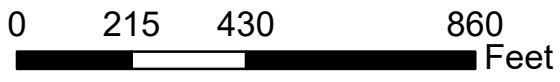
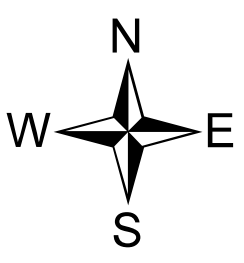




New Haven Site Map



- | | |
|--------------------------------|-----------------------------|
| VELCO Parcels | Public/Private Water Source |
| Septic Easement | GMP Poles |
| Rare, Threatened or Endangered | GMP Overhead Lines |
| Archaeological Sites | VT Gas 12" Pipeline Route |
| VELCO Delineated Wetlands | Access Roads |
| VT State Approx. Wetlands | 10ft Contours |
| Surface Water Protection Area | Fence Line |
| Ground Water Protection Area | Property Line |
| Parcel Boundaries | Stream |

**Town of New Haven/VELCO Meeting
Backup Control & Data Center Project
345kV Conference Room
Monday, August 19, 2019 – 9:30 a.m.**

Agenda:

- Introductions
- Overview and Update on Project
 - Project need and key functions
 - Benefits of site
 - Facility use and design
 - Estimated timeline
 - Site map
 - Proposed floor plans
 - Conceptual Views
- Open Discussion
- Next Steps
- Adjournment at 11:00 a.m.

Planned Participants:

Town of New Haven:

Steve Dupoise, Selectman

VELCO:

Tom Dunn - President & CEO

Mark Sciarrotta - Assistant General Counsel, Communications Director & Sustainability Director

Shana Louiselle - Communications & Policy Advocate

Dan Poulin - Manager of Project Management

Peter W. Lind - Senior Project Manager

PWL/

08/19/2019



366 Pinnacle Ridge Road
Rutland, Vermont 05701
802.773.9161 ■ velco.com

September 9, 2019

Dear Neighbor:

I am writing to let you know about an electric transmission project proposed to be built in your community. Vermont Electric Power Company (VELCO) is planning to build a secondary operations facility on our property, located at 760 Main Street in New Haven. We invite you to join us at an informational public meeting to explain the project and gather community feedback. The meeting details are :

**Informational Public Meeting for
VELCO Operations Facility in New Haven
September 18 at 5:30 p.m.
New Haven Town Hall, 78 North Street**

The purpose of this meeting is to share the proposed project plans and to give us a chance to listen to your thoughts prior to our formal application with the Public Utility Commission. The permitting process begins later this month and you will receive advance notice prior to our formal filing with the Public Utility Commission.

Please RSVP to Shana Louiselle, slouiselle@velco.com or 802-770-6381, so we may plan for space and refreshments.

If you cannot attend the informational meeting but want to be kept informed, please contact me to set up another time to meet or talk with VELCO's public outreach staff.

Sincerely,

Shana Louiselle
Public Outreach Representative

Town of New Haven/VELCO Meeting
VELCO Operations Facility Project
345kV Conference Room
Tuesday, September 10, 2019 – 1:00 p.m.

Agenda:

- Introductions
- Overview and update on the Project
 - Project need and key functions
 - Benefits of site
 - Facility use and design
 - Project schedule
 - Site map
 - Proposed design
 - Conceptual views
- Open Discussion
- Next Steps
- Adjournment at 2:30 p.m.

Planned Participants:

Town of New Haven:

Steve Dupoise, Selectman
Jim Walsh, Selectman
Richard H. Saudek, Esq.

VELCO:

Mark Sciarrotta - Assistant General Counsel, Communications Director, Sustainability Director
Dan Poulin – Manager of Project Management
Peter W. Lind - Senior Project Manager

PWL/
09/10/2019

New Haven Operations Facility

vermont electric power company



September 10, 2019

Project need and facility functions

- Backup operations center
- Operator training center
- Data center
- Incident command center
- Secondary office building to be used in the event of a disaster at Pinnacle Ridge
- Meeting space for utility related committees and boards

Sept. 10, 2019: Project design 30% complete



Benefits of the New Haven site

- Meets North American Electric Reliability Corporation's (NERC) required distance from VELCO's main operations center
- Is equidistantly positioned between a number of the state's electric distribution utilities
- Is located on property VELCO already owns
- Is located in close proximity to well maintained highway (Route 7) yet somewhat isolated
- Located near reliable utility infrastructure

Sept. 10, 2019: Project design 30% complete



Facility use and design

The facility will:

- Be designed to blend in with the rural environment
- Be designed to incorporate energy efficiency and environmental sustainability
- Be unstaffed except during emergency use events
- Have regular and non-routine site visits by key personnel
- Support various meetings and training exercises
- Contain total redundant power, cooling and networking systems, including generators that will undergo weekly 30-minute run testing

