

STATE OF VERMONT
PUBLIC UTILITY COMMISSION

Case No. 24-2945-PET

Petition of VT Real Estate Holdings 2 LLC for a certificate of public good, pursuant to 30 V.S.A. § 248, authorizing the installation and operation of a 20 MW solar electric generation facility in Fair Haven, Vermont	
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Order entered: 08/24/2026

ORDER APPROVING REQUEST FOR A NON-SUBSTANTIAL CHANGE DETERMINATION

This case concerns a certificate of public good (“CPG”) issued to VT Real Estate Holdings 2 LLC (“CPG Holder”) for a certificate of public good, pursuant to 30 V.S.A. § 248, authorizing the installation and operation of a 20 MW solar electric generation facility in Fair Haven, Vermont (the “Project”).¹

On July 23, 2026, the CPG Holder filed a motion seeking a non-substantial change determination for changes to the Project’s underground electric collector line. Included with the motion were affidavits from Andrew Day and Adam Crary; amended site plans and maps labeled attachments A through C; and a copy of the Vermont Department of Public Service (“Department”) fee form labeled as attachment D.

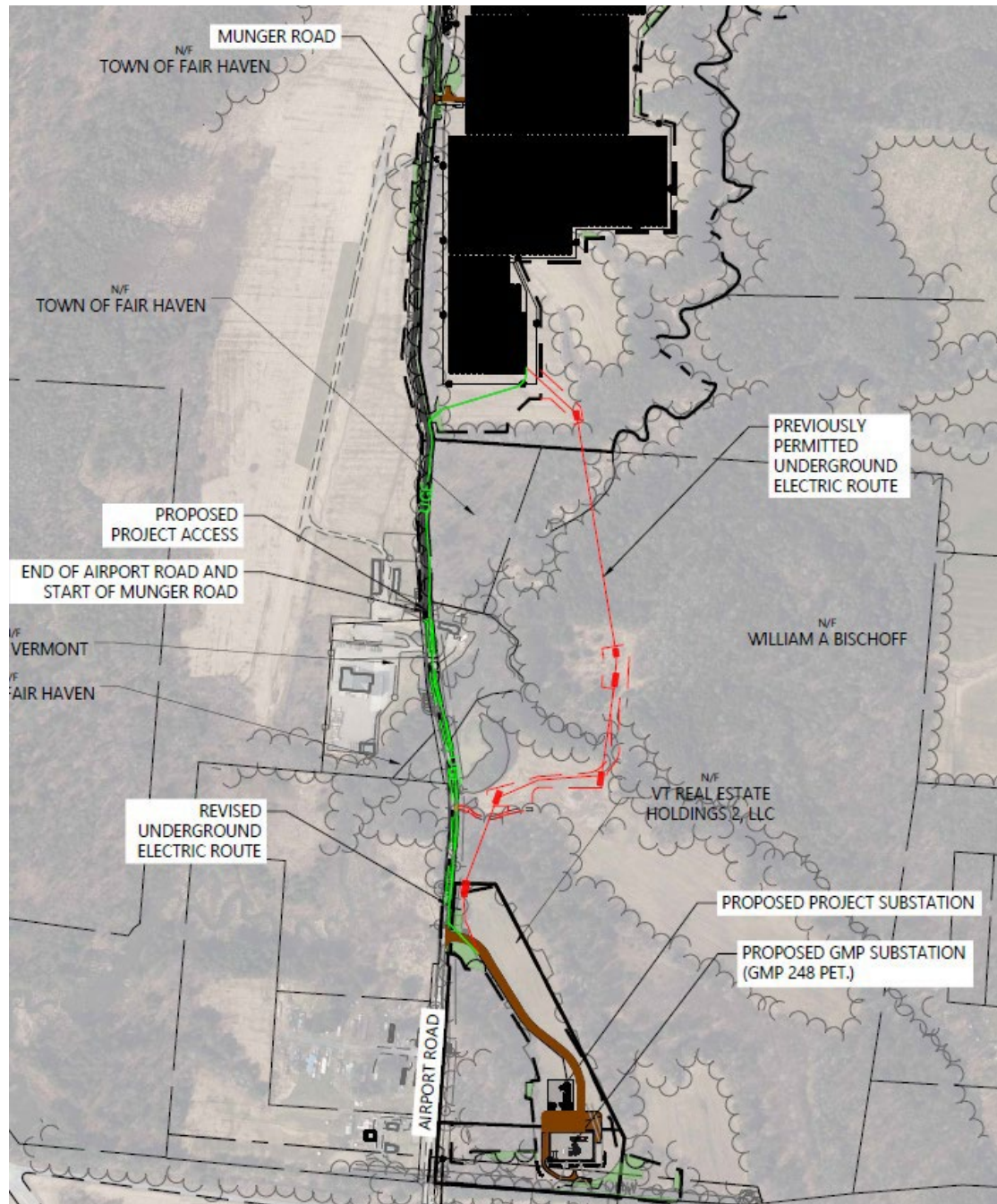
On July 29 and August 6, 2026, respectively, the Vermont Agency of Natural Resources (“ANR”) and the Department filed comments supporting the CPG Holder’s motion.

