



RUTLAND REGIONAL PLANNING COMMISSION

RRPC REGIONAL COMMITTEE

TUESDAY, June 20, 2023, 6:00 PM

MEETING DETAILS

Virtual: [Teams Meeting](#), ID: 224 634 587 902, Pass: dBEdSy | Call: 1-802-440-1368, ID: 641 278 173#

In-Person Option: The Opera House, 67 Merchants Row, Rutland, VT 05701

MEETING AGENDA

6:00 PM CALL TO ORDER and INTRODUCTIONS

APPROVAL OF JUNE 20, 2023 AGENDA

APPROVAL OF MAY 16, 2023 MINUTES

6:05 PM SECTION 248

- *DG Outback Acres Solar, LLC – 3.5 MW Solar Electric Generation Facility, Furnace Brook Road, Pittsford*

- *GHPS LLC – 498 kW Solar Electric Generation Facility, 598 Plains Road, Pittsford*

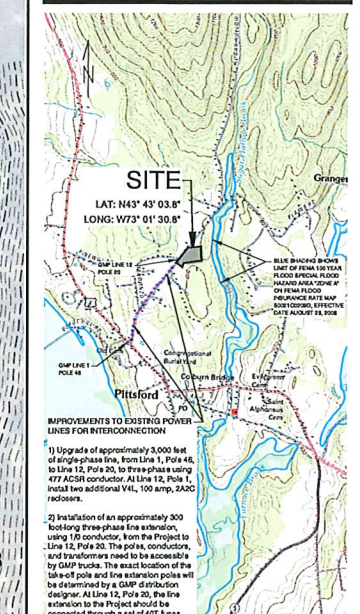
6:30 PM OPEN TO PUBLIC

6:40 PM ADJOURN

Questions? Need special accommodation?
Contact: Ed Bove at ebove@rutlandrpc.org or (802) 775-0871.

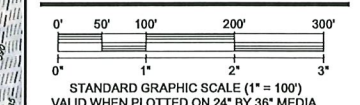
The Opera House | 67 Merchants Row | Rutland, Vermont
P.O. Box 430 | Rutland, Vermont 05702
RutlandRPC.org | (802) 775-0871

COOPERATIVE PLANNING IN THE REGION



KREBS & LANSING
 CONSULTING ENGINEERS
 164 Main Street, Suite 201
 Colchester, Vermont 05446
 P: (802) 878-0375
 www.krebsandlansing.com