Sept. 10, 2019: Project design 30% complete



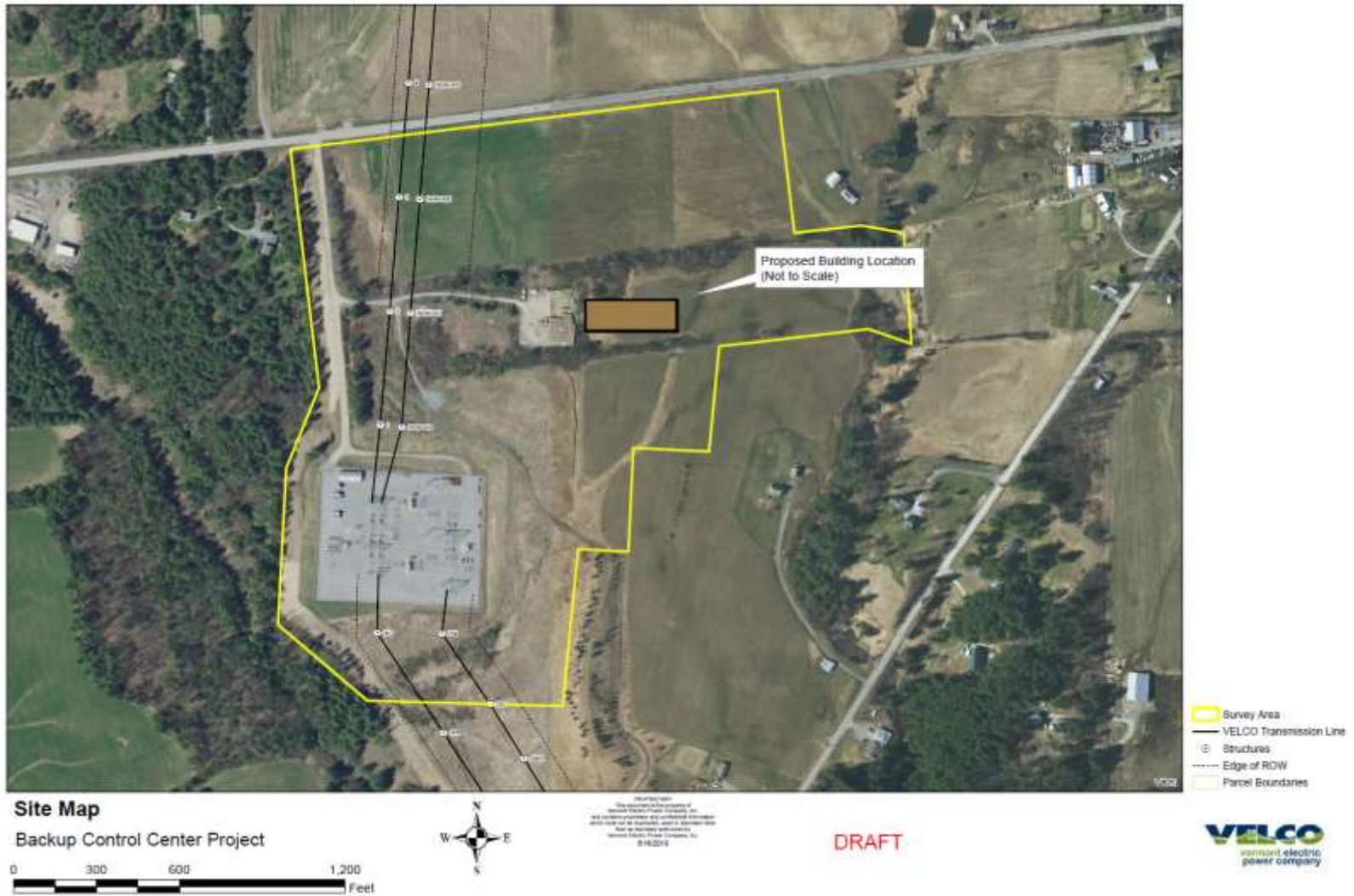
Timeline – actual & estimated

- Oct 2018: Town of New Haven meeting w/ VELCO
- Aug 19, 2019: Town of New Haven meeting w/ VELCO
- Sept. 10, 2019 Town of New Haven meeting w/ VELCO
- Sept. 2019: VELCO files 45-day notice for project
- Sept. 18, 2019: Public outreach/informational meeting
- Oct. 7, 2019: Development Review Board meeting
- Nov 2019: VELCO applies for Certificate of Public Good (CPG)
- Aug 2020: Site and building construction to begin
- Aug 2021: Structural building construction complete
- Aug 2022: Systems infrastructure build-out complete

Sept. 10, 2019: Project design 30% complete



VELCO property with proposed facility



Birdseye view from the North



Birdseye view from the South



View from the parking lot looking NE



View from the West



View from the North



View looking Southeast



View from Route 17 heading East



View from the Southeast



New Haven Operations Facility

vermont electric power company



September 18, 2019

Project need and facility functions

- Backup operations center
- Operator training facility
- Data center
- Incident command center
- Secondary office building to be used in the event of a disaster at Rutland headquarters
- Office location for utility related meetings

Benefits of the New Haven site

- Meets North American Electric Reliability Corporation's (NERC) required distance from VELCO's main operations center
- Is located closer to a number of the state's electric distribution utilities
- Is located on property VELCO already owns
- Is located in close proximity to well maintained highway Route 7
- Located near reliable utility infrastructure

Facility use and design

The facility will:

- Be designed to blend in with the rural environment
- Be designed to incorporate energy efficiency and environmental sustainability - LEED certification
- Be unstaffed except during emergency use events and various training exercises and meetings
- Have regular and non-routine site visits by key personnel
- Contain redundant power, cooling and networking systems, including generators that will undergo mid-week 30 minute run testing during the daytime

Timeline

- Oct 29, 2018: Town of New Haven meeting w/ VELCO
- Aug 19, 2019: Town of New Haven meeting w/ VELCO
- Sept. 10, 2019: Town of New Haven meeting w/ VELCO
- Sept. 18, 2019: New Haven public informational meeting
- Sept. 2019: Mail 45-day project notice
- Oct. 7, 2019: Development Review Board meeting
- Nov 2019: Submit application for Certificate of Public Good (CPG)
- Aug 2020: Start site and building construction
- Aug 2021: Start build-out of systems infrastructure
- Aug 2022: Commission all equipment/systems for use

VELCO property with proposed facility



LANDSCAPE CONTEXT PLAN



View from the parking lot looking NE



Sept. 18, 2019 - Conceptual Project Design 60%



Aerial view looking North



Sept. 18, 2019 - Conceptual Project Design 60%



Aerial view looking Northwest



Sept. 18, 2019 - Conceptual Project Design 60%



View from the West



Sept. 18, 2019 - Conceptual Project Design 60%



View from the North



Sept. 18, 2019 - Conceptual Project Design 60%



Aerial view looking Southeast



Sept. 18, 2019 - Conceptual Project Design 60%

View from the East



Sept. 18, 2019 - Conceptual Project Design 60%



View from Route 17 heading East



Sept. 18, 2019 - Conceptual Project Design 60%



View from the Southeast



Sept. 18, 2019 - Conceptual Project Design 60%





New Haven Operations Facility

September 24, 2019

Judith Whitney, Clerk
Vermont Public Utility Commission
112 State Street, Drawer 20
Montpelier, VT 05620-2701

Re: New Haven Operations Facility Project
Certificate of Public Good – Section 248 Permit Process
45-Day Notice of Project Filing

Dear Ms. Whitney:

This letter and enclosed information describe the Vermont Electric Power Company Inc. and Vermont Transco LLC (collectively VELCO) proposed New Haven Operations Facility (the Project), which includes the construction of new facilities on VELCO owned property in the Town of New Haven consisting of a backup operations and data center located at 760 Main Street.

We anticipate filing our formal petition with the Vermont Public Utility Commission (the Commission) on November 13, 2019, requesting a Certificate of Public Good to construct the Project. The state permitting process requires VELCO to provide notice to the Town of New Haven and other stakeholders at least 45 days prior to a formal filing with the Commission.¹ For your information, attached to this letter are a Project overview and general site layout depicting the proposed aesthetic mitigation plan.

Before the Project is filed with the Commission, VELCO will conduct informal discussions to address concerns you may have about the impact of the Project. VELCO held one public meeting in September, and is scheduled to participate in another in October 2019 to share information, collect feedback and address concerns from the affected community and interested parties. The Town of New Haven, adjoining landowners, and other stakeholders will also receive notice when our petition is filed with the Commission. Please note that the Planning Commissions may make recommendations to VELCO within 40 days of the submission of this 45-day notice, which date is November 4, 2019. Relatedly, Commission Rule 5.402(A) establishes that municipal and regional Planning Commissions “shall make recommendations, if any, to the [Commission] and to the petitioner at least 7 days prior to filing the petition with the [Commission].” Planning Commissions also have the right to make revised recommendations within 45 days after the date the petition is filed with the Commission, if the petition contains new or more detailed information that was not previously included in these plans. While Section 248(f) and Commission Rule 5.402(A) focus only on the Planning Commission comment process, VELCO welcomes feedback from the affected municipal

¹ The process is governed by Commission Rule 5.400, which can be viewed on the Commission’s website at <http://puc.vermont.gov/>.

bodies and state agencies. In order to incorporate your feedback prior to the November 13, 2019 anticipated filing date, VELCO is requesting that comments be submitted by October 25, 2019.

For additional information regarding the Commission's processes, including your right to participate in the proceeding, please refer to the "Citizen's Guide to the Public Utility Commission." The Citizen's Guide can be found on the Commission's website at <https://puc.vermont.gov/document/citizen-guide-public-utility-commission>.

The Commission's website also includes a guidance document on public participation that contains information on the Commission process at <https://puc.vermont.gov/document/public-participation-and-intervention-proceedings-public-utility-commission>.

As the Project is still in the design phase, we will continue discussions and expect to receive feedback on this Project from various stakeholders. As stated above, we expect to make the formal filing with the Commission on November 13, 2019. If you are interested in a presentation on this Project, have comments or want further information, please contact Peter W. Lind, Senior Project Manager, at 802-770-6292 or plind@velco.com. So that we may better address any questions or concerns you may have, please contact us before October 25, 2019.

The documents that accompany this letter have been electronically filed using ePUC.

Sincerely,



Peter W. Lind, Senior Project Manager
Vermont Electric Power Company, Inc.

