

# Brandon Planning Commission

## Renewable Energy Developer Questionnaire

### 1. OWNER INFORMATION

---

Name: **SolarFest, Inc**  
Address: **P.O. Box 900, North Bennington, VT 05257**  
Email: **Mike1.Bailey@gmail.com**  
Telephone: **516.314.6063**  
Name of proposed site: **SolarFest Community Solar**  
Location of proposed site: **21 Clarks Mill Road, Brandon, VT 05733**

A. **Owner intends to construct a 125 kW array**

Sites greater than 15kW need to fill out the form below; completing the form is not necessary for sites under 15kW

B. This site is on:

- Public Land
- Private land**

C. Is this a residential or commercial installation?

**Commercial**

D. Does the site require local permits for improvements to public roads/infrastructure improvements to access/operate the installation?

**No**

E. Has owner secured rights to use the above-mentioned site?

**Yes**

F. Please describe what benefits this project would bring to the Brandon community.

**This community solar project is entirely local and will ultimately be owned by the local investors who are project participants (individuals, local businesses, churches, and other organizations), and who will benefit from the project's energy production.**

**These investors receive monthly credits on their electricity bills in proportion to their project ownership. This allows these local investors to play an active part in Vermont's renewable energy future, and will also provide them with a reliable and stably priced local source of electricity in uncertain times.**

- Participants save money on their electric bills**
- Makes solar possible where their property, roof or yard are not suitable**
- Renters and condo owners can participate**

**In addition, the project will provide municipal property tax benefits to Brandon.**

G. This installation will be:

- Net metered**
- Grid tied**

H. If net metered who will be receiving the generation credits?

**Project Investors -- See "F" (above)**

- I. How will security to the site be handled? Will emergency personnel be able to access this site?  
**The system will be virtually monitored 24 hours a day, seven days a week through a Supervisory Control and Data Acquisition system to identify and assess potential emergencies. Emergency personnel will be able to access the site, and signs will be placed to warn the public of potential hazards and forbid trespassing. Also, emergency personnel will be provided with SolarFest points of contact.**
- J. Who owns the RECs (Renewable Energy Credits)? Will the RECs be sold?  
**RECs will be transferred to Green Mountain Power for retirement.**

## 2. KNOWN AND POSSIBLE CONSTRAINTS

---

- A. There are state and regional constraints on locating renewable energy installations. Please confirm this site does not conflict with these known or possible constraints.
- A. Known Constraints: vernal pools; DEC river Corridors; FEMA floodways; State significant Natural Communities and Rare, Threatened and Endangered species areas; National Wilderness Areas; Class 1 and Class 2 wetlands.
- There are wetland constraints on the property and, following the wetlands delineation in June, we will work with the Vermont Wetlands Program to conform with their requirements.**
- B. Possible Constraints: Agricultural soils; FEMA Special Flood Hazard Areas; Protected lands (state fee lands and private conservation lands); Act 250 Agricultural Soil Mitigation Areas; Deer wintering areas; ANR's Vermont Conservation Design Highest Priority Forest Blocks; Hydric soils.
- There are mapped statewide prime ag soils and we will consult with Agency of Agriculture, Food, and Markets to ensure the project will conform with their standards for protecting prime ag soils on solar sites.**
- B. Please include a site plan that shows location of renewable energy project in relation to the parcel boundaries, the converters and necessary power infrastructure to access the grid from this location. Indicate here what utilities or services would be required from Brandon.

**Site plan is attached. No utilities or services will be required from Brandon.**

Our infrastructure and population density plans strive to concentrate residential growth to limit the impact of service infrastructure required. Any commercial proposals within these targeted population centers would need to be weighed against the future use of these spaces for population and municipal needs. Project will need to follow existing zoning procedures and practices.

