

Economic Development

Goals	Policies	Compliance?		Comments:
Goal #4	a	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

Economic Infrastructure

Goals	Policies	Compliance?		Comments:
Goal #3	d-e	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Goal #4	a-b	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

Energy

Goals	Policies	Compliance?		Comments:
Goal #1	a – e	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Goal #2	a – d	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Goal #3	a – g	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Goal #4	a – b	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Goal #5	a – c	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Goal #6	d	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Goal #7	a-h	Yes <input type="checkbox"/>	No <input type="checkbox"/>	100 kW wind

Energy Plan

	Policies	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Comments:
	Targets	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Comments:
	Maps	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Comments:

Transportation

Goals	Policies	Compliance?		Comments:
Goal #3	Policy f.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

Natural and Cultural Resources

Goals	Policies	Compliance?		Comments:
Goal #1	a-f	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Goal #2	a – e	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Goal #3	a – e	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

Land Use

Goals	Policies	Compliance?		Comments:
Goal #1	d-e	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Goal #2	a-c, e-h	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

Disaster Resilience

Goals	Policies	Compliance?		Comments:
Goal #1	d	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

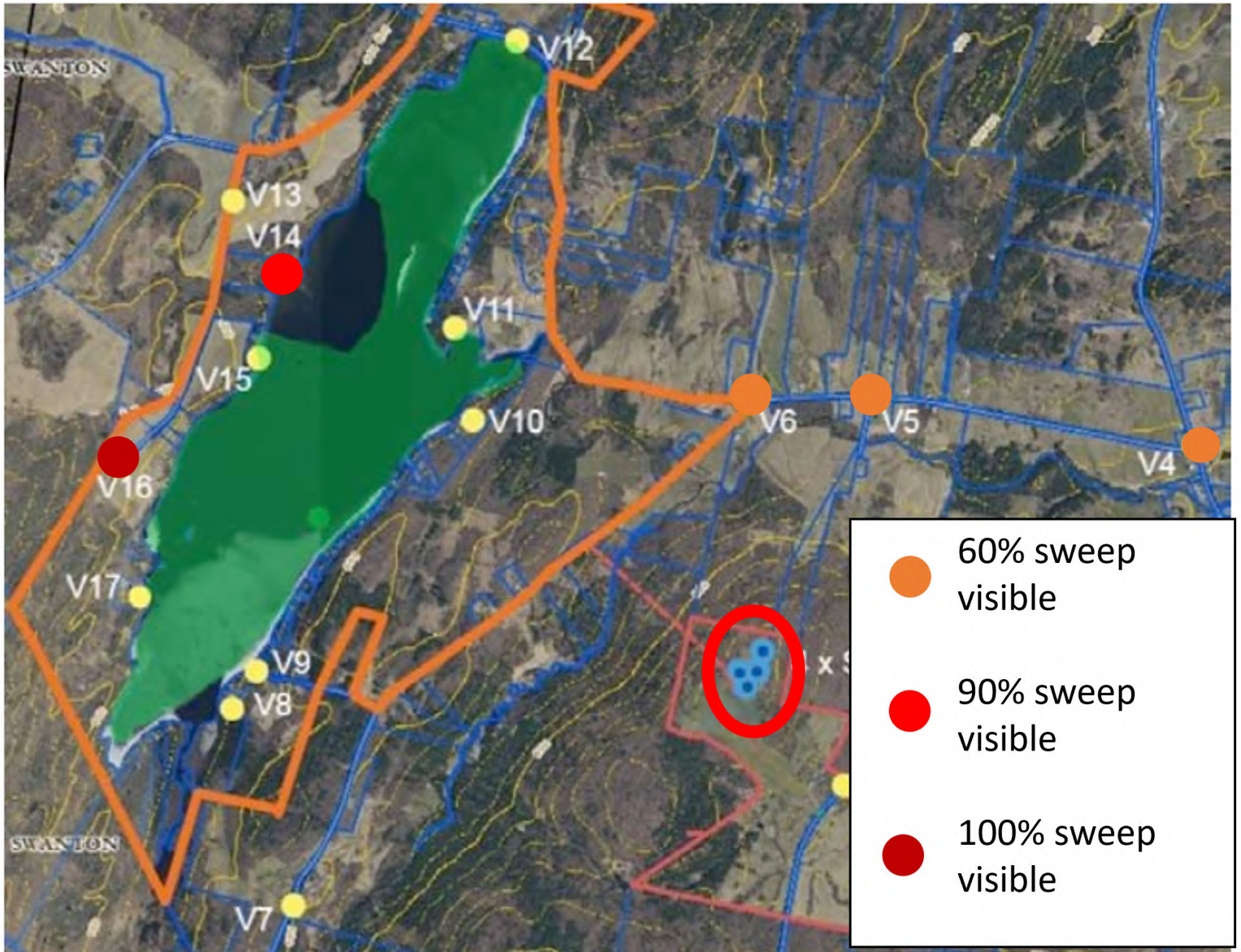
Infrastructure: Water Supply, Wastewater, Stormwater, & Solid Waste

