



RUTLAND REGIONAL PLANNING COMMISSION

RRPC REGIONAL COMMITTEE

TUESDAY, MARCH 21, 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 MARCH 21, 2023 AGENDA

APPROVAL OF FEBRUARY 21, 2023 MINUTES

6:10 PM SECTION 248

- *VT Real Estate Holdings 2, LLC – 20 MW Solar Electric Generation Facility, Airport Road, Fair Haven [PRESENTATION BY VHB]*

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

6:45 PM OPEN TO PUBLIC

6:55 PM ADJOURN

Questions? Need special accommodations?
Contact: Ed Bove at above@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

VT Real Estate Holdings 2, LLC - 20 MW Solar Fair Haven

Fair Haven

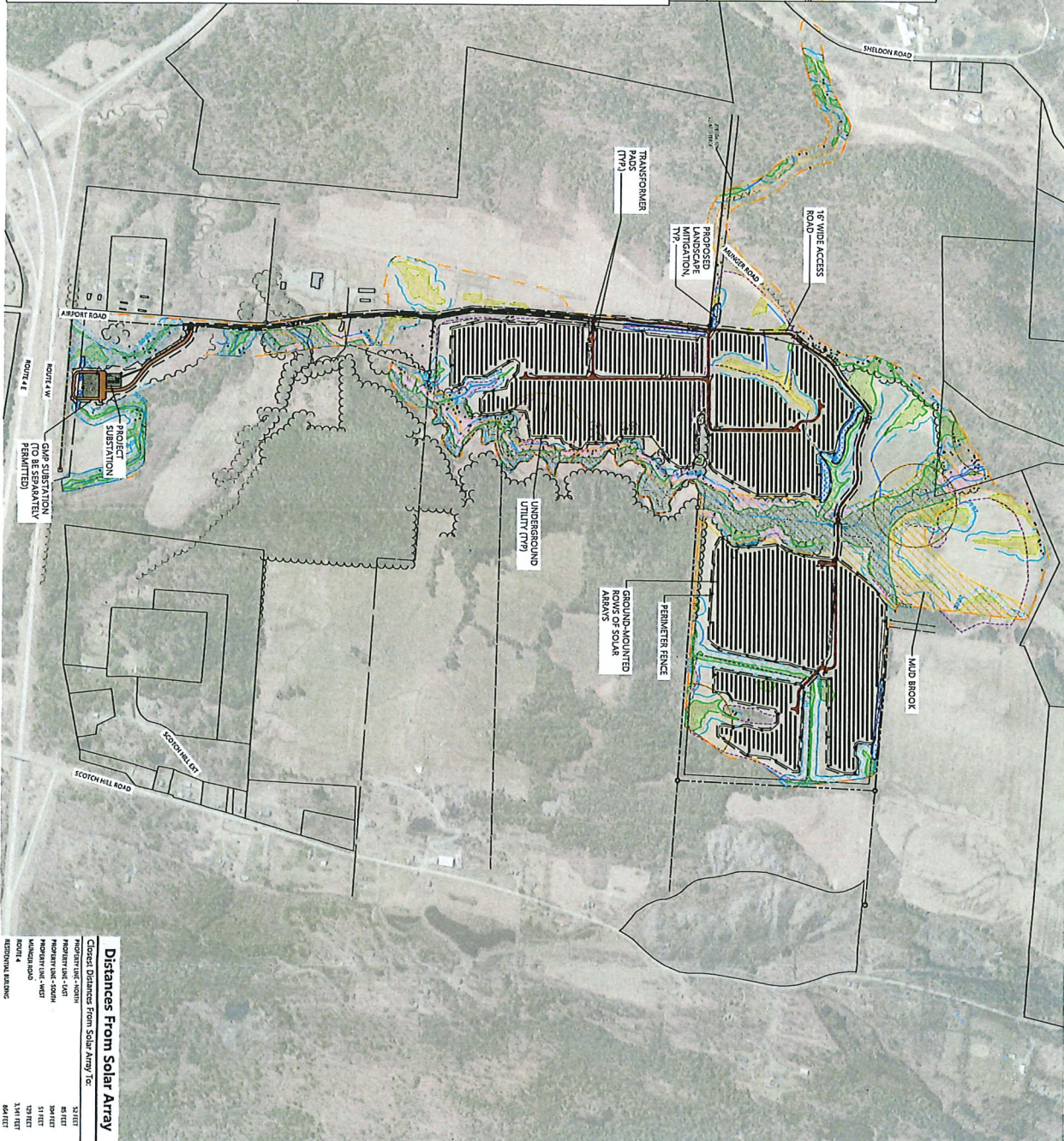
Attachment 1



VT LOCATION

Legend

- EXISTING NATURAL RESOURCE
- STUDY AREA
- APPROXIMATE EXISTING PROPERTY LINE
- EXISTING TAX MAP PROPERTY LINE
- EXISTING 50 FT WETLAND BUFFER
- EXISTING STREAM
- APPROXIMATE EXISTING STREAM
- EXISTING VIB RIVER CORRIDOR
- EXISTING GRASSLAND AND BIRD SENSITIVE AREAS
- EXISTING TRANSECT
- EXISTING POTENTIAL ROOST TREE
- EXISTING SETBACK LINE
- EXISTING MAJOR CONTIGUA
- EXISTING MAJOR CONTIGUA
- EXISTING EDGE OF PARCEL/ADJ