Enclosures:

Attachment A – Project Overview

Attachment B – New Haven Operations Facility – Overall Ortho Site and Aesthetic Mitigation Plan

SERVICE LIST

**MUNICIPAL AND REGIONAL REPRESENTATIVES / OFFICIALS
 AND INTERESTED PARTIES**

<p><i>Via Certified Mail and email</i> New Haven Selectboard Attn: Steve Dupoise, Chair 78 North Street New Haven, Vermont 05472 Email: stevedupoise@yahoo.com</p>	<p><i>Via Certified Mail and Email</i> New Haven Planning Commission Attn: Rob Litch & Benj Putnam, Co-Chairs c/o Aaron Brown, Town Administrator 78 North Street New Haven, Vermont 05472 Email: newhavenzoning@gmavt.net</p>
<p><i>Via Certified Mail and Email</i> Addison County Regional Planning Commission Attn: Adam Lougee, Executive Director 14 Seminary Street Middlebury, VT 05753 Email: alougee@acrpc.org</p>	<p><i>Via Certified Mail and Email</i> Richard H. Saudek 1350 Dodge Road Montpelier, Vermont 05602 Email: rhs@diamond-robinson.com</p>
<p><i>Via Certified Mail and Email</i> John St. Hilaire (Courtesy Copy) Vermont Gas Systems, Inc. 85 Swift Street South Burlington, VT 05403 Email: jsthilaire@vermontgas.com</p>	<p><i>Via Certified Mail and Email</i> Carolyn Anderson (Courtesy Copy) Green Mountain Power Corporation 163 Acorn Lane Colchester, VT 05446 carolyn.anderson@greenmountainpower.com</p>

STATE OFFICIALS

<p>Vermont Public Utility Commission <i>(via ePUC)</i></p>	<p>Vermont Agency of Transportation <i>(via ePUC)</i></p>
<p>Vermont Agency of Natural Resources <i>(via ePUC)</i></p>	<p>Vermont Division for Historic Preservation <i>(via ePUC)</i></p>
<p>Vermont Department of Public Service <i>(via ePUC)</i></p>	



New Haven Operations Facility Project Overview

Introduction

Vermont Electric Power Company Inc. (VELCO) was formed when local distribution utilities joined together to create the nation's first statewide "transmission only" company in order to provide access to clean hydro power and build and maintain the state's high-voltage electric transmission grid.* VELCO constructs, owns and operates most of this in-state, high-voltage transmission grid (essentially 115 kV and above), that connects Vermont to the regional and national electric power supply system. VELCO's network also provides the electric supply to the Town of New Haven's local distribution utility, Green Mountain Power Corporation (GMP).

The New Haven Operations Facility (the Project) is driven by the need for VELCO to maintain the safe and reliable operation of the bulk electric system within the region, and consists of constructing a backup control and data center. As explained in this overview, we expect to file a request with the Vermont Public Utility Commission (Commission) for permission to undertake the Project on November 13, 2019, and assuming the Commission and other approvals are granted, currently plan for it to be constructed and in service by December 2022.

This proposed project overview describes the following:

- Project need
- Project description
- Alternative sites considered
- Project's impact
- Anticipated Project filing date with the Commission
- Local and Regional Planning Commissions' Rights to comment on the Project Plans

Project Need

Electric energy remains a cornerstone of our local and state economies, our quality of life, and our communities. Households, businesses and public services like schools and hospitals all rely on electricity for communication, lighting, heating, ventilation, and the operation of appliances and equipment. If transmission facilities fail, large geographic areas can lose their electric service. Transmission utilities such as VELCO are required to design, operate and maintain a transmission network according to national and

* Transmission refers to the part of the electric system that operates at high voltage and carries large amounts of electricity from generation plants to the lower-voltage distribution system, which supplies electricity to local areas.

regional reliability standards. Under these standards, VELCO is required to have primary and backup operational facilities that do not depend on each other and must be able to bring the backup facility online within two (2) hours after a loss of the primary operations center. VELCO's current backup facility is too close to the primary facility such that a significant weather event or other event poses a high risk of impacting both facilities. This Project will serve as VELCO's backup control and data center.

Project Description

The Project consists of the following primary components:

An 18,000 square foot, two-story building designed to look like a barn and blend in with the rural surroundings of the site. The building design will incorporate energy efficiency and environmental sustainability, and VELCO will seek to receive Leadership in Energy and Environmental Design (LEED) certification from the U.S Green Building Council. The building will serve the following functions:

- Backup operations center
- System operator training facility
- Data center
- Incident command center
- Secondary office building to be used in the event of a disaster at Rutland headquarters
- Office space for utility-related meetings

Other Project components include:

- Two (2) redundant and independent, 3-phase electric distribution services with power transformers supplied from GMP. The services will require GMP to install two (2) additional phases (wires) and a cross arm on the existing poles along Route 17, from the intersection of Route 7 to the intersection of Town Hill Road. These services will be permitted and constructed by GMP.
- Two (2) backup emergency generators. The generators will be designed to minimize sound emissions and will be housed in a separate, enclosed building that will contain sound mitigating equipment. The generators are intended to be used in the event that both sources of utility power are unavailable. The generators are redundant such that only one would be used at any one time. Each of the generators will be functionally tested each week. The test will consist of consecutively running the generators during the daytime, for a period of 30 minutes each.
- Two (2) redundant and independent chillers. The chiller fans will be controlled with Variable Frequency Drives (VFDs), such that the fan speed will adjust to the cooling load of the information technology equipment located in the backup data center. This will help to minimize noise emissions. The chillers will be placed behind a retaining wall on one side, which will act as a sound barrier for neighbors to the west.
- An eight-foot (8') tall, chain link security fence surrounding the perimeter of the building.

Assuming regulatory approval is obtained, construction is expected to start in August 2020, with a targeted completion date of December 2022.

Attachment B depicts a preliminary site design layout as part of the aesthetic mitigation plan for the Project.

Alternative Sites Considered

VELCO evaluated a number of potential locations for the Project. The proposed New Haven site was selected based on a number of positive factors, including distance from the primary control center, suitable roadway access and its proximity to reliable and diverse telecommunications and power infrastructure.

Project Impacts

Aesthetics

Both the Vermont Natural Resources Board and the Commission utilize the so-called Quechee Lakes standard [set forth in the decision *Quechee Lakes Corporation*, #3EW0411-EB and #30439-EB (1986)] to guide their aesthetics analysis. According to the Quechee Lakes standard, regulators must first determine whether a project will have an adverse impact on aesthetics and scenic and natural beauty. A project has an adverse impact if it is out of character with its surroundings. Specific factors that regulators use to make this evaluation include the nature of the project surroundings, the compatibility of the project design with those surroundings, the suitability of the project colors and materials with the immediate environment, the visibility of the project, and the impact of the project on open space. If regulators conclude that a project will have an adverse effect, the next step in the two-part test is to determine whether the adverse effect of the project is “undue.” The adverse effect is considered undue when regulators find that any one of the following questions is answered “yes”: (1) Does the project violate a clear, written community standard intended to preserve the aesthetics or scenic beauty of the area? (2) Have the applicants failed to take generally available mitigating steps that a reasonable person would take to improve the harmony of the project with its surroundings? (3) Does the project offend the sensibilities of the average person? Is it offensive or shocking because it is out of character with its surroundings or significantly diminishes the scenic qualities of the area? For transmission upgrades, the Commission’s aesthetic analysis, however, does not end with the results of the Quechee test. In addition, the Commission’s aesthetic assessment is “significantly informed by overall societal benefits of the project.” Public Service Board Docket No. 6860, Order of 1/28/05 (footnotes omitted).[†]