Goals	Policies	Compliance?		Comments:
Goal #1	a – b	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Goal #2	d – f	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

Common Renewable Energy Generation Questions:

1. Is there a municipal siting ordinance? What conversation has there been with the municipality?
2. Does the project meet state setback?
3. What is the impact to wetlands? Is a state wetland permit required? If yes, where is it in the process?
4. Is the proposed facility located in a floodplain? River corridor? Is a state floodplain and river corridor permit required?
5. How much impervious surface will be added? Is a state stormwater permit required? If yes, where is it in the process?
6. What is the impact to deer yards? What is the impact to other habitat and/or habitat blocks?
7. Will the proposed facility be fenced? If yes, what will be the impacts to large mammals?
8. What is the decrease in panel efficiency per year?
9. What is the impact to prime agriculture soils? Have you attempted to mitigate impacts to prime agricultural soils?
10. Is there a decommissioning plan? If yes, what is the plan? How much is being bonded to cover decommissioning?
11. How is the project being permitted? (Net metering? Standard Offer? PURPA? Purchase Contract with a Utility). Where is the power being generated being used? What will be the price per kilowatt of the power being sold from this facility?
12. What are the grid implications? Will there be a study of grid capacity? How close to a substation/transmission line will this facility be located?
13. What type of landscaping and/or screening that is proposed? Have details been proposed? Is the landscaping guaranteed for a certain period?
14. How much truck traffic will be accessing the site during construction? Where will truck traffic be accessing the site during construction? What has been done to mitigate the adverse impacts of increased truck traffic?

Additional Comments:



Page #	Chapter & Section	Relevant Plan Text	Notes
35-36	Today, Recreation, Outdoor Recreation and Rural Character	<p>Maintaining and developing Fairfield’s natural beauty and resources for recreational purposes is an important aspect of the overall town plan, because not only is such an endeavor compatible with the preservation of the rural character of the town, but also, recreational development in the form of vacation dwellings helps form a solid tax base for the town.</p> <p>Keeping the area attractive for outdoor recreation entails more than merely maintenance of the present assets. Some assets are already deteriorating and becoming overcrowded. Fairfield Pond, for example, has nearly reached its limits as far as accommodating housing on its shores. The area requires immediate attention in order to prevent further development where the water quality and surrounding soils are already suffering.[...]</p> <p>In line with maintaining ecologically sound recreation areas with natural beauty as their outstanding quality, measures must be taken to ensure that commercial establishments and concession stands do not dominate ‘natural’ recreation areas. Such commercial development must be confined to specific areas where environmental beauty and quality will not be impaired.</p>	<p>Project is located on Menard Road is not in the Fairfield Pond District. Expected impacts to water quality are limited to minimal development over a Class 3 wetlands. The project will be visible from Fairfield Pond. Aesthetics analysis shows 3 locations on the west side of Fairfield Pond where turbines are visible.</p>