ISSUED FOR PERMIT REVIEW
 NOT FOR CONSTRUCTION



REV. NO.	REVISIONS/COMMENTS	DATE

DRAWING TITLE:
 SITE PLAN
 GHPS LLC 500 kW-AC SOLAR
 ARRAY AND STORAGE SYSTEM

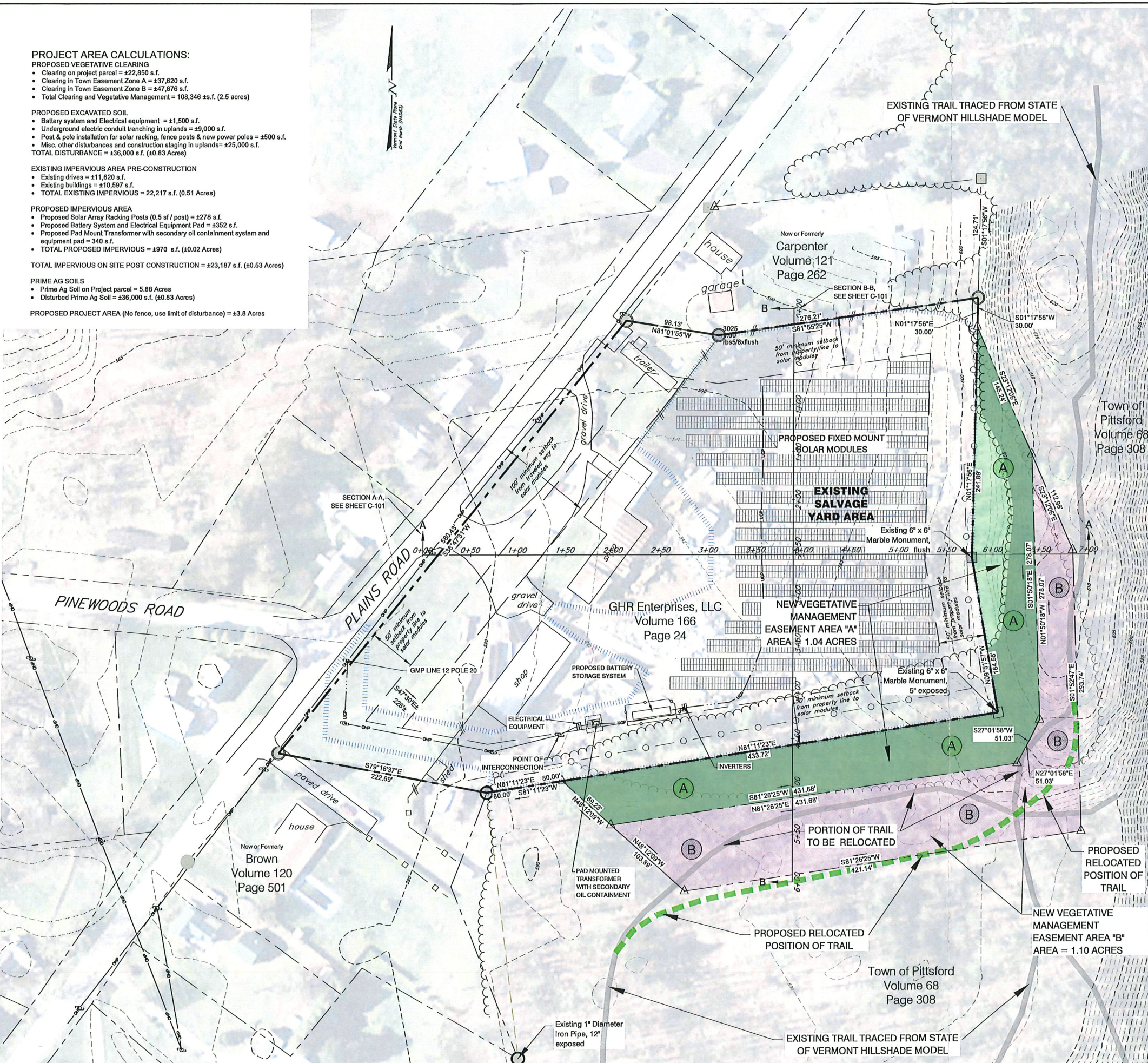
DATE OF ISSUE: 1/9/2021
Drawn by: IAJ
Project No.: 20999 **Scale:** 1" = 60'
Drawing No.: **Rev No.:**

C-100

- PROJECT AREA CALCULATIONS:**
- PROPOSED VEGETATIVE CLEARING**
- Clearing on project parcel = 22,850 s.f.
 - Clearing in Town Easement Zone A = 237,620 s.f.
 - Clearing in Town Easement Zone B = 247,876 s.f.
 - Total Clearing and Vegetative Management = 108,346 ± s.f. (2.5 acres)
- PROPOSED EXCAVATED SOIL**
- Battery system and Electrical equipment = 21,500 s.f.
 - Underground electric conduit trenching in uplands = 29,000 s.f.
 - Post & pole installation for solar racking, fence posts & new power poles = 2500 s.f.
 - Misc. other disturbances and construction staging in uplands = 25,000 s.f.
 - TOTAL DISTURBANCE = 236,000 s.f. (±0.83 Acres)
- EXISTING IMPERVIOUS AREA PRE-CONSTRUCTION**
- Existing drives = 211,620 s.f.
 - Existing buildings = 210,597 s.f.
 - TOTAL EXISTING IMPERVIOUS = 22,217 s.f. (0.51 Acres)
- PROPOSED IMPERVIOUS AREA**
- Proposed Solar Array Racking Posts (0.5 sf / post) = 278 s.f.
 - Proposed Battery System and Electrical Equipment Pad = 2352 s.f.
 - Proposed Pad Mount Transformer with secondary oil containment system and equipment pad = 340 s.f.
 - TOTAL PROPOSED IMPERVIOUS = 2970 s.f. (±0.02 Acres)
- TOTAL IMPERVIOUS ON SITE POST CONSTRUCTION = 23,187 s.f. (±0.53 Acres)**
- PRIME AG SOILS**
- Prime Ag Soil on Project parcel = 5.88 Acres
 - Disturbed Prime Ag Soil = 236,000 s.f. (±0.83 Acres)
- PROPOSED PROJECT AREA (No fence, use limit of disturbance) = 23.8 Acres**