VELCO’s aesthetic consultant, T. J. Boyle Associates, LLC (TJB), a landscape architecture and planning firm, has reviewed the preliminary design plans and performed a visual analysis of the areas of the proposed Project. TJB’s preliminary analysis indicates that the Project will not result in an undue adverse impact on aesthetics and scenic and natural beauty of the area. The proposed site of the Project is located along Route 17 in New Haven on property owned by VELCO. The area near the Project includes a variety of residential, agricultural, and utility uses, including a VELCO substation, third-party telecommunications

[†] The Public Utility Commission was formerly called the Public Service Board.

shelters, electric transmission lines, a Vermont Gas pipeline and three independent septic systems. The proposed Project site is setback on the property, away from the nearby roads. Existing vegetation and landform screen most visibility from the surrounding area. Most of the existing vegetation will be maintained and additional landscaping will be installed to supplement the natural screening. TJB has developed a proposed landscape plan to further improve the screening of the Project. As required by Commission Rule 5.804(B), the proposed aesthetic mitigation plan is shown on Attachment B. VELCO's petition, to be filed on November 13, 2019, shall address any comments received on the proposed plan and will include a full analysis of potential aesthetic impacts and proposed landscaping mitigation measures.

Noise

VELCO's noise control engineer, Resource Systems Group, Inc. (RSG), will assess the potential noise impacts associated with the Project. A complete engineering noise analysis will be provided as part of the Project's filing with the Commission but no undue adverse impacts are expected at the residences closest to the Project, in part due to the noise-mitigating features noted above.

Transportation

The Project poses no long-term traffic impacts in New Haven. VELCO anticipates only limited, short duration traffic impacts, if any, due to deliveries of equipment and material to the site during the construction period (expected to be from August 2020 to December 2022). Such deliveries will use the existing roads with vehicles that are commonly used on public roads. During delivery of any large equipment, VELCO will employ the services of traffic control personnel to safely manage traffic flow.

Right of the Local and Regional Planning Commissions to Comment on the Project Plans

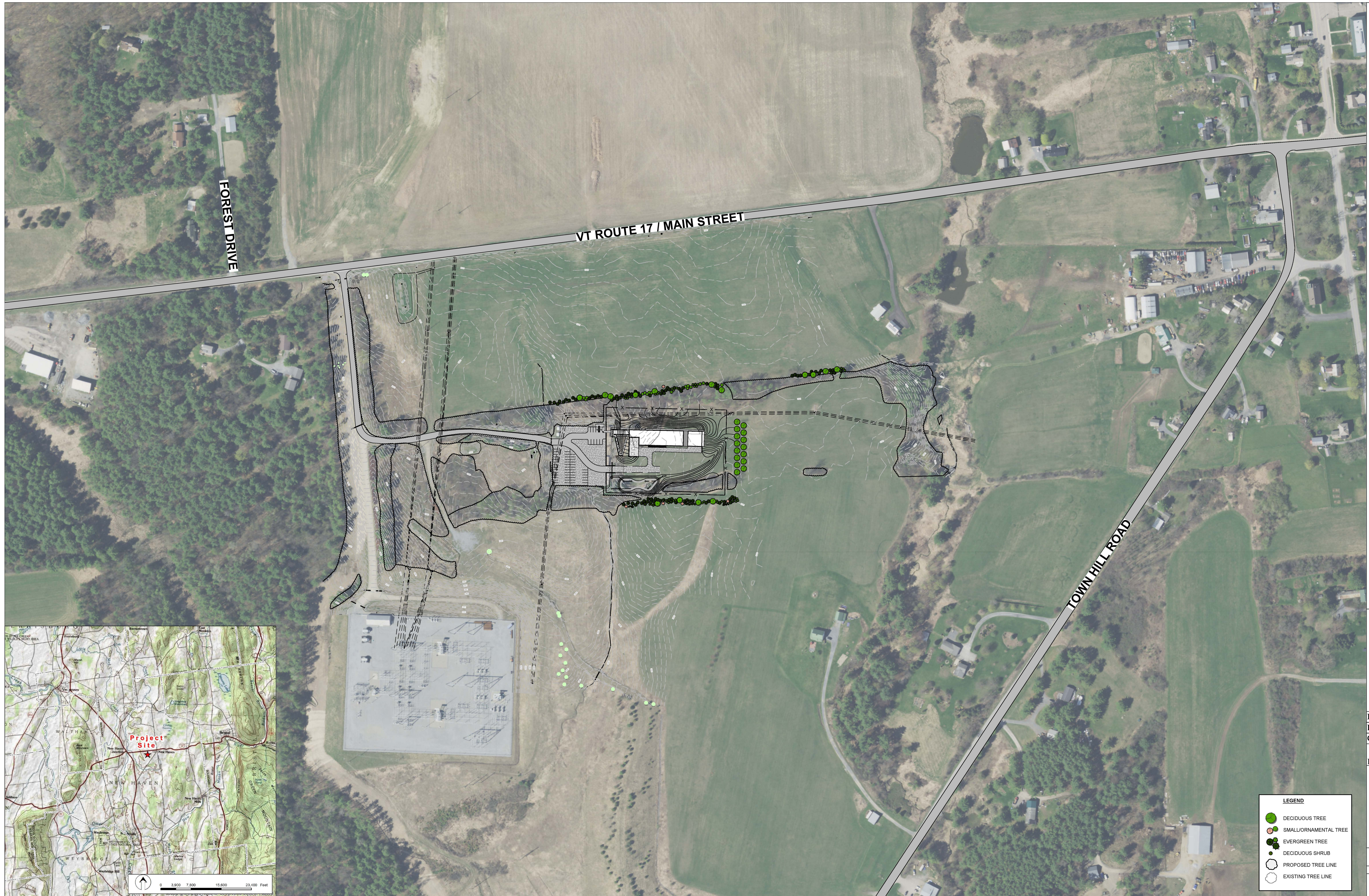
Section 248(f) of Title 30 of the Vermont Statutes Annotated provides that municipal and regional Planning Commissions are entitled to receive notice of projects proposed under the Section 248 statute and to make recommendations to the Commission and to the petitioner. More specifically, municipal and regional Planning Commissions may make recommendations regarding the Project as follows: First, 30 V.S.A. § 248(f)(1)(C), states local and regional Planning Commissions may, "Make recommendations to the petitioner [VELCO] within 40 days of the petitioner's submittal to the planning commission under this subsection." Forty days from the date that VELCO's letter and this Attachment will be provided to municipal and regional Planning Commissions is November 4, 2019. Second, Section 248(f)(1)(D) states that, once the petition is filed with the Commission, such local and regional Planning Commissions may make recommendations to the Commission "by the deadline for submitting comments or testimony set forth in the applicable provision of this section, Commission rule, or scheduling order issued by the Commission." Relatedly, Commission Rule 5.402(A) establishes that municipal and regional Planning Commissions "shall make recommendations, if any, to the [Commission] and to the petitioner at least 7 days prior to filing the petition with the [Commission]." Third, as stated in Commission Rule 5.402(A)(2), local and regional Planning Commissions also have the opportunity to "provide revised recommendations within 45 days of the date on which petitioner has filed a petition with the Commission if the petition contains new or more detailed information that was not previously included in the petitioner's filing with

the municipal and Regional Planning commissions.” Recommendations made to the Commission under Section 248(f), or the lack of such recommendations, do not preclude municipal and regional Planning Commissions from presenting evidence during technical hearings if they exercise their right to appear as a party.