Page #	Chapter & Section	Relevant Plan Text	Notes
43-44	Today, Environment, Water Resources, Fairfield Pond	<p>Fairfield Pond Located in the northwest corner of the town, Fairfield Pond is a spot of incredible beauty and considerable activity. It is used by town residents for recreational activities such as fishing, boating, and sailing. Its shores are dotted with a number of seasonal camps that are for the most part unobtrusive and bolster the particular New England feel of the area. The pond also serves as water supply for the Town of Swanton, so it is essential that this water be protected for diverse uses.</p> <p>[...Discussion of pond water quality...]</p> <p>An important objective for Fairfield would be to work creatively toward preserving the character of the lake while simultaneously improving its quality.</p>	<p>Both applicant and Town agree that water quality of Pond will not be impaired by the project. Project will have visual/aesthetic impacts to the views across the Pond from the west side of Pond. Flicker effect maps show impacts to portions of the east side of the map (0-10 hours per year).</p>
54	Today, Environment, Scenic Resources	<p>Scenic Resources Fairfield is an incredibly beautiful rural town. Set against the backdrop of the Green Mountains, the town's hamlets, open fields, wooded hillsides and historic farmsteads all delight the eye. The town's geography and historic settlement patterns create a wonderful town resource, and the visual beauty is a valued asset of the town</p>	<p>Scenic resources section of plan does not identify specific resources.</p>

Page #	Chapter & Section	Relevant Plan Text	Notes
60	Tomorrow, Land Use, Land Use Policy	<p>The overall policy concerning future land use shall be to maintain the rural character, aesthetic and scenic resources of the town and provide sufficient space in appropriate locations for forest and agriculture, residential, recreational, commercial, and industrial development and for public and semi-public facilities in light of their respective environmental needs and of their mutual interrelationships. Land use in the Town of Fairfield, for present and future purposes, has been defined in the following districts as shown in Figure 4</p>	
62	Tomorrow, Land Use	<p>Agricultural District In agriculture lies the economic, social, historic, aesthetic and scenic character of the town and the fundamental strength and stability of the local and regional economy. Agricultural land represents a vulnerable and irreplaceable resource which must not be wasted; once it is developed it will likely be lost forever. The purpose of the Agricultural District is to provide for and protect agricultural, forestry and compatible residential, commercial, and recreational uses. Lower development densities and clustered development are encouraged so as to preserve the rural character and protect the agricultural resources of these areas. Though residential development is an appropriate use for these areas, and very likely will take place, measures should be taken to ensure that minimum lot sizes are large enough to accommodate a septic system. While lots for residential development need to be large enough to accommodate water and septic systems, the parcels should be kept as small as necessary so as to minimize the loss of agricultural lands. The town supports the use of Planned Unit Developments (PUDs) and other clustering mechanisms to conserve agricultural lands.</p>	Project is located in the agricultural district.

Page #	Chapter & Section	Relevant Plan Text	Notes
62	Tomorrow, Land Use	<p>Fairfield Swamp, Pond and Uplands Districts This planning area includes the lands around Fairfield Pond, Fairfield Swamp, the town's wildlife management areas and steep uplands. Generally, the lands in this area are poorly suited for future community growth and development. Such areas may present severe limitations because of environmental characteristics, location or potential social costs if misused. Once developed these areas may entail high maintenance costs, the burden of which may fall directly upon the municipality. [...]</p> <p>Fairfield Pond: Land development in proximity to Fairfield Pond must be carefully controlled to protect water quality and scenic beauty. Fairfield Pond is a resource used by people for fishing, swimming, and boating. Land adjacent to Fairfield Pond is used for agricultural and low-density residential land uses. No land development shall be allowed in this district which degrades the pond's quality. Only limited commercial development shall be permitted to protect the natural environment. Seasonal homes will be permitted in the area around the pond, as they contribute to the town's tax base; however, the enlargement of these seasonal homes or the conversion of a part-time dwelling to a fulltime dwelling must conform to stringent controls in order to preserve the fragile environment of these areas.</p>	<p>Project is not located in Fairfield Pond District, but is visible from locations on the west side of the Pond. Flicker effects may occur in some portions of the east side of the Fairfield Pond District (10 hrs or less a year). Town argues in their memo that the phrase "in proximity to Fairfield Pond" may refer to areas outside of the district.</p>
63	Tomorrow, Land Use, Goals	<p>5. Protect and improve water quality and recreational values of the area for residents and visitors of Fairfield.</p> <p>6. Protect the scenic and important natural resource value of open meadowland, lands for forestry, ground and surface water recharge, wildlife habitat, and outdoor recreation.</p> <p>7. Preserve Fairfield's heritage, scenic vistas and scenic landscapes within the Chester A. Arthur Historic and Scenic Corridor and other recognized scenic areas</p>	<p>Project will have potential aesthetic impacts along Pond Road and on the east side of Fairfield Pond.</p>

