

From: Springer, Darren [Darren.Springer@state.vt.us]
Sent: Thursday, April 30, 2015 10:19 PM
To: Aaron Adler; John Campbell
CC: Erika Wolffing; Conor T. Kennedy; Warren Coleman; asavage@allearthrenewables.com
Subject: Proposed Changes for Solar Siting Amendment
Attachments: Amendment.docx

Senator Campbell,

Following our discussion earlier today, I have worked with Andrew and Warren on the attached track changes edits for the siting amendment. To sum up, the changes do the following:

- Clarify that a municipal legislative body and planning commission can both participate as party in Board process, but must speak with one voice so Board does not have to resolve conflicts between the body and the commission;
- Propose the distinct property boundary setbacks mentioned today, as well as using highway center line and solar panel structure to judge road setback distance;
- Allow towns to support a shorter setback requirement for a given project if they would like to; and
- Modifies the screening provision to say that municipalities can adopt solar screening measures in their town plans, and that the Board must apply those measures as a condition of a CPG, unless one of the three safeguards in your original draft is triggered;.

I highlighted in yellow the section at the very end of the bill that covers effective dates, and I believe Andrew can follow-up to discuss that. Provided these changes look reasonable to you we would be happy to work with Aaron Adler to incorporate them into a revised amendment.

Thank you very much for your time and attention to this as a part of H. 40, we look forward to continuing to work with you on this.

Darren

From: Aaron Adler [AAdler@leg.state.vt.us]
Sent: Wednesday, April 29, 2015 1:15 PM
To: Springer, Darren
Cc: Erika Wolffing; Conor T. Kennedy; John Campbell
Subject: H.40 amendment

Darren – Sen. Campbell authorized my sending you the attached draft amendment on the solar setback and screening issues.

The draft would amend the Sen. Natural report to:

- Remove the solar setback/screening issue from the Joint Energy Committee study.
- Make towns automatic parties.
- Instead of studying setbacks, adopt minimum setbacks now for ground-mounted solar.
 - o 100 feet for 150 kW and above
 - o 40 feet if less than/equal to 150 kw but more than 15 kW.
 - o No setback for 15 kW or less.
 - o In a given case, Board may require larger setbacks.
- Allow towns to adopt a freestanding land use bylaw for screening requirements for solar.
 - o Cannot prohibit or have effect of prohibiting solar or interfere with intended functional use.

o Cannot be more restrictive than what is applied in the town to other development through zoning or Act 250.

- Require DHCD to report back by 1/15/17 on town implementation of solar screening requirements.

Best, Aaron

Aaron Adler, Legislative Counsel

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[Vermont Legislature](#)

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1 H. 40

2 Senator _____ moves that the report of the Committee on Natural Resources
3 and Energy be amended as follows:

4 First: In the fourteenth instance of amendment, in Sec. 14b (Joint Energy
5 Committee; recommendation), in subsection (a), by striking out subdivisions
6 (1) through (3) and inserting in lieu thereof new subdivisions (1) and (2) to
7 read:

8 (1) what revisions, if any, the Committee recommends that the General
9 Assembly enact with respect to the statutes applicable to energy efficiency
10 entities appointed and charges imposed under 30 V.S.A. § 209(d); and
11 (2) what legislation, if any, the Committee recommends that the General
12 Assembly enact to clarify or alter the relationship of energy efficiency entities
13 and charges under 30 V.S.A. § 209(d) with the energy transformation category
14 adopted under Sec. 3 of this act, 30 V.S.A. § 8005(a).

15 Second: In the seventeenth instance of amendment, by striking out Secs.
16 26a and 26b and inserting in lieu thereof new Secs. 26a, 26b, 26c, and 26d to
17 read:

18 Sec. 26a. 30 V.S.A. § 248(a)(4)(F) is added to read:

19 (F) The legislative body and the planning commission for the

20 municipality in which a facility is located shall have the right to appear as ~~one~~

21 party in any proceedings held under this subsection.