For additional information regarding the Commission’s processes, including your right to participate in the proceeding, please refer to the “Citizen’s Guide to the Public Utility Commission.” The Citizen’s Guide can be found on the Commission’s website at <https://puc.vermont.gov/document/citizen-guide-public-utility-commission>.

The Commission’s website also includes a guidance document on public participation that contains information on the Commission process at <https://puc.vermont.gov/document/public-participation-and-intervention-proceedings-public-utility-commission>.

As the Project is still in the design phase, we will continue discussions and expect to receive feedback on this Project from various stakeholders. Please note that the Commission Petition and filing anticipated for November 13, 2019, as well as other pertinent Project updates, will be posted on VELCO’s website at: <http://www.velco.com/newhaven>. If you are interested in a presentation on this Project, have comments, or would like to request further information, please contact Peter W. Lind, Senior Project Manager, at 802-770-6292 or plind@velco.com.



300 South Jackson Street
Suite 430
Denver, Colorado 80209 USA
+1 303 388-9500
www.BAWarchitecture.com

Landscape Architects
T.J. BOYLE ASSOCIATES
LANDSCAPE ARCHITECTS & PLANNERS

VELCO New Haven Operations Facility

New Haven, Vermont 05742

CONFIDENTIAL AND
PROPRIETARY
© 2019 BAW ARCHITECTURE

Project No. 195601783
Drawn By: DA
Checked By: MB

Issue Schedule	
Description	Date

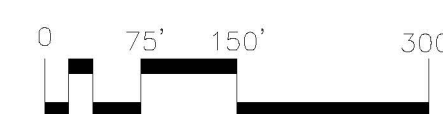
Revisions		
#	Description	Date

AESTHETIC
MITIGATION
PLAN



L-100

AESTHETIC MITIGATION PLAN



New Haven Operations Facility

October 7, 2019



Project need and facility functions

- Backup operations center
- Operator training facility
- Data center
- Incident command center
- Secondary office building to be used in the event of a disaster at Rutland headquarters
- Office location for utility related meetings

Benefits of the New Haven site

- Meets North American Electric Reliability Corporation's (NERC) required distance from VELCO's main operations center
- Is located closer to a number of the state's electric distribution utilities
- Is located on property VELCO already owns
- Is located along Route 17 in close proximity to U.S. Route 7
- Located near reliable utility infrastructure

Facility use and design

The facility will:

- Be designed to blend in with the rural environment
- Be designed to incorporate energy efficiency and environmental sustainability – seek LEED certification
- Be unstaffed except during emergency use events and various training exercises and meetings
- Have regular and non-routine site visits by key personnel
- Contain redundant power, cooling and networking systems, including generators that will undergo mid-week 30 minute run testing during the daytime

Timeline

- Oct 29, 2018: Town of New Haven meeting w/ VELCO
- Aug 19, 2019: Town of New Haven meeting w/ VELCO
- Sept. 10, 2019: Town of New Haven meeting w/ VELCO
- Sept. 18, 2019: New Haven public informational meeting
- Sept. 24, 2019: Issued 45-day project notice
- Sept. 30, 2019: Division of Fire Safety meeting
- Oct. 7, 2019: Development Review Board meeting
- Nov 2019: Submit application for Certificate of Public Good (CPG)
- Aug 2020: Start site and building construction
- Aug 2021: Start build-out of systems infrastructure
- Aug 2022: Commission all equipment/systems for use

VELCO property with proposed facility



LANDSCAPE CONTEXT PLAN



October 7, 2019 - Conceptual Project Design 60%



View from the parking lot looking NE



October 7, 2019 - Conceptual Project Design 60%



Aerial view looking North



October 7, 2019 - Conceptual Project Design 60%



Aerial view looking Northwest



October 7, 2019 - Conceptual Project Design 60%



View from the West



October 7, 2019 - Conceptual Project Design 60%



View from the North



October 7, 2019 - Conceptual Project Design 60%



Aerial view looking Southeast



October 7, 2019 - Conceptual Project Design 60%



View from the East



October 7, 2019 - Conceptual Project Design 60%



Photo Simulation from Route 17 heading East



October 7, 2019 - Conceptual Project Design 60%



Photo Simulation from Route 17 heading East



October 7, 2019 - Conceptual Project Design 60%



Photo Simulation from Town Hill Road



October 7, 2019 - Conceptual Project Design 60%



DRAFT

**Development Review Board Minutes
Town Office New Haven, Vermont
October 7, 2019**

Members Present: Paul Audy, Kathy Barrett, Carol Charbonneau, Tom Fyles, Donald Johnston, Charlie Roy, Susan Smiley

Staff: Karen Gallott-Minute Taker
Aaron Brown-Town Administrator/Zoning Administrator

Guests: Fred Sargeant, John VanHoesen, James Sherman, Gerald Sherman, Jacob Reed, Paul Bolduc, Peter Lind, Daniel Poulin, Michael Buscher, Steve Delphia, Floyd Siple, Kevin Brown, Esq., Rita Booska, Dan Monger, Jodie Paul, Don Paul, Jeremy Ouimette, Esq., Lonie Parker

Kathy Barrett, Chair called the Development Review Board (DRB) meeting to order at 7:00 PM.

Adjustments to the Agenda - none

Visitors Business – none

III. Informal session of proposed VELCO Emergency Control Center.

Peter Lind, project manager for VELCO, presented. Distributed a handout “New Haven Operations Facility.” Tonight’s presentation is an updated version from the one that was presented on Sept 18, 2019 in an open public meeting to the Town of New Haven. The VELCO Emergency Control Center is a backup to the VELCO operations center in Rutland. New Federal rules require a backup operations center. This facility will host operator training, a data center, utility/meeting room, and be secondary incident command center in event of a disaster at the Rutland headquarters 30 miles away. The proposed location for this facility would be on the property located on Rte 17 that VELCO already owns.

Rte 17 is ideally located to State Police, Green Mountain Power and various electric utilities, the nearby AOT facility, and the VELCO substation.

The building is designed to look like a barn, set back from road and located behind current hedgerows. The building would be energy efficient and VELCO is looking for LEED certification (Leadership in Energy and Environmental Design), a green building certification.

No regular staff will be on site, maintenance and technical staff will visit on a regular basis to attend to the various equipment: Two independent generators that will be operated once a week during daytime for 30 minutes, networking and cooling systems. The building will be connected with 3 phase power and Green Mountain Power is working on a design that will be installed on existing poles.

The timeline is: 2019 mid-November-file for permit; 2020 mid-summer-construction beginning; 2022 project completed. They have already filed the 45-day notice to apply for a certificate of public good.

Floyd Siple mentioned the area currently hosts three septic mound systems. VELCO is aware of the septic infrastructure and assured that they will not be disturbed.

The proposed building is 18,000 sq. feet; two story with the basement located in the berm in the ground. VELCO will be adding more deciduous and evergreen trees to the current hedgerows. An 8-foot-high fence will be installed for security purposes.

Smiley asked about locating solar panels on the roof. Peter Lind mentioned the roof is strong enough to hold solar panels and they are looking into this. Jake Reed indicated legal issues that they need to balance; VELCO can only produce so much power before it is considered a generation utility.

The team has met with the local fire department as well as the state fire/safety marshal. A dry system is recommended instead of a wet sprinkler system.

Dan Monger asked if the National Guard is connected with this project. National Guard is not normally connected to this project, but the building would be available as an incident command post.

The power will be connected to the building via underground from the road.

Is this facility a mandate from Homeland security (HLS)? VELCO is regulated by federal gov. VELCO is involved with HLS and is regulated by NERC and FERC under a higher level of security that mandates certain requirements for safety, reliability and maintaining electric systems, from all bulk transmissions companies throughout the US.