- EXISTING WETLAND
- APPROPRIATE EXISTING WETLAND
- EXISTING AIR RENTER CORRIDOR
- EXISTING AIR EXHAUST CORRIDOR
- EXISTING 50 FT BARRIAGE BUFFER
- EXISTING 50 FT FLOOD ZONE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED DICE OR CABLE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED PERIMETER FENCE
- PROPOSED GRAVEL ACCESS ROAD/ROW ADJACENT TO EXISTING ROAD
- PROPOSED LANDSCAPE MITIGATION PLANNINGS



Distances From Solar Array

Distance From Solar Array	70'	80'	90'	100'	110'	120'	130'	140'	150'	160'	170'	180'	190'	200'
PROPOSED LIMIT OF DISTURBANCE	31 FEET	36 FEET	41 FEET	46 FEET	51 FEET	57 FEET	62 FEET	67 FEET	72 FEET	77 FEET	82 FEET	87 FEET	92 FEET	97 FEET
PROPOSED PERIMETER FENCE	31 FEET	36 FEET	41 FEET	46 FEET	51 FEET	57 FEET	62 FEET	67 FEET	72 FEET	77 FEET	82 FEET	87 FEET	92 FEET	97 FEET
PROPOSED GRAVEL ACCESS ROAD/ROW ADJACENT TO EXISTING ROAD	31 FEET	36 FEET	41 FEET	46 FEET	51 FEET	57 FEET	62 FEET	67 FEET	72 FEET	77 FEET	82 FEET	87 FEET	92 FEET	97 FEET
PROPOSED LANDSCAPE MITIGATION PLANNINGS	31 FEET	36 FEET	41 FEET	46 FEET	51 FEET	57 FEET	62 FEET	67 FEET	72 FEET	77 FEET	82 FEET	87 FEET	92 FEET	97 FEET