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Sec. 1 26b. 30 V.S.A. § 248(s) is added read:

2 (s) This subsection sets minimum setback requirements that shall apply to
3 in-state ground-mounted solar electric generation facilities approved under this
4 section.

5 (1) The minimum setback from the center of a State or municipal highway ~~and from~~
6 ~~each property boundary~~ shall be:

7 (A) 100 feet for a facility with a plant capacity exceeding
8 150 kW; and

9 (B) 40 feet for a facility with a plant capacity less than or equal to
10 150 kW but greater than 15 kW.

(2) The minimum setback from each property boundary shall be:
(A) 50 feet for a facility with a plant capacity exceeding 150 kW; and
(B) 25 feet for a facility with a plant capacity less than or equal to 150 kW but greater than 15
kW.

11 ~~(23)~~ This subsection does not require a setback for a facility with a plant
12 capacity equal to or less than 15 kW.

13 ~~(34)~~ On review of an application, the Board may require a larger setback
14 than this subsection requires, or with the agreement of a municipality a smaller setback.

15 ~~(45)~~ In this subsection:

16 (A) “kW” and “plant capacity” shall have the same meaning as in

17 section 8002 of this title.

18 (B) "Setback" means the shortest distance between the nearest

19 portion of a ~~structure-solar panel or a support structure for a solar panel, at its point of~~
20 ~~attachment to the ground,~~ and the ~~edge of a highway right-of-way~~ or property
21 boundary.

22 Sec. 26c. ~~24 V.S.A. § 4414(15) is added~~30 VSA 248(b)(1) is amended to read:

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(15) Solar plants; screening. ~~Notwithstanding 1 any contrary provision of~~

3 ~~adopt a freestanding bylaw to in its town plan~~ establish screening requirements that the Public
4 Service Board shall apply

5 shall be a condition of an applicant's Certificate of Public Good under this section unless these
6 requirements:

7 (A) not prohibit or have the effect of prohibiting the installation of such a
8 plant;

9 (B) and shall not have have the effect of interfering with its intended functional
10 use.; or-

11 (C) These requirements shall not be Are more restrictive than screening

12 requirements applied to other land development in the municipality under this

13 chapter or 10 V.S.A. chapter 151.

In this section, "plant" shall have the same

14 meaning as in 30 V.S.A. § 8002 and "screening" shall mean aesthetics mitigation measures
15 that are necessary to harmonize the facility with its surroundings, including but not limited to
16 landscaping,

17 vegetation, fencing, and topographic features.

18 Sec. 26d. REPORT; TOWN ADOPTION OF SOLAR SCREENING

19 (a) On or before January 15, 2017, the Commissioner of Housing and

20 Community Development (Commissioner) shall submit a report to the House

21 and Senate Committees on Natural Resources and Energy that:

22 (1) identifies the municipalities that have adopted screening

23 requirements pursuant to Sec. 26c of this act, 24 V.S.A § 4414(15);

24 (2) summarizes these adopted screening requirements; and

25 (3) provides the number of applications made under 24 V.S.A.

26 § 4414(15) and itemizes their disposition and status.

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(b) Each municipality adopting 1 a bylaw under 24 V.S.A. § 4414(15) shall

2 provide the Commissioner, on request, with information needed to complete

3 the report required by this section.

4 Second: In the eighteenth instance of amendment, in Sec. 28 (effective

5 dates), by striking out subsection (c) and inserting in lieu thereof a new

6 subsection (c) to read:

7 (c) Secs. 26a (municipal party status), 26b (setbacks), 26c, (solar

8 screening), and 26d (report) shall take effect on passage. Notwithstanding

9 1 V.S.A. §§ 213 and 214, Sec. 26a shall apply to each application for a

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10 certificate of public for solar electric generation facility that is pending as of
11 the section's effective date.