IV. #2019-DRB-12-SK Sketch Plan Review for proposed subdivision of Jerry Sherman and Gerald Sherman at 630 East Street.

Donald Johnston recused himself as he anticipates doing survey work for the Sherman's.

The Sherman's would like to subdivide the property at 630 East Street, of 213 acres into 2 lots. Proposed Lot B would be 47 or 48 acres and include the current house with septic and a road frontage of 465 feet. Lot A would be the remaining lands of approximately 165 acres with road frontage of 1,115 feet. The Sherman's have talked with the road foreman who felt they could get permission from the Selectboard for a curb cut to Lot A. Lot B has an existing curb cut.

The DRB needs to decide if this is a major or minor subdivision.

The DRB needs to confirm that a septic design is not needed for Parcel A if there is no development on this lot. Johnston feels a letter to the state indicating no development on Parcel A would be enough. In the future if there were development on Parcel A, the Sherman's would need to contact the state.

Johnston wanted to know if a survey needed to be done on the entire 213 acres or survey just Parcel B with the house on it. The DRB felt that a survey done on the boundary line dividing Parcels A & B is enough.

John Van Hoesen asked if Johnston recused himself why is he asking these questions. DRB Chair explained that by recusing himself Johnston is not acting, nor voting as a DRB member, but is asking these questions as a public individual and as a potential employee of the Sherman's. Van Hoesen said that the recusal was not made clear.

Barrett made the motion to accept #2019-DRB-12-SK sketch plan as a minor subdivision and Parcel B needs to be surveyed as it is being carved out of the entire parcel.

Roy seconded

Discussion – none

Vote: Yes – 6 (Audy, Barrett, Charbonneau, Fyles, Roy, Smiley)

No – 0

Abstention – 1 (Johnston) Motion carries

V. Hearing #2019-DRB-13-SD to review two lot subdivision of Donald Paul at 308 Otter Creek Highway.

The Paul's currently own 10 acres (parcel 0296-200) located at 307 Otter Creek Highway in the RA5 district. They would like to subdivide the property into Lot #1 for 5 acres and Lot #2 for 5 acres. Each lot would have the required road frontage. There is adequate depth to meet the zoning requirement. Lot #1 would have an easement for the driveway to Lot #2.

Septic designs are in process and will be submitted to the state for approval.

Johnston mentioned that both Lots on the site map indicated 5 acres +/- . Larose Surveying needs to confirm the exact acreage on each lot.

Dan Monger had no questions.

Fyles made the motion to accept site plan #2019-DRB-13-SD as presented with the correction of the acreage on both lots; and pending approval of the septic design.

Roy seconded

Discussion – none

Vote: Yes – 7 (Audy, Barrett, Charbonneau, Fyles, Johnston, Roy, Smiley)

No – 0

Abstention – 0

Motion carries

Both the of the following hearings will be held together:

VI. Hearing #2019-DRB-07-SP- Site plan amendment for Lonie Parker d/b/a Porky's Barbeque, 7404 Ethan Allen Highway.

VII. Hearing #2019-DRB-09-AP Appeal of Zoning Administrator's Notice of Violation to Porky's Barbeque, 7404 Ethan Allen Highway.

Jeremy Ouimette, Esq., representing Lonie Parker presented and asked for clarification on site plan number. The Zoning Administrator (ZA) indicated that #2019-DRB-02-SP was the original site plan number, and Parker would like to amend the original permit.

Ouimette indicated that there was confusion due to the schedule of items on the permit. Parker's understanding was there was no need to finish all the items stated on the permit before this amendment, as he was planning to finish items as revenue became available.

Barrett indicated if the original site plan came in with items to be accomplished in Phase 1 and items to be accomplished in Phase 2, and so forth. The DRB would have looked at the site plan differently than it did.

There was considerable discussion with regards to:

- The pavilion – what sides (North, South, West) were to be enclosed and what constitutes a permanent enclosure material.
- Noise decibel level
- Serving spirits (hard liquor) in Pavilion
- Definition of “Event” – intensity, hours, and number of events
 - at the Pavilion
 - inside the restaurant
- State regulations regarding wastewater and the capacity thereof
 - Port-a-Let usage
- Certificate of Occupancy
- Definition of “Club”

Audy made the motion to modify the current permit to allow the Port-a-Lets on site from May 1 to October 31.

Charbonneau seconded

Discussion – Kevin Brown, attorney for Rita Booska, read the state statute that lists the procedures for appealing a zoning decision and the state statute regarding septic requirements; thus, he felt that the DRB should deny the request for amendment.

Audy withdrew the motion

Charbonneau agreed with the withdrawal

Barrett made the motion to continue site plan amendment #2019-DRB-07 to November 18, 2019:

- To enable Parker to obtain information on the site's wastewater system from the state
- To have the town's lawyer present

Fyles seconded

Discussion: none

Vote: Yes – 6 (Audy, Barrett, Charbonneau, Fyles, Roy, Smiley)

No – 0

Abstention – 1 (Johnston) is opposed to continuing

Notice of Violation – Appeal – Received at the Town Office on September 4, 2019

Items brought up by the ZA

#1 – Use of the outdoor pavilion without a Certificate of Occupancy permit

#2 Service of liquor in outdoor pavilion

#3 Events per month

It is the understanding of the DRB Chair there were conversations between the ZA and Parker prior to the written notice of violation, thus Parker proceeded with the amendment.

Kevin Brown Esq. mentioned the DRB needs to determine 1) was there a violation and 2) what is the remedy of the violation.

Jeremy Ouimette Esq - Can we pass judgement on the Notice of Violation with the Site Plan Amendment still being open? Both issues are heavily linked to each other.

The letter dated July 30, 2019, from Dave Wetmore (acting ZA at the time the DRB approved site amendment 2019-DRB-02) to Aaron Brown regarding the need for a Certification of Occupancy was not printed out tonight for review.

Johnston indicated that the violation is based on the permit language.

The DRB Chair indicated that a certified copy of the permit was mailed to Parker; he had 30 days to appeal, which he did not do.

There was considerable discussion with regards to:

- The pavilion – what sides (North, South, East) need to be enclosed and what constitutes a permanent enclosure material. The permit says the North and South ends need to be permanently enclosed and the East and West sides to have the ability to be enclosed.
- Noise decibel level
- Serving spirits (hard liquor) in Pavilion
- Definition of “Event” – intensity, hours, and number of events
 - at the Pavilion
 - inside the restaurant
- Certificate of Occupancy

Fyles made the motion to uphold the ZA decision not to issue a Certificate of Occupancy until all conditions are met.

Discussion: discussion on the permanent ability to enclose noise – canvas sheeting doesn’t reduce notice.

Fyles withdrew the motion.

Barrett made the motion to continue the hearing #2019-DRB-09-AP to November 18, 2019

- To have the town’s lawyer present

Fyles seconded

Discussion – Audy doesn't feel the DRB should charge penalty fees with the continuance of these hearings.

