermont Wetland Rules). The restoration plan must address the removal of the solar array and other Facility infrastructure located in any wetland, and must, at a minimum, contain the following elements:

- (a) identification of phasing and staging areas;
- (b) utilization of methods that prevent rutting in the wetland, including removal of structures during frozen or dry conditions, or use of construction mats or similar techniques to minimize soil disturbance;
- (c) revegetation of all disturbed areas within the wetland and buffer zone with appropriate conservation seed mix(es); and
- (d) provisions for inspection by ANR before and following site restoration.

23. If any Facility infrastructure is located within a Class I or II wetland or its buffer zone at the time of Facility decommissioning, then decommissioning of the Facility must not take place until the Wetlands Program has issued a Vermont Wetland Permit or has approved a wetlands restoration plan as an allowed use under the Vermont Wetland Rules, whichever is applicable.

24. The CPG Holder must comply with the following conditions to avoid impacts on fisheries resources and riparian buffer zones. The riparian buffer zone for stream 2024-SC-11(I), as depicted in exhibit WGKL-AC-2 at attachment 1, must remain undisturbed except for the following limited activities:

- (a) replacing or extending an existing 18-inch culvert, grading, shaping, and the addition of a pervious drive surface that are necessary to effectuate the Project's access road rehabilitation and extension at the northern array; and

(b) trimming or cutting one single American elm (*Ulmus americana*) tree if necessary to effectuate the Facility's access road rehabilitation and extension at the northern array. Tree cutting, if necessary, must be cut by hand with a hand saw or chain saw, and the stump must be grubbed with a manual stump grubbing tool.

25. The CPG Holder must allow ANR, through its authorized representatives, to enter upon and inspect the Facility area upon reasonable notice, in a reasonable manner, and at reasonable times during regular business hours to determine compliance with the above conditions.

26. The CPG Holder must comply with all the terms of the memorandum of understanding between the CPG Holder and the Vermont Division for Historic Preservation ("DHP"), contained in exhibit WGKL-DHP-MOU-1 ("DHP MOU").

27. The CPG Holder must conduct archaeological investigation(s) and prepare related reports to identify, evaluate, and mitigate, if necessary, impacts to archaeological sites within the Facility area. The CPG Holder's archaeological consultant must submit any scope of work to DHP for review and approval before commencing the work.

28. Before the completion of all relevant archaeological investigations, the CPG Holder, in consultation with DHP, must identify the Facility area as a not-to-be-disturbed archaeological buffer zone. Topsoil removal, grading, scraping, cutting, filling, stockpiling, logging or any other type of ground disturbance is prohibited within the archaeological buffer zones until all necessary archaeological work is completed. Agricultural cultivation consistent with past practices to facilitate the archaeological review will not constitute ground disturbance.

29. All relevant archaeological studies to identify, evaluate, or mitigate impacts on archaeological sites must be carried out by a qualified consulting archaeologist. All such studies and associated reports must follow DHP Guidelines for Conducting Archaeological Studies in Vermont (2017). A digital copy of the final report must be submitted to DHP. Any archaeological reports submitted to the Commission must have specific archaeological site locational information redacted in accordance with the requirements under 22 V.S.A. § 761(b) and 1 V.S.A. § 317(c) (20).

30. The archaeological investigations must be scheduled so that mitigation measures, if any are determined to be necessary, can be satisfactorily planned and accomplished before site

preparation and construction of the Facility. Any archaeological sites within the Facility area must not be affected until mitigation measures have been completed. Proposed mitigation measures must be approved by DHP before implementation. Mitigation may include but is not limited to further site evaluation, data recovery, or modification of the buffer zone boundaries or the specific conditions that refer to the same.

31. Any changes to the Facility that arise via compliance with the DHP MOU and/or resulting from mitigation measures approved by DHP are subject to prohibitions on substantial changes or material deviations pursuant to Commission Rule 5.412, including that any substantial changes must be approved by the Commission.

32. The CPG Holder must comply with all the terms of the memorandum of understanding between the CPG Holder and the Vermont Agency of Agriculture, Food and Markets ("AAFM"), contained in exhibit WGKL-AAFM-1.

33. As provided in 30 V.S.A. § 248(t), despite any contrary provision of the law, primary agricultural soils as defined in 10 V.S.A. § 6001 located on the site of a solar electric generation facility approved under Section 248 must remain classified as such soils, and the review of any change in use of the site subsequent to the construction of the facility must treat the soils as if the facility had never been constructed.

34. For areas of primary agricultural soils disturbance on the Facility site, the CPG Holder must comply with AAFM's Act 250 Procedure: Reclamation of Vermont Agricultural Soils, revised October 30, 2014, ("AAFM Guidelines"). The CPG Holder must also comply with the AAFM Guidelines when sequencing returned soils at the conclusion of construction or Facility decommissioning. The requirements of this paragraph will not apply to driven piles or posts to support the solar array, fence posts, and any other driven posts necessary to support infrastructure without the use of concrete or masonry.

35. Soil stockpiles must be located within the Facility fence. Stockpiled soil must be placed so that its base is at least three feet away from any part of the site that has a slope of 15% or greater.

