

**STATE OF VERMONT  
PUBLIC UTILITY COMMISSION**

|                                                      |   |                      |
|------------------------------------------------------|---|----------------------|
| Petition of VT Real Estate Holdings 2 LLC for a      | ) | Case No. 24-2945-PET |
| certificate of public good, pursuant to 30 V.S.A. §  | ) |                      |
| 248, authorizing the installation and operation of a | ) |                      |
| 20 MW ground-mounted solar array in Fair             | ) |                      |
| Haven, Vermont                                       | ) |                      |

**RESPONSE OF THE VERMONT AGENCY OF NATURAL RESOURCES TO  
MOTION FOR NON-SUBSTANTIAL CHANGE DETERMINATION**

On July 23, 2026, VT Real Estate Holdings 2 LLC (Petitioner) filed a motion with the Vermont Public Utility Commission (Commission) requesting a determination that certain changes to its proposed 20 MW solar facility in Fair Haven, Vermont (Project) are non-substantial.

The Vermont Agency of Natural Resources (Agency) has reviewed the Petitioner’s motion and concludes that the proposed changes are non-substantial. The Agency’s response to the motion is limited to potential impacts on the natural environment under Section 248(b)(5). The Agency defers to the Department of Public Service (Department) regarding any potential impacts on safety, reliability and all other criteria typically reviewed by the Department in Section 248 proceedings.

**Substantial Change**

Commission Rule 5.413 defines a substantial change as “a change in the approved proposal that has the potential for significant impact with respect to any of the criteria of Section 248(b) or on the general good of the state under Section 248(a).”<sup>1</sup>

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<sup>1</sup> PUC Rule 5.413.

**Discussion**

Petitioner proposes to reroute the Project's underground collection line from an off-road alignment to a route that is mostly within the existing road prisms of Airport and Munger Roads.<sup>2</sup> According to Petitioner, the revised underground route will not materially or substantially increase impacts to wetlands and the amount of stream and riparian crossing areas will be reduced.<sup>3</sup> Petitioner confirms that it will obtain a flood hazard and river corridor permit and a wetland permit from the Agency as required by the CPG issued for the Project and will include work associated with the collection line reroute in its permit applications.<sup>4</sup> Therefore, impacts associated with the reroute will be subject to these permits as deemed appropriate by the Agency.

**Conclusion**

The Agency concludes that, subject to compliance with the Project's flood hazard and river corridor permit and its wetland permit, the underground collection line reroute does not have the potential for significant impact on the natural environment.

Dated July 29, 2026, at Waterbury, Vermont.

Respectfully submitted,  
State of Vermont  
Agency of Natural Resources



By:

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<sup>2</sup> Motion at 4.

<sup>3</sup> Crary Affidavit at ¶¶ 12-14.

<sup>4</sup> *Id.* at ¶¶ 12 and 15.