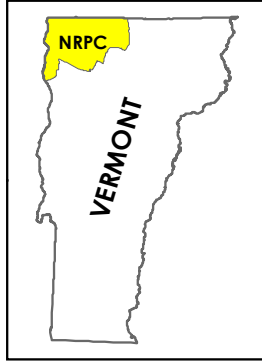
Page #	Chapter & Section	Relevant Plan Text	Notes
63	Tomorrow, Land Use, Policies	<p>8. Control the siting of non-agricultural development and structures to limit impacts on important resources and loss of agricultural lands.</p> <p>10. Require tree/shrub planting and location of berms or equivalents to preserve scenic roads and vistas.</p>	Proposed aesthetic mitigation from the developer: structures will be painted a "flat" grey color, turbine sites re-located to reduce visibility, no existing perimeter vegetation will be removed
71	Tomorrow, Preserving Fairfield's Natural Landscape and Historic Features, Natural Resources, Goals	2. Development in proximity to natural areas should take place in such a way as to preserve their value for education, science, research, aesthetics, and recreation	
71	Tomorrow, Preserving Fairfield's Natural Landscape and Historic Features, Natural Resources, Policies	2. Ensure that development within the shoreline areas of lakes, streams and rivers is compatible with the natural beauty of the area, protects existing vegetation, is set back sufficiently to prevent erosion along stream banks or pollution from subsurface sewage disposal systems, and where possible retains visual and physical access to the water bodies.	Project is not located along shoreline, but will have visual impacts from portions of the eastern shore of Fairfield Pond.
74	Tomorrow, Sustaining a Vibrant Community, Recreation, Goals	1. Maintain and enhance recreational and scenic resources	
74	Tomorrow, Sustaining a Vibrant Community, Recreation, Policies	<p>3. Provide open space system for the preservation, protection and enhancement of major physical and environmental features such as mountains, waterways and bodies of water, wildlife and other natural resources.</p> <p>4. Conserve prime recreational resources from incompatible land uses and to protect the scenic qualities including agricultural, forest and riparian lands from unnecessary despoliation.</p>	

Page #	Chapter & Section	Relevant Plan Text	Notes
87	Energy Plan, Targets for Use and Generation, Future Energy Generation	Fairfield supports NRPC's position regarding "commercial" and "industrial" wind facilities. The NRPC Regional Plan finds that the construction of new "industrial" or "commercial" wind facilities within the region does not conform to the Regional Plan (NRPC considers any wind facility with a tower height (excluding blades) in excess of 100 feet tall to be considered an "industrial" or "commercial" wind facility).	Proposed tower height is 100'.
	Energy Plan, Goals	4. Fairfield supports the development and siting of renewable electricity generation resources in the Town that are in conformance with the goals, strategies, and mapping outlined in this plan. Development of electricity generation in identified preferred locations shall be favored over the development of other sites	This site is not a preferred location as defined in the plan. Project does not appear to not located in a base or prime wind area (see attached map) See above relevant goals and policies for the project.







Wind

Fairfield, Vermont Menard/Reynolds Road

This map and the corresponding data is intended to be used to inform energy planning efforts by municipalities and regions. This may also be used for conceptual planning or initial site identification by those interested in developing renewable energy infrastructure. The maps do **NOT** take the place of site-specific investigation for a proposed facility and cannot be used of as "siting maps."