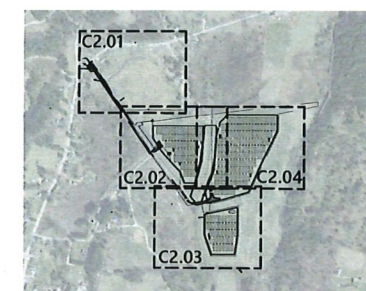
- LEGEND**
- EXISTING TREELINE
 - EXISTING GRADE CONTOUR LINES (5 FOOT INTERVALS)
 - EXISTING GRADE CONTOUR LINES (1 FOOT INTERVALS)
 - APPROXIMATE PROPERTY LINES
 - APPROXIMATE PROJECT PARCEL
 - MINIMUM SETBACK TO SOLAR MODULES
 - PROPOSED CLEARING LIMIT
 - PROPOSED PERIMETER FENCING
 - PROPOSED FIXED SOLAR PANEL RACKING
 - EXISTING ELECTRIC LINE/POWER POLE
 - PROPOSED UNDERGROUND POWER
 - LIMIT OF EARTH DISTURBANCE FOR PROJECT, INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS, SILT FENCE AND CONSTRUCTION LIMIT BARRIER FENCE, SEE SHEET C-102
 - NEW NON-EXCLUSIVE VEGETATIVE MANAGEMENT EASEMENT AREA "A" FROM TOWN OF PITTSFORD, CLEARING ONLY IN THIS AREA, NO STUMP REMOVAL (1.04 Acres)
 - NEW NON-EXCLUSIVE VEGETATIVE MANAGEMENT EASEMENT "B" FROM TOWN OF PITTSFORD FOR VEGETATION TALLER THAN 45 FEET, SELECTIVE CLEARING ONLY IN THIS AREA, NO STUMP REMOVAL (1.10 acres)
 - EXISTING MARBLE MONUMENT
 - EXISTING IRON PIPE OR REINFORCING BAR
 - CALCULATED POINT

- NOTES:**
- ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY.
 - THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 VERMONT STATE PLANE (US SURVEY FEET). ELEVATIONS ARE BASED ON THE NAVD83 (US SURVEY FEET).
 - EXISTING GROUND CONTOUR ELEVATIONS ARE BASED ON 2 FOOT CONTOUR DATA FROM THE STATE OF VERMONT.
 - UTILITIES ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE, CONTRACTOR SHALL CONTACT DIG SAFE BEFORE BEGINNING ANY EXCAVATION.
 - THIS IS IN NO WAY A BOUNDARY SURVEY. MEETS AND BOUNDS AND PROPERTY LINES ARE FROM A PLAN ENTITLED "PLAN SHOWING A SURVEY OF LANDS OF GHR ENTERPRISES, LLC" BY LAROSE SURVEYS, P.C. DATED 10-07-20 AND FROM TAX MAP INFORMATION PROVIDED BY THE STATE OF VERMONT.
 - THE SOLAR IMPROVEMENTS SHOW ARE A PRELIMINARY DESIGN. FINAL DESIGN WILL BE MODIFIED TO MATCH EQUIPMENT PURCHASED AND POSSIBLE PERMIT CONSTRAINTS REVEALED DURING PROJECT'S REVIEW.
 - ALL OF THE SOILS ON THE PROJECT SITE ARE MAPPED AS 13B-HINKLEY GRAVELLY LOAMY FINE SAND, 0 TO 8 PERCENT BY THE NRCS.
 Typical profile
 H1- 0 to 6 inches: gravelly loamy fine sand
 H2- 6 to 23 inches: gravelly loamy fine sand
 H3- 23 to 60 inches: very gravelly coarse sand
 Hydrologic Soil Group A
 Hydric Soil Rating: No
 Erosion factor K = 0.15
 Statewide Important Primary Agricultural Soil Group





40 IDX Dr
 Building 100 Suite 200
 South Burlington, VT 05403
 802.497.6100



Key
 Not To Scale

PITTSFORD

3.5 MW



Outback Acres
 640 Furnace Rd.
 Pittsford, VT 05673

No.	Revision	Date	App'd.