## 3. PROJECT DETAILS

---

- |  |                                 |
|--|---------------------------------|
| A. Type of generation: i.e. solar; wind; hydro; biomass.                       | <b>Solar Photovoltaic</b>       |
| B. <b>Expected kW/kWh annual generation.</b>                                   | <b>125 kW</b>                   |
| C. Will this project be done in phases? If so, what is the tentative timeline? | <b>Construct in Spring 2025</b> |
| D. Will a zoning variance be required?   | <b>No</b>                       |
| E. If located on public land, has public approval been received?               | <b>n/a</b>                      |
| F. Expected construction start date  | <b>March 1, 2025</b>            |
| G. Expected completion date.   | <b>June 1, 2025</b>             |

H. Site post-build maintenance plan.

**During the project's operational lifetime, very little hands-on maintenance is required to allow the project to successfully operate. Much of the work required to operate and maintain the project consists of remote monitoring of the project's data collection systems**

**Several times a year, depending on the rate of vegetation growth, grass and other vegetation on the project site will be cut as needed to prevent overgrowth, fire hazard, and shading of the panels.**

I. Has a decommissioning plan and funding been established?

**Decommissioning plan will follow Rule 5.900.**

J. Town of Brandon project approval and ongoing monitoring timeline:

- o Completed review by developer. Town Manager, Planning Commission
- o Select Board review and approval
- o Pre-construction site visit
- o Final visit after PUC certificate of good issued and review of any scope changes
- o Mid-point construction visit
- o Final pre-operational visit
- o The Town of Brandon requests annual economic and energy updates from the company



**Notes:**

- 1. Each Table to contain two rows of 26 portrait solar panels.
- 2. Solar Panels are Canadian Solar HiKu CS3W 415. Solar Panel dimensions are 83" by 41.3" by 1.57"
- 3. Racking is by RBI Solar (TerraSmart) at fixed 30 degree tilt
- 4. Each table measures approximately 91 feet from East to West and 12 feet from North to South.
- 5. 20 foot row spacing between rows of tables to be observed for shading
- 6. Entire installation to be done in accordance with NEC 2020

Site: 21 Clarks Mill Road, Brandon, VT., 05733

Owner: SolarFest Inc.

Date: March 5<sup>th</sup>, 2024

Drawn By: Kevin Bailey

Scale: None

**SolarFest Property Boundaries (shown in red)**

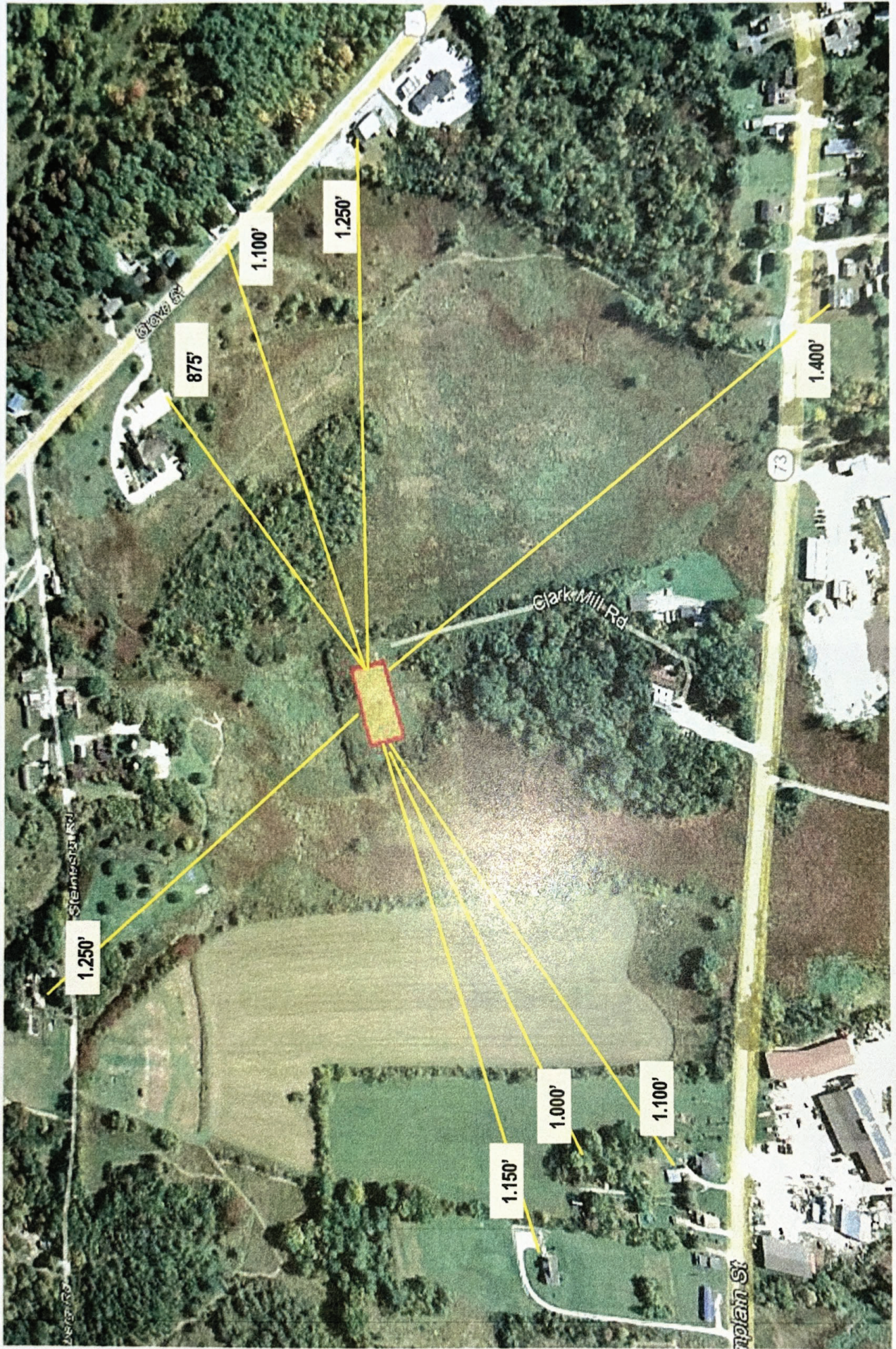


**Appendix B.  
Preferred Solar Locations**

Grand List SPAN	Parcel ID
078-024-11369	0082-0343
078-024-10366	0144-0021
078-024-10407	0079-2085
078-024-10751	0143-0547
078-024-10787	0143-0543
078-024-10042	0082-0633
078-024-11902	0079-0817
078-024-11997	0070-0801A
078-024-12095	0082-1553A
078-024-12140	0001-0520A
078-024-11681	0101-0182
078-024-11718	0016-0074
078-024-11719	0079-0737
078-024-11832	0140-0035

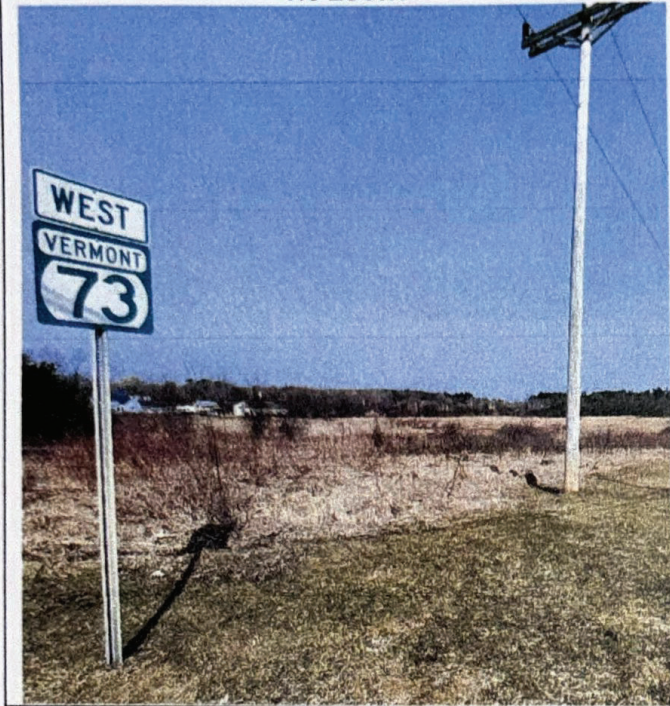
# SolarFest Community Solar Site

Array Footprint: 185' x 108'



Looking North from Pump Station at 43 Champlain Street (photo location 43°48'1.0"n 73°05'57.0"w)

1.0 Zoom



2.4 Zoom



Looking Northeast from 625 Champlain Street (photo location 43°48'4.2"n 73°06'18.9"w)

1.03 Zoom



3.0 Zoom





Looking West from Shell/Subway at 36 Grove St. @ 1.0 Zoom (photo location  $43^{\circ}48'7.6''\text{n}$   $73^{\circ}05'48.2''\text{w}$ )



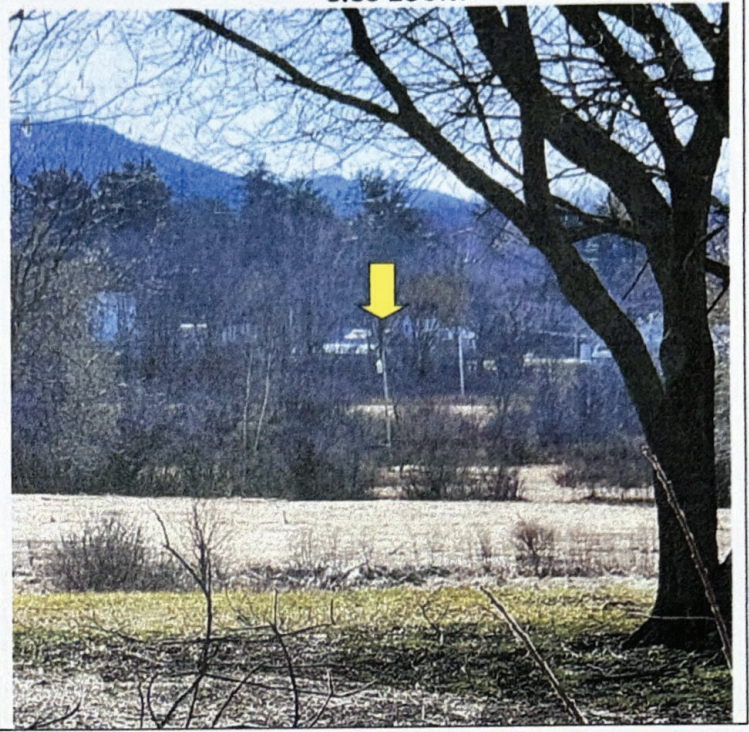


Looking South from 259 Steinberg Road (photo location 43°48'22.8"N 73°06'15.9"W)

1.78 Zoom



8.85 Zoom

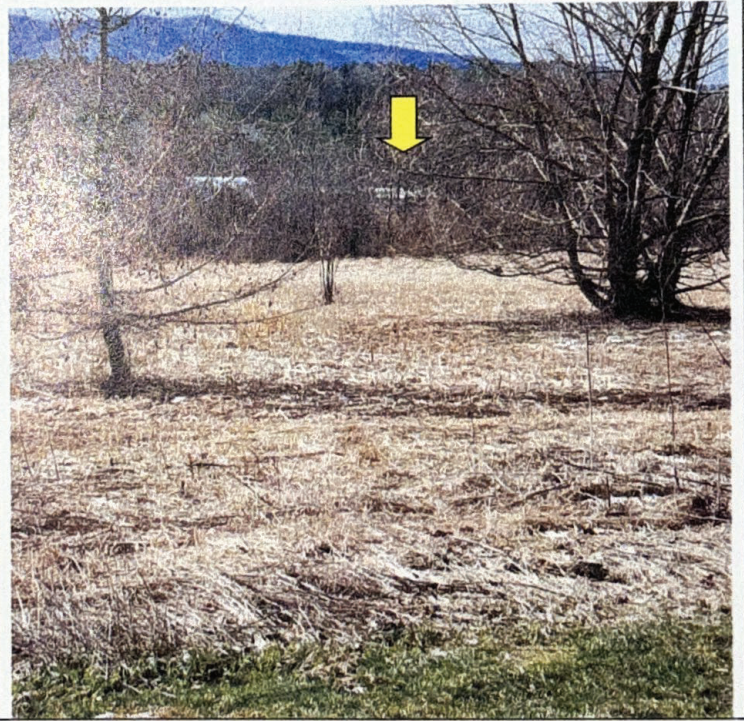


Looking West from Medical Center at 420 Grove Street (photo location: 43°48'17.4"n 73°05'55.2"w)

1.78 Zoom



3.83 Zoom



Looking West from PV Site (photo location: 43°48'11.7"N 73°06'04.7"W)



Looking South from SF Field (photo location\_43°48'18.3"N 73°06'08.0"W)