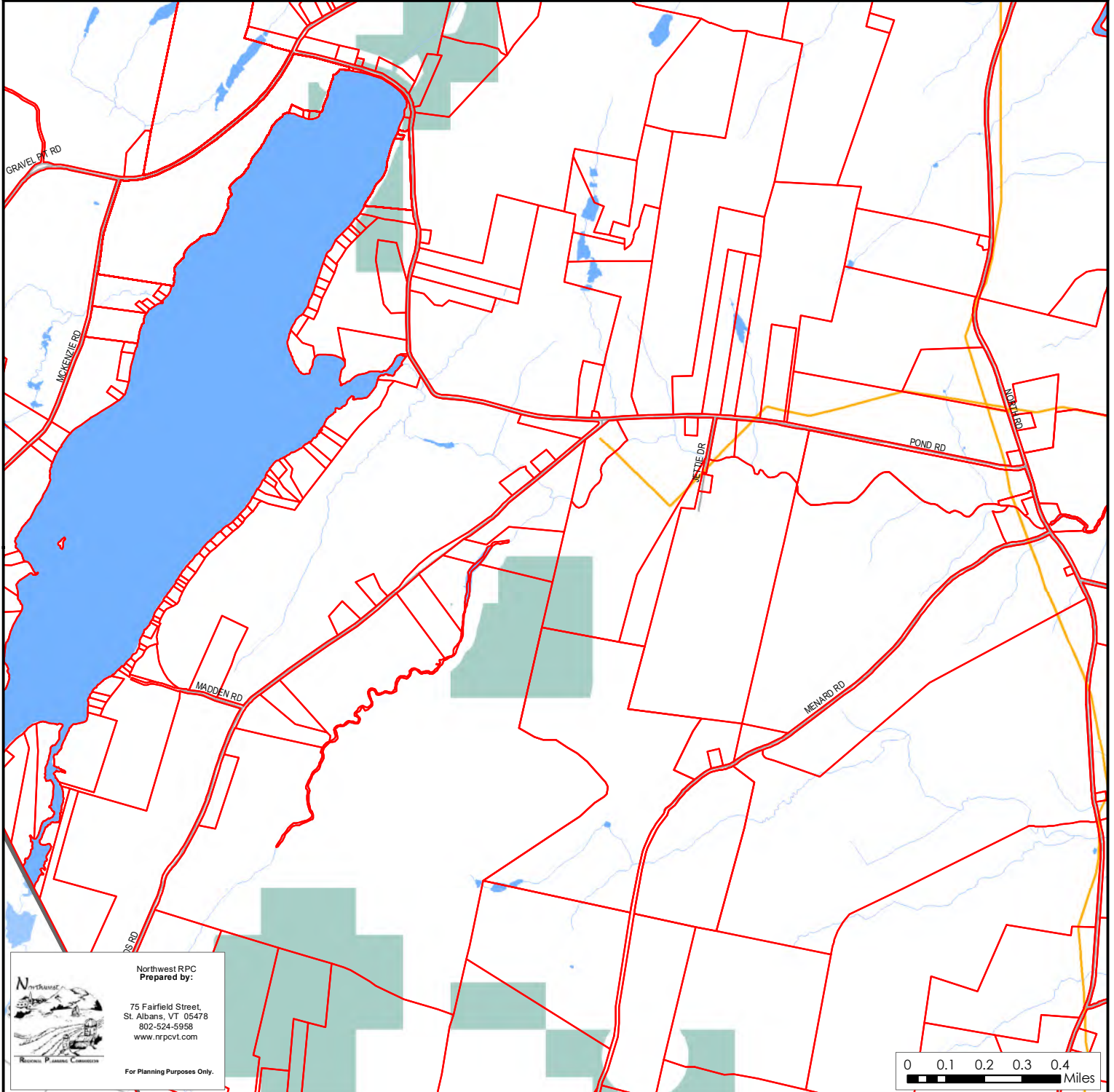


Legend

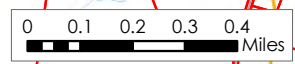
-  Substation
-  3 Phase Power Line
-  Transmission Line
-  **Prime Wind**
Areas of high wind potential and no known constraints.
Darker areas have higher wind speeds.
-  Parcel Line
-  **Base Wind**
Areas of high wind potential and a presence of possible constraints.
Darker areas have higher wind speeds.