Designed by **VMA** Checked by **AGM**
 Issued for _____ Date _____

Review Oct. 25, 2022

Not Approved for Construction

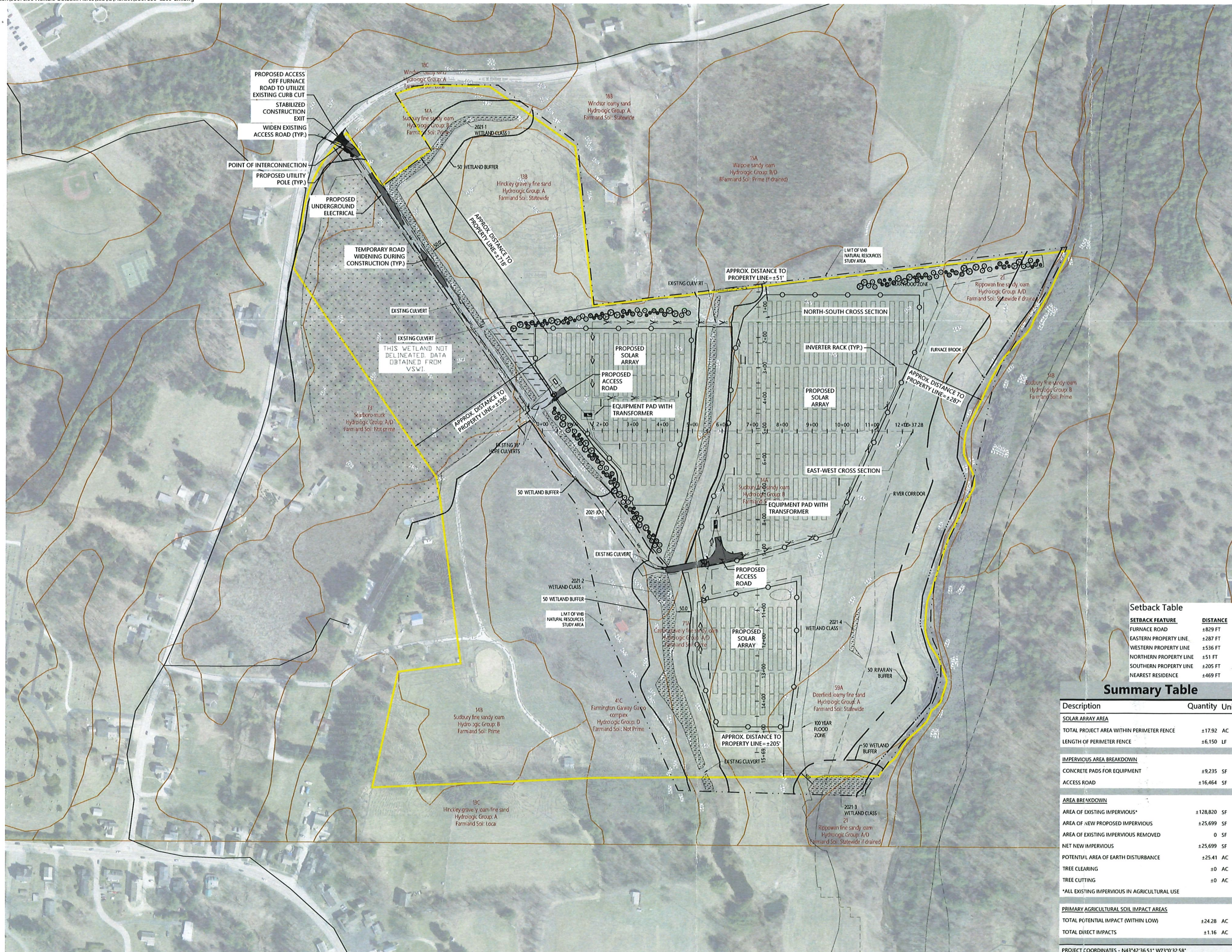
Overall Site Layout Plan

Drawing Number

C2.00

Sheet **4** of **21**

Project Number
 58678.00/01



Setback Table

SETBACK FEATURE	DISTANCE
FURNACE ROAD	±829 FT
EASTERN PROPERTY LINE	±287 FT
WESTERN PROPERTY LINE	±536 FT
NORTHERN PROPERTY LINE	±51 FT
SOUTHERN PROPERTY LINE	±205 FT
NEAREST RESIDENCE	±469 FT

Summary Table

Description	Quantity	Units
SOLAR ARRAY AREA		
TOTAL PROJECT AREA WITHIN PERIMETER FENCE	±17.92	AC
LENGTH OF PERIMETER FENCE	±6,150	LF
IMPERVIOUS AREA BREAKDOWN		
CONCRETE PADS FOR EQUIPMENT	±9,235	SF
ACCESS ROAD	±16,464	SF
AREA BREAKDOWN		
AREA OF EXISTING IMPERVIOUS*	±128,820	SF
AREA OF NEW PROPOSED IMPERVIOUS	±25,699	SF
AREA OF EXISTING IMPERVIOUS REMOVED	0	SF
NET NEW IMPERVIOUS	±25,699	SF
POTENTIAL AREA OF EARTH DISTURBANCE	±25.41	AC
TREE CLEARING	±0	AC
TREE CUTTING	±0	AC
*ALL EXISTING IMPERVIOUS IN AGRICULTURAL USE		
PRIMARY AGRICULTURAL SOIL IMPACT AREAS		
TOTAL POTENTIAL IMPACT (WITHIN LOW)	±24.28	AC
TOTAL DIRECT IMPACTS	±1.16	AC
PROJECT COORDINATES - N43°42'36.51" W73°0'32.58"		