

TOWN OF  
EAST MONTPELIER, VERMONT  
PLANNING COMMISSION

Jean Vissering, Chair  
40 Kelton Rd, P.O. Box 157  
East Montpelier, VT 05651-0157

eastmontadmin@comcast.net  
(802) 223-3313 x 204  
Fax: (802) 223-4467

April 14, 2016

Vermont Public Service Board  
Judith Whitney, Acting Clerk of the Board  
112 State Street  
Montpelier, VT 05620-2701

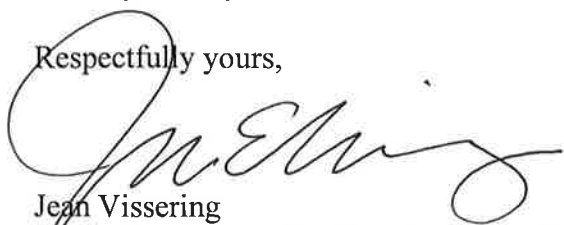
Re: CPG #16-0001-NMP  
BDE East Montpelier Lazar Solar, LLC PSB CPG Proceedings

Dear Ms. Whitney:

With regard to BED East Montpelier Solar (CPG# 16-0001-NMP), the East Montpelier Planning Commission voted at our April 7, 2016 meeting to submit a brief letter reiterating our concerns re 248(b)(1) Orderly Development. Our Town Plan (2013) discusses in detail past and future planning for residential and business growth in the Village. Suitable land for development and wastewater treatment are essential for realizing this growth. The subject property has both a permitted subdivision and a wastewater permit for up to 6 homes. We submit the attached maps which were part of a Village Study Project (2011) funded with a Municipal Planning Grant. These maps illustrate that the subject property is a critical place for future growth of the Village. The Town recently received a Municipal Planning Grant to provide a Village Master Plan, furthering the planning efforts of the Village Study.

Thank you for your attention to this matter.

Respectfully yours,



Jean Vissering  
Chair, East Montpelier Planning Commission

Enclosures

cc: Certificate of Service

STATE OF VERMONT  
PUBLIC SERVICE BOARD

CPG #16-0001-NMP

Application of BDE East Montpelier Lazar Solar, )  
LLC for a certificate of public good for a 500 kW )  
interconnected group net-metered photovoltaic )  
electric power system in East Montpelier, Vermont )

CERTIFICATE OF SERVICE

**On behalf of the Town of East Montpelier's Planning Commission, I hereby certify that I have this day served one copy of the foregoing April 14, 2016 East Montpelier Planning Commission comments, by first class U.S. mail, on the following persons or entities:**

Judith Whitney, Acting Clerk  
Vermont Public Service Board  
112 State Street  
Montpelier, VT 05620-2701

Zachary A. Sances  
P.O. Box 141  
East Montpelier, VT 05651

Evan Meenan, Esq.  
Agency of Natural Resources  
1 National Life Drive, Davis 2  
Montpelier, VT 05620-3901

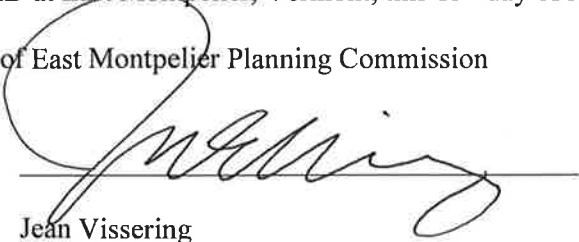
BDE East Montpelier Lazar Solar, LLC  
Joslyn L. Wilschek, Esq.  
Primmer Piper Eggleston & Cramer PC  
100 East State St., PO Box 1309  
Montpelier, VT 05602

Jeannie Oliver, Esq.  
Department of Public Service  
112 State Street - Third Floor  
Montpelier, VT 05620-2601

**DATED** at East Montpelier, Vermont, this 15<sup>th</sup> day of April, 2016

Town of East Montpelier Planning Commission

By:

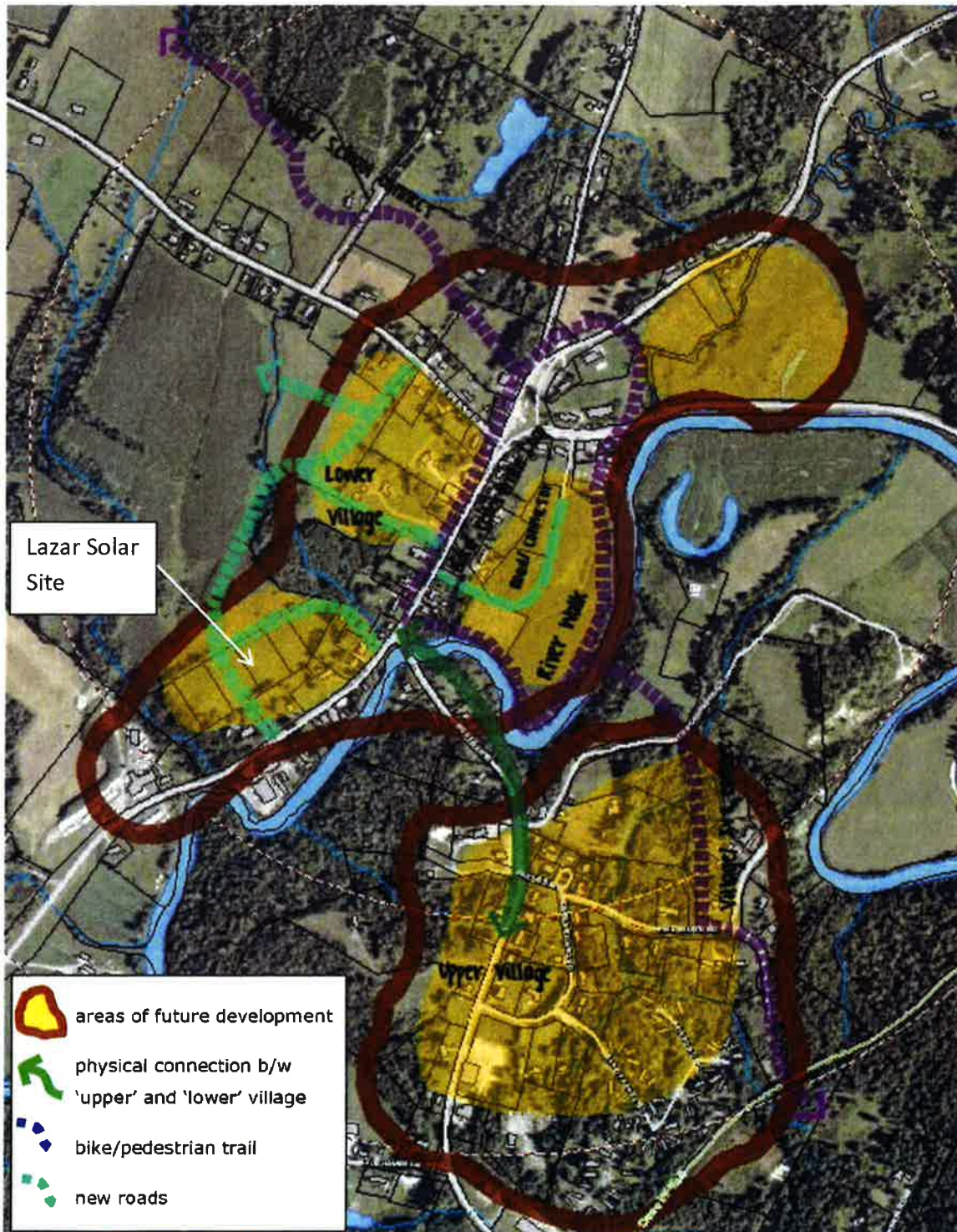
  
Jean Vissering  
Chair, East Montpelier Planning Commission  
40 Kelton Road, PO Box 157  
East Montpelier, VT 05651



**East Montpelier Village Study Area**—land within 1 mile radius of Route 2 and RT14 North intersection

## Concept Map

Working with the Village Committee CVRPC developed a concept map of the Village area to illustrate feedback from the first forum and to communicate the relationship of areas of interest.



**Village Concept Map**