Fair Haven Solar
Fair Haven, VT 05262

Not Approved for Construction
45 Day Notice Overall Site Plan

Feb. 22, 2023

C3.00

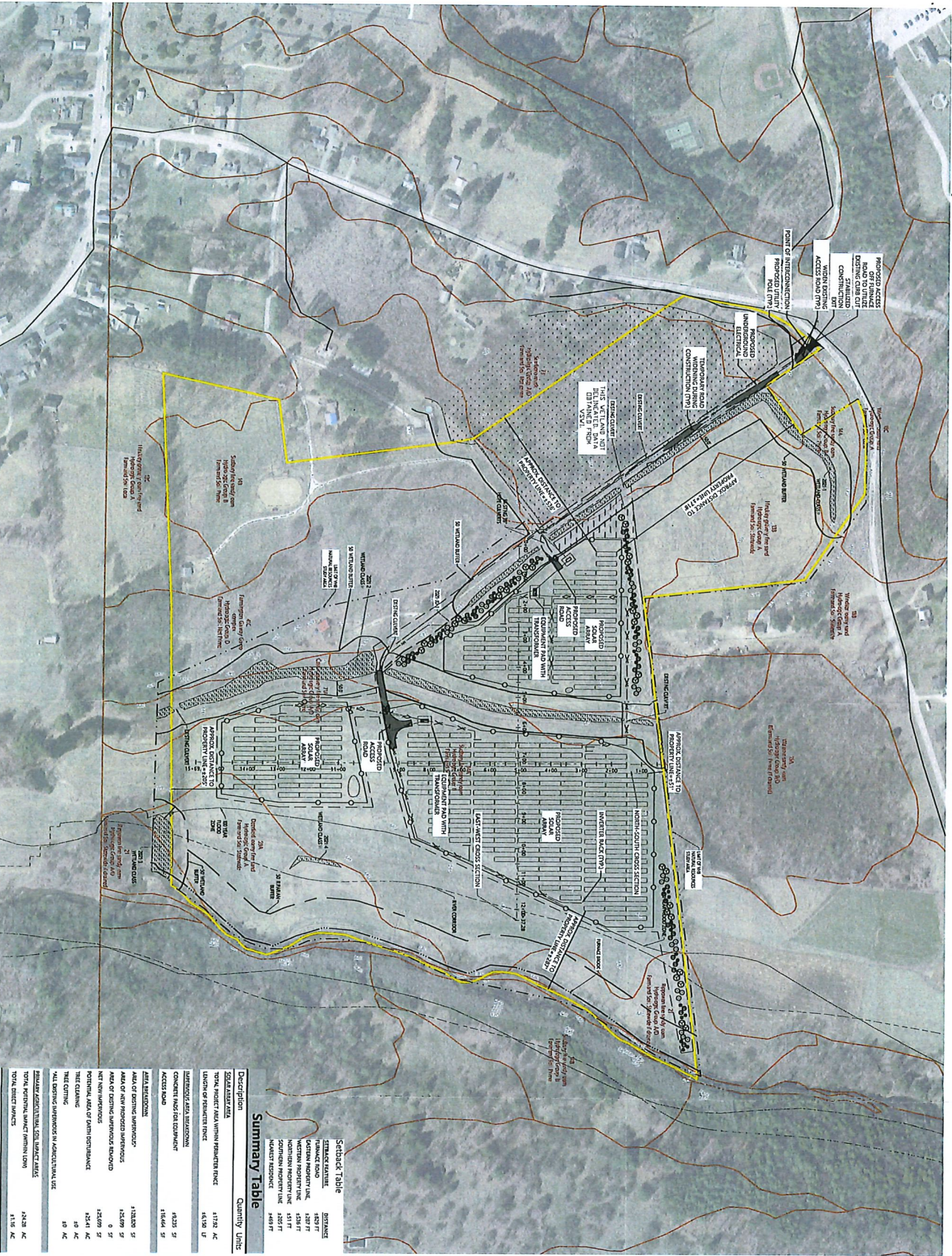
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58071.02

IDA OUTBACK ACRES SOME, LLC - 3.5 mm

PIITSF02B

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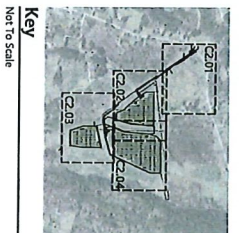


Summary Table

Description	Quantity	Units
Setback Table		
SETBACK TABLE	11762	AC
FRONT YIELD	5437	FT
FRONT PROPERTY LINE	5287	FT
WESTERN PROPERTY LINE	5287	FT
SOUTHERN PROPERTY LINE	5287	FT
NORTHERN PROPERTY LINE	5287	FT
ADJACENT RESIDENT	4489	FT
AREA INFORMATION		
AREA OF BUILDING FOOTPRINTS	117620	SF
AREA OF NEW PROPOSED IMPROVEMENTS	142509	SF
AREA OF EXISTING IMPROVEMENTS	25209	SF
TOTAL IMPROVEMENTS	167719	SF
PERCENTAGE OF SITE IMPROVEMENT	32.4	AC
THREATENING	19	AC
THREATENING	19	AC
ALL IMPROVEMENTS IN AGRICULTURAL USE		
IMPROVEMENTS IN AGRICULTURAL USE	142509	AC
TOTAL IMPROVEMENTS	11762	AC
MOIST CONFORMANCE - 10% PCT - 100% PCT		
MOIST CONFORMANCE	11762	AC

Not Approved for Construction
Overall Site Layout Plan
 4 of 21
 58678.00/01

40 IDX Dr
 Building 100 Suite 200
 South Burlington, VT 05403
 802.497.6700
 vhb.com



Outback Acres
 640 Furnace Rd.
 Pittsford, VT 05673

0 75 150 300 feet