Vote: Yes – 6 (Audy, Barrett, Charbonneau, Fyles, Roy, Smiley)

No – 0

Abstention – 1 (Johnston) the DRB should solve, not delay the issue

DRB Business

1. Minutes

a) Minutes for August 5, 2019:

Fyles made the motion to accept the August 5, 2019 minutes as presented

Audy seconded

Discussion – none

Vote: Yes – 6 (Audy, Barrett, Charbonneau, Fyles, Johnston, Smiley)

No – 0

Abstention – 1 (Roy)

b) Minutes for September 16, 2019

Fyles made the motion to accept the September 16, 2019 minutes as presented

Smiley seconded

Discussion – none

Vote: Yes – 6 (Audy, Barrett, Charbonneau, Fyles, Johnston, Smiley)

No – 0

Abstention – 1 (Roy)

2. Review and Sign Decisions:

a) 2019-DRB-08-BLA Farnsworth Boundary Line Adjustment

Fyles made the motion to accept the Findings and Decision as presented

Smiley seconded

Discussion – none

Vote: Yes – 5 (Audy, Barrett, Charbonneau, Fyles, Smiley)

No – 0

Abstention – 2 (Johnston, Roy)

b) 2019-DRB-11-SP Ethan Allen Highway Storage Site Plan

Fyles made the motion to accept the Findings and Decision as presented

Smiley seconded

Discussion – none

Vote: Yes – 6 (Audy, Barrett, Charbonneau, Fyles, Johnston, Smiley)

No – 0

Abstention – 1 (Roy)

3. Review decisions compliance and/or sign final plats – none

4. Correspondence – none

5. New/Old Business – none

Fyles made the motion to adjourn

Charbonneau seconded

Discussion – none

Vote: Yes – 7 (Audy, Barrett, Charbonneau, Fyles, Johnston, Roy, Smiley)

No – 0

Abstention – 0

The meeting was adjourned at 9:40 PM

Respectfully Submitted By

Karen Gallott

Kathy Barrett, Chair

Tom Fyles, Vice Chair

Donald Johnston, Clerk

Paul Audy

Carol Charbonneau

Charlie Roy

Susan Smiley

VELCO New Haven Operations Facility: VIEW FROM ROUTE 17



Panoramic View

The image above is a +/- 180° Panoramic view from Route 17 northwest of the Project, panning clockwise from east (left) to west (right). The white rectangle represents the extent of the simulation photo.

General Information

Base Photography

Date: June 24, 2019
 Time: 11:45 am
 Image Size: 4,928 x 3,264 pixels

Camera Properties

Camera Make/Model: Nikon D7000
 Sensor Dimensions: 23.6 mm x 15.6 mm
 Lens Make/Model: Nikkor DX AF-S 35 mm
 Lens Focal Length: 35 mm
 35 mm Equivalent Focal Length: 52.5 mm
 Approximate Angles of View:
 37° wide and 25° high
 Camera Height: 1.5 meters (5 feet)

Viewpoint Information

Location: Vermont Route 17
 Orientation: Looking Southeast

Simulation Viewing Notes

The simulation is properly printed on an 11-by-17 inches sheet at actual size. The simulated image is at the proper perspective when viewed at 23.5 inches from the eye or at a distance of approximately twice the image height. If viewed on a computer monitor, use the highest screen resolution.

Project Design

The simulations are based on the best information available in October 2019.

Sheet Information

Sheet 1
 Information Sheet

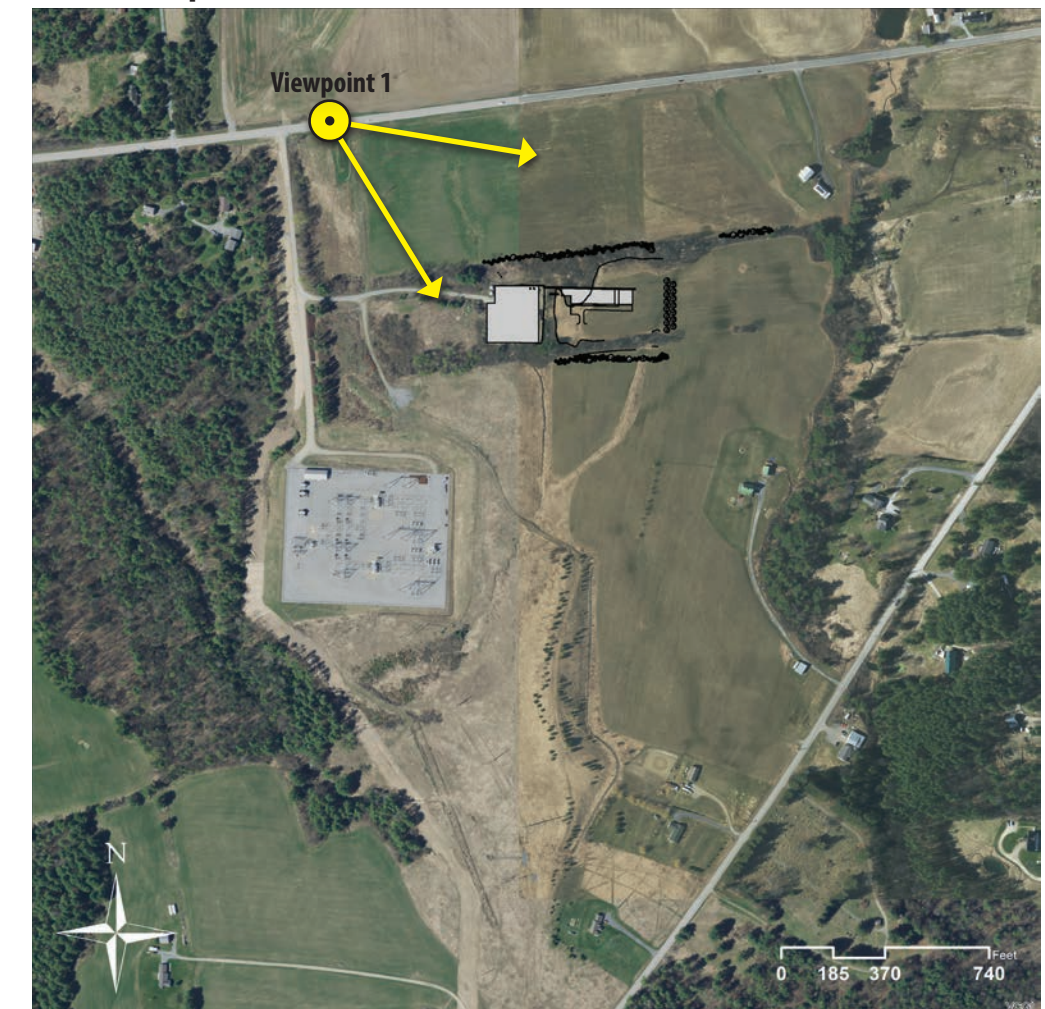
Sheet 2
 Existing Conditions

View looking directly towards the Project site, as represented by the white rectangle in the panoramic view above.

Sheet 3
 Simulated Conditions

View looking directly towards the proposed Project.

Context Map









Panoramic View

The image above is a +/- 180° Panoramic view from Route 17 northwest of the Project, panning clockwise from east (left) to west (right). The white rectangle represents the extent of the simulation photo.

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 Lens Focal Length: 35 mm
 35 mm Equivalent Focal Length: 52.5 mm
 Approximate Angles of View:
 37° wide and 25° high
 Camera Height: 1.5 meters (5 feet)

Viewpoint Information

Location: Vermont Route 17 north
 Orientation: Looking Southeast

Simulation Viewing Notes

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Project Design

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Sheet Information

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 Information Sheet

Sheet 2
 Existing Conditions

View looking directly towards the Project site, as represented by the white rectangle in the panoramic view above.

Sheet 3
 Simulated Conditions

View looking directly towards the proposed Project.

Context Map







Simulation 1b: Simulated Conditions

VELCO New Haven Operations Facility: VIEW FROM TOWN HILL ROAD



Panoramic View

The image above is a +/- 180° Panoramic view from Town Hill Road southeast of the Project, panning clockwise from east (left) to west (right). The white rectangle represents the extent of the simulation photo.

General Information

Base Photography

Date: June 24, 2019
 Time: 11:45 am
 Image Size: 4,928 x 3,264 pixels

Camera Properties

Camera Make/Model: Nikon D7000
 Sensor Dimensions: 23.6 mm x 15.6 mm
 Lens Make/Model: Nikkor DX AF-S 35 mm
 Lens Focal Length: 35 mm
 35 mm Equivalent Focal Length: 52.5 mm
 Approximate Angles of View:
 37° wide and 25° high
 Camera Height: 1.5 meters (5 feet)

Viewpoint Information

Location: Town Hill Road
 Orientation: Looking Northwest

Simulation Viewing Notes

The simulation is properly printed on an 11-by-17 inches sheet at actual size. The simulated image is at the proper perspective when viewed at 23.5 inches from the eye or at a distance of approximately twice the image height. If viewed on a computer monitor, use the highest screen resolution.

Project Design

The simulations are based on the best information available in October 2019.

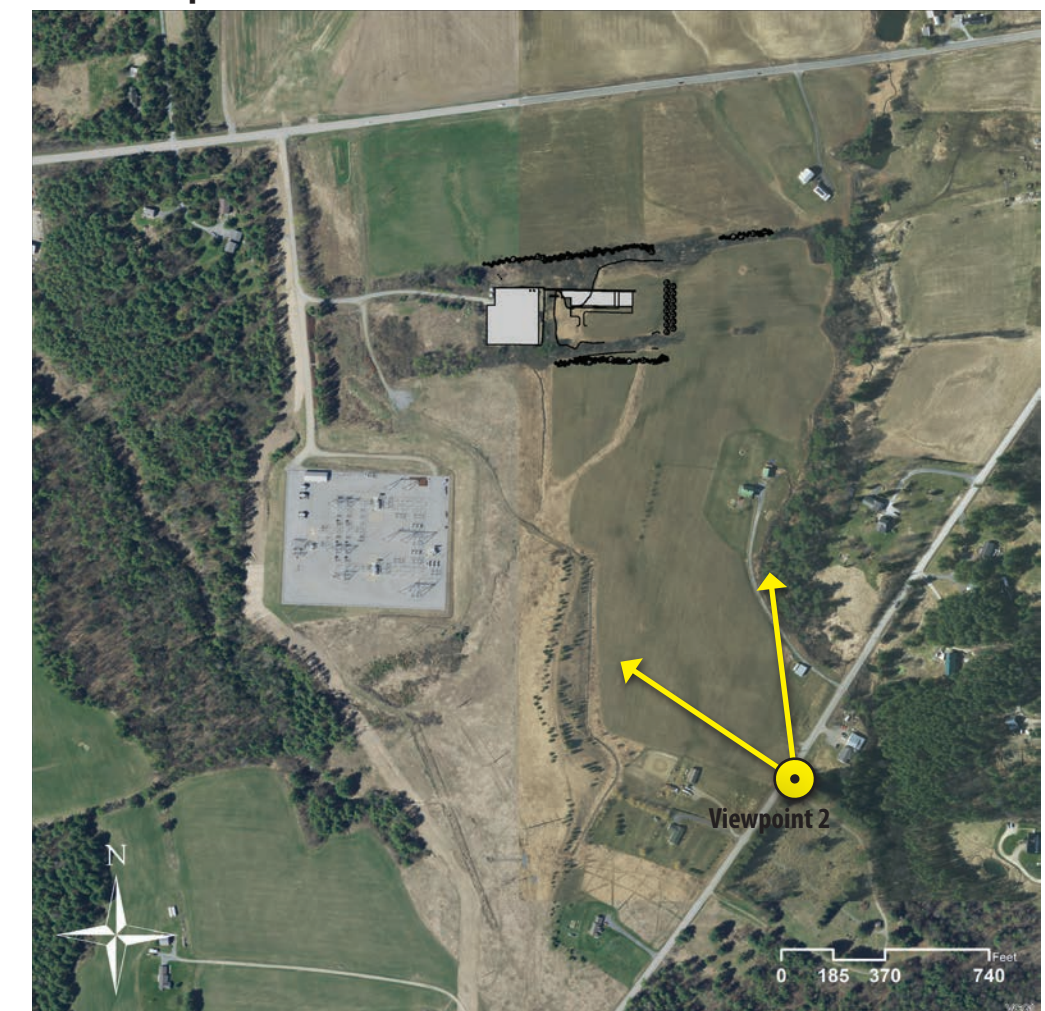
Sheet Information

Sheet 1
 Information Sheet

Sheet 2
 Existing Conditions
 View looking directly towards the Project site, as represented by the white rectangle in the panoramic view above.

Sheet 3
 Simulated Conditions
 View looking directly towards the proposed Project.

Context Map







New Haven Operations Facility

October 16, 2019



Project need and facility functions

- Backup operations center
- Operator training facility
- Data center
- Incident command center
- Secondary office building to be used in the event of a disaster at Rutland headquarters
- Office location for utility related meetings

Benefits of the New Haven site

- Meets North American Electric Reliability Corporation's (NERC) required distance from VELCO's main operations center
- Is located closer to a number of the state's electric distribution utilities
- Is located on property VELCO already owns
- Is located along Route 17 in close proximity to U.S. Route 7
- Located near reliable utility infrastructure

Facility use and design

The facility will:

- Be designed to blend in with the rural environment
- Be designed to incorporate energy efficiency and environmental sustainability – seek LEED certification
- Be unstaffed except during emergency use events and various training exercises and meetings
- Have regular and non-routine site visits by key personnel
- Contain redundant power, cooling and networking systems, including generators that will undergo mid-week 30 minute run testing during the daytime

Timeline

- Oct 29, 2018: Town of New Haven meeting w/ VELCO
- Aug 19, 2019: Town of New Haven meeting w/ VELCO
- Sept. 10, 2019: Town of New Haven meeting w/ VELCO
- Sept. 18, 2019: New Haven public informational meeting
- Sept. 24, 2019: Issued 45-day project notice
- Sept. 30, 2019: Division of Fire Safety meeting w/ VELCO
- Oct. 7, 2019: Development Review Board meeting
- Nov 2019: Submit application for Certificate of Public Good (CPG)
- Aug 2020: Start site and building construction
- Aug 2021: Start build-out of systems infrastructure
- Aug 2022: Commission all equipment/systems for use

VELCO property with proposed facility



LANDSCAPE CONTEXT PLAN



October 16, 2019 - Conceptual Project Design 60%



View from the parking lot looking NE



October 16, 2019 - Conceptual Project Design 60%



Aerial view looking North



October 16, 2019 - Conceptual Project Design 60%



Aerial view looking Northwest



October 16, 2019 - Conceptual Project Design 60%



View from the West



October 16, 2019 - Conceptual Project Design 60%



View from the North



October 16, 2019 - Conceptual Project Design 60%



Aerial view looking Southeast



October 16, 2019 - Conceptual Project Design 60%



View from the East



October 16, 2019 - Conceptual Project Design 60%



Photo Simulation from Route 17 heading East



October 16, 2019 - Conceptual Project Design 60%



Photo Simulation from Route 17 heading East



October 16, 2019 - Conceptual Project Design 60%



Photo Simulation from Town Hill Road



October 16, 2019 - Conceptual Project Design 60%



Rendering of Green Colored Building



October 16, 2019 - Conceptual Project Design 60%



Rendering of Green Colored Building



October 16, 2019 - Conceptual Project Design 60%



Rendering of Tan Colored Building



October 16, 2019 - Conceptual Project Design 60%



Rendering of Tan Colored Building



October 16, 2019 - Conceptual Project Design 60%

