

Authorization under the Flood Hazard Area & River Corridor General Permit Reporting Activities - 10 V.S.A. § 754

PERMIT #: FP-3-0015-REG

Date: 2/27/2018

Applicant: Great Bear Realty Corporation

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Project Location: 1 Railroad Avenue

Flooding Source: North Branch Connecticut River

Project Description: Proposed project will construct a 500KwH solar array at the site of the former Goodyear factory at 28 River Street in Windsor, VT. The solar array will utilize 299 concrete ballast blocks to raise the solar panels and all electrical equipment above the Base Flood Elevation.

Based upon the Findings contained in this authorization, the Secretary has determined that the proposed project complies with the requirements of the 2016 Flood Hazard Area & River Corridor General Permit and the Flood Hazard Area & River Corridor Rule (Environmental Protection Rule, Chapter 29) and is hereby approved subject to the conditions of the 2016 Flood Hazard Area & River Corridor General Permit and this authorization.

I. Findings

The Secretary of Natural Resources has determined that:

- (a) The project is located within the special flood hazard area (Zone AE). The project is not located within the river corridor.
- (b) This project is exempt from municipal regulation because it is covered under a Certificate of Public Good issued by the Public Service Board for a Public utility power generating plant(s) and/or transmission facility.
- (c) This project authorization includes the construction of a 500kWh solar array at the former Goodyear factory located at 1 Railroad Avenue in Windsor, VT. Specifically, the work includes:
 - Placement of ballast blocks to support the solar panels; the ballast blocks are required due to the existing ground contamination at the concrete slab. The volume of the ballast blocks has been determined to 473 cubic yards and to meet the No Adverse Impact (NAI) standard within the FHARC Rule 29-401(a)(1)(A). The stockpile of contaminated roofing material will be

removed with a calculated volume of 550 cubic yards prior to the completion of construction of the solar array.

- All panels and associated infrastructure placed within the SFHA shall be designed and adequately anchored to withstand flood forces associated with the base flood event.
- All panels and electrical components will be elevated to a minimum of one foot (1') above the defined Base Flood Elevation for the project site which has been determined to be 329.0'.
- The FEMA defined BFE shall be delineated in the field prior to and during construction. The demarcation must include sufficient elevation benchmarks to allow field staff to determine the required minimum height of the solar panels and associated utilities.

(d) Based on the information provided by the applicant, the project is an eligible activity and will meet the standards in the above-referenced General Permit, if built as proposed.

II. General Conditions

- (a) **Compliance with General Permit and this Authorization.** The permittee shall comply with this authorization and all the terms and conditions of the 2016 Flood Hazard Area & River Corridor General Permit.
- (b) **Access to property.** By conducting any activity under this authorization, the permittee agrees to allow Agency representatives access to the property covered by this authorization, at reasonable times and upon presentation of credentials, for the purpose of ascertaining compliance with the Vermont Flood Hazard Area & River Corridor Rule and the General Permit. This authorization does not grant the permittee the right to enter onto any property not owned by the permittee.
- (c) **Authorization for Substantial Changes.** All activity shall be completed and maintained in accordance with the terms and conditions of the General Permit and this authorization. The permittee shall notify the Secretary of any planned changes to the authorized activity. The Secretary may require the permittee to submit additional information on any proposed changes. The Secretary will notify the permittee if, based on the proposed changes to the authorized activity, a revised application for an individual permit must be submitted.
- (d) **Remedial measures.** The Secretary maintains continuing jurisdiction over the activity authorized under this authorization and may at any time order remedial measures if it appears the activity is not in compliance with the General Permit or this authorization.
- (e) **Compliance with other regulations.** This authorization does not relieve the permittee of the responsibility to comply with any other applicable federal, state, and local laws, regulations, and permits.
- (f) **Legal responsibilities for damages.** The Secretary, by issuing this authorization, accepts no legal responsibility for any damage direct or indirect of whatever nature and by whomever suffered arising out of the approved activity.
- (g) **Revocation.** The Secretary may, after notice and opportunity for a hearing, revoke or suspend, in whole or in part, this authorization for cause, including:
 - (1) Violation of the terms or conditions of the General Permit or this authorization;
 - (2) Obtaining authorization by misrepresentation or failure to fully disclose all relevant facts;
 - (3) A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized activity.

- (h) **Duty to comply; enforcement.** The permittee shall comply with all terms and conditions of the General Permit and this authorization. Any noncompliance constitutes a violation of the Flood Hazard Area & River Corridor Rule and may be cause for an enforcement action and/or revocation and reissuance, modification, or termination of this authorization.
- (i) **Transfer of Authorization.** This authorization may be transferred provided that a notice of transfer is submitted to the Secretary no later than five days prior to the transfer and the notice includes the following:
- (1) The name, mailing address, and contact information of the present permittee;
 - (2) The name, mailing address, and contact information of the prospective permittee;
 - (3) The proposed date of transfer; and
 - (4) A statement signed by the prospective permittee, stating that the prospective permittee has read and is familiar with the terms and conditions of the permit and the authorization and agrees to comply with the permit and authorization.
- (j) **Limitations.** This authorization conveys no vested rights or exclusive privileges. This authorization conveys no title to land nor authorizes any injury to public or private property.
- (k) **Appeals.**
- (1) **Renewable Energy Project.** If this decision relates to a renewable energy plant for which a certificate of public good is required under 30 V.S.A. § 248, any appeal of this decision must be filed with the Vermont Public Utility Commission pursuant to 10 V.S.A. § 8506. This section does not apply to a facility that is subject to 10 V.S.A. § 1004 (dams before the Federal Energy Regulatory Commission), 10 V.S.A. § 1006 (certification of hydroelectric projects), or 10 V.S.A. Chapter 43 (dams). Any appeal under this section must be filed with the Clerk of the Public Utility Commission within 30 days of the date of this decision; the appellant must file with the Clerk an original and six copies of its appeal. The appellant shall provide notice of the filing of an appeal in accordance with 10 V.S.A. § 8504(c)(2), and shall also serve a copy of the Notice of Appeal on the Vermont Department of Public Service. For further information, see the Rules and General Orders of the Public Utility Commission, available online at www.puc.vermont.gov. The address for the Public Utility Commission is 112 State Street, Montpelier, Vermont, 05620-2701 (Tel. # 802-828-2358).
 - (2) **All Other Projects.** Pursuant to 10 V.S.A. Chapter 220, any appeal of this decision must be filed with the clerk of the Environmental Division of the Superior Court within 30 days of the date of the decision. The Notice of Appeal must specify the parties taking the appeal and the statutory provision under which each party claims party status; must designate the act or decision appealed from; must name the Environmental Division; and must be signed by the appellant or the appellant's attorney. In addition, the appeal must give the address or location and description of the property, project, or facility with which the appeal is concerned and the name of the applicant or any permit involved in the appeal. The appellant must also serve a copy of the Notice of Appeal in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings. For further information, see the Vermont Rules for Environmental Court Proceedings, available online at www.vermontjudiciary.org. The address for the Environmental Division is: 32 Cherry St.; 2nd Floor, Suite 303; Burlington, VT 05401. Telephone # 802-951-1740.

If the development is constructed as described and according to the above conditions, there is no reason to expect an adverse impact on either the river corridor or flood hazard area.

This permit shall be effective on the date of signing and shall be valid for a period of three years.

Emily Boedecker, Commissioner
Vermont Department of Environmental Conservation

Dated: February 27, 2018
John Broker-Campbell, Southeast Floodplain Manager
Rivers Program
Watershed Management Division

cc: Sandy Micka
Windsor Town Clerk

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