The Project’s approved plans included an underground collector line that would run for approximately 2,705 feet from the Project array fence to the point of interconnection at the Project substation via an adjacent parcel of land between the substation parcel and the Project parcel. The approved route required a small amount of tree clearing and horizontal directional drilling under Mud Brook. The CPG Holder proposes to reroute the line under the existing Munger Road and Airport Road rights-of-way. The CPG Holder states that the Town of Fair Haven has approved this relocation and that the CPG Holder has agreed to pave sections of the roads, providing a community benefit to the Town of Fair Haven. The CPG Holder states that

¹ *Petition of VT Real Estate Holdings 2 LLC*, Case No. 24-2945-PET, Order and CPG of 11/17/25.

the relocation largely avoids or reduces potential impacts to natural resources and does not introduce new or materially increased impacts under the Section 248(b)(5) criteria. A map of the reroute is shown in Figure 1, below.²

Fig. 1 Map of Rerouted Underground Electric Line



² Motion at 2.

ANR states that the reroute of the line does not have the potential for significant impacts on the natural environment because the reroute “will not materially or substantially increase impacts [on] wetlands and the amount of stream and riparian crossing areas will be reduced” and because the work on the reroute will be subject to flood hazard and wetland permits.³ The Department states that locating underground lines in existing rights-of way is “standard electrical industry practice” and “would not negatively affect the Project’s impact on the stability or reliability of the electrical system (§ 248(b)(3), public health and safety (§ 248(b)(5)), or the general good.”⁴ Accordingly, the Department recommends granting the non-substantial change determination.

Commission Rule 5.413 defines a substantial change as one “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).” Based on the CPG Holder’s motion and affidavits and the recommendations of ANR and the Department, the Commission concludes that the proposed relocation of the underground collector line does not have the potential for significant impact under any relevant Section 248 criteria because the work will occur in an existing right-of-way and will reduce the Project’s overall environmental impact. Therefore, the Commission concludes that the changes do not constitute a substantial change to the originally approved Project and, accordingly, do not require further proceedings.

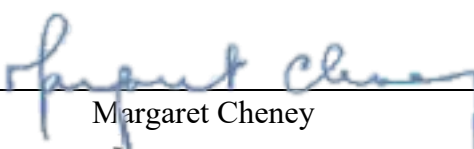
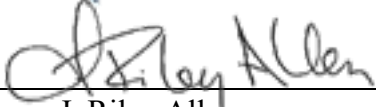
Because the Project’s CPG requires that construction be done in accordance with the plans and evidence submitted in this proceeding, we admit into the evidentiary record of this case the affidavits of Adam Crary and Andrew Day, and attachments A through C filed on July 23, 2026.

SO ORDERED.

³ ANR Comments at 2.

⁴ Department Comments at 2.

Dated at Montpelier, Vermont, this 24th day of August, 2026.

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

OFFICE OF THE CLERK

Filed: August 24, 2026

Attest: 
Clerk of the Commission

Notice to Parties: Appeal of this decision to the Supreme Court of Vermont must be filed with the Commission within 30 days. Appeal will not stay the effect of this order, absent further order by this Commission or appropriate action by the Supreme Court of Vermont. Motions for reconsideration or stay, if any, must be filed with the Commission within 28 days of the date of this order.

PUC Case No. 24-2945-PET - SERVICE LIST

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