36. In areas of tree clearing and grubbing, any grubbing must occur simultaneously with tree cutting and other construction activities. The process of grubbing involves removal of tree stumps and roots to facilitate Facility construction, using light equipment such as a skid steer or

small excavator. Grubbing in the proposed tree cutting/grubbing area must minimize soil disturbance to include only what is necessary to effectively remove tree stumps and woody debris to construct the Facility. Tree stumps that are removed must be shaken clean over the area from which they were removed. Stumps must either be chipped or ground up. Chips and ground wood must be used to fill any minor depressions in areas from which trees were removed, widely dispersed so as not to form significant piles, and/or transported off the site for proper disposal. Wood in any form must not be piled on the site after construction is complete.

37. If installing electric conduit or other Facility features with fill or other imported material of any kind in areas of primary agricultural soils, the CPG Holder must remove soil in a manner that separates soil horizons, stockpile the layer(s) displaced by the layer of imported material for the life of the Facility, and replace the remaining soil horizons in their original sequence to fill the trench after installation of the conduit or other features. When decommissioning, the CPG Holder must excavate and replace soil horizons in the same way, this time removing the conduit (or other features) and imported material and replacing it with the stockpiled layer(s) that the imported material previously displaced. If no imported material is used, no stockpiling will be required for the associated excavation, so long as the CPG Holder ensures that any primary agricultural soils removed during construction and again during decommissioning is replaced in a manner that retains the integrity of the primary agricultural soils and the proper sequencing of soil horizons consistent with AAFM Guidelines.

38. Except for grading to create the access road and related drainage, pad-mounted transformers, and secondary oil containment, the Facility must not include any grading of primary agricultural soils. Any fill or gravel used for roads or staging areas must be separated from native soils by a suitable barrier, such as geotextile fabric.

39. To reduce impacts on primary agricultural soils from soil compaction, the CPG Holder must not use any vehicle or equipment with an axle load (the fraction of the gross weight distributed over each axle) of over 12,000 pounds on wet soils. Wet soils exist when the site has seen a higher-than-average rainfall for a trailing 30-day period, based on National Weather Service or similar state or federal rainfall data. This prohibition will not apply to the use of any onsite gravel roads that are constructed with geotextile fabric, a minimum of 10 inches of gravel, and a one inch or thicker cap of crushed aggregate.

40. Before construction and again at the end of decommissioning, the CPG Holder must test the bulk density of the soil on each mapped soil unit containing primary agricultural soils within the Facility limits to ensure that the primary agricultural soils on the site are materially the same after the Facility as they were before construction. “Materially the same” means an increase in soil bulk density of no more than 10%.

41. The CPG Holder must undertake the soil tests and mitigate any material change in soil bulk density as follows:

(a) Before construction, for each area of direct impact such as staging areas, access roads, and any area on the Facility site where axle loads (the fraction of the gross weight distributed over each axle) of construction vehicles or equipment will exceed 12,000 pounds per vehicle, the CPG Holder must collect two soil samples at least 100 feet apart and test them using the method “Bulk Density Test” described in the Natural Resources Conservation Service “Soil Quality Test Kit Guide.”

(b) In any areas of primary agricultural soils on the Facility site where axle loads of construction vehicles or equipment will not exceed 12,000 pounds, the CPG Holder must collect and test one sample for each mapped soil unit before construction and must otherwise follow the same testing protocols.

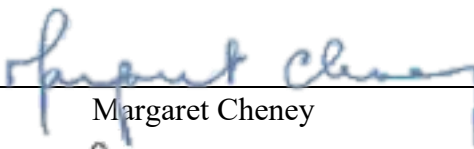
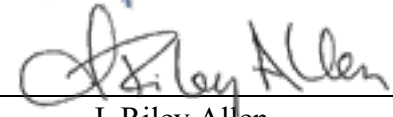
(c) At the end of the decommissioning process, the CPG Holder must repeat the testing at the same locations tested before construction. If the post-decommissioning soil bulk density for any sample shows an increase in soil bulk density from preconstruction soil bulk density that is greater than 10%, then the CPG Holder must conduct agricultural subsoiling and/or other strategies to decompact soil until soil bulk density is materially the same as it was before Facility construction.

42. The CPG Holder must serve test results upon AAFM within 60 days of the test, as follows: (a) by email to counsel of record in this matter, as listed in Commission records at the time of service; and (b) by email to AGR.Notice@vermont.gov, as may be updated in the Commission records at the time of service.

43. The CPG Holder must pay all invoices (if any) from any State agency that (a) are related to this proceeding and (b) are not still under review by the Commission.

44. This CPG may not be transferred without prior approval of the Commission.

Dated at Montpelier, Vermont, this 19th day of June, 2026.

 _____	)	
Edward McNamara	)	PUBLIC UTILITY
	)	
 _____	)	COMMISSION
Margaret Cheney	)	
	)	
 _____	)	OF VERMONT
J. Riley Allen	)	

OFFICE OF THE CLERK

June 19, 2026

Filed:

Attest: _____


Clerk of the Commission

PUC Case No. 25-2356-PET - SERVICE LIST

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