Sources: VCGI

Disclaimer: The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Northwest RPC is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by a registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.




Northwest RPC
Prepared by:
75 Fairfield Street,
St. Albans, VT 05478
802-524-5958
www.nrpcvt.com
For Planning Purposes Only.



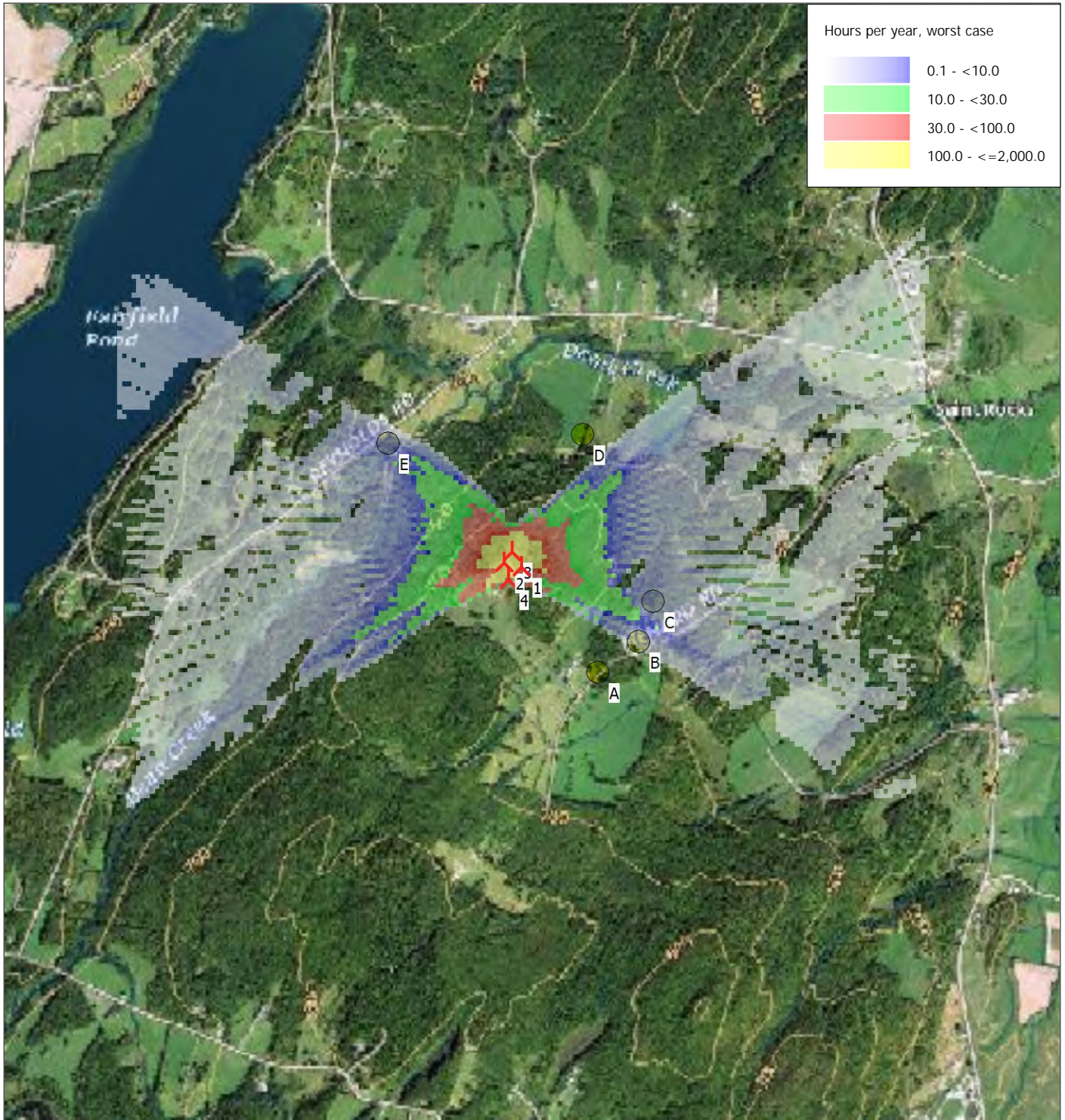
Project:

Shadow Analysis
Howrigan Wind Farm 100kw
1272 Menard Rd., Fairfield, VT 05455
STAR72 x 4

Licensed user:

Star Wind Turbines LLC
95 Tesla Lane
US-05253 East Dorset
802 779 8118
Jason Day / jasonday@starwindturbines.com
Calculated:
10/23/2023 8:57 PM/3.4.424

SHADOW - Map



0 250 500 750 1000m

Map: USGS Imagery with Topo , Print scale 1:25,000, Map center Geo WGS84 East: -72.967553° E North: 44.844624° N

New WTG

Shadow receptor

Flicker map level: Project Wizard Elevation Data Grid (US NED 1/3 arc-second)

SHADOW - Main Result

Assumptions for shadow calculations

Maximum distance for influence
 Calculate only when more than 20 % of sun is covered by the blade
 Please look in WTG table

Minimum sun height over horizon for influence 3 °
 Day step for calculation 1 days
 Time step for calculation 1 minutes

The calculated times are "worst case" given by the following assumptions:
 The sun is shining all the day, from sunrise to sunset
 The rotor plane is always perpendicular to the line from the WTG to the sun
 The WTG is always operating

A ZVI (Zones of Visual Influence) calculation is performed before flicker calculation so non visible WTG do not contribute to calculated flicker values. A WTG will be visible if it is visible from any part of the receiver window. The ZVI calculation is based on the following assumptions:

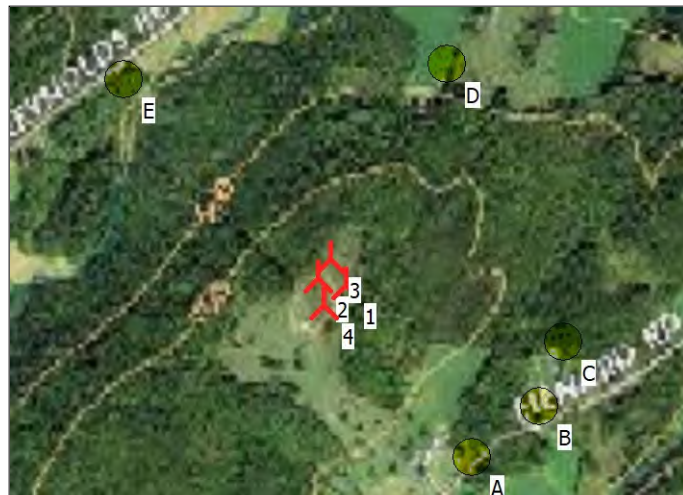
Height contours used: Project Wizard Elevation Data Grid (US NED 1/3 arc-second)
 Obstacles used in calculation

Eye height for map: 1.5 m
 Grid resolution: 1.0 m

All coordinates are in
 Geo [deg]-WGS84

WTGs

	Longitude	Latitude	Z	Row data/Description	WTG type		Type-generator	Power, rated [kW]	Rotor diameter [m]	Hub height [m]	Shadow data	
					Valid	Manufact.					Calculation distance [m]	RPM
			[m]									
1	-72.967240° E	44.844940° N	241.7	Star Wind Turbine LLC STAR72 25 No	Star	Wind Turbine LLC	STAR72 25	25	22	30.5	3,308	38.0
2	-72.968200° E	44.845110° N	241.6	Star Wind Turbine LLC STAR72 25 No	Star	Wind Turbine LLC	STAR72 25	25	22	30.5	3,308	38.0
3	-72.967760° E	44.845560° N	239.7	Star Wind Turbine LLC STAR72 25 No	Star	Wind Turbine LLC	STAR72 25	25	22	30.5	3,308	38.0
4	-72.967980° E	44.844460° N	242.5	Star Wind Turbine LLC STAR72 25 No	Star	Wind Turbine LLC	STAR72 25	25	22	30.5	3,308	38.0



Scale 1:20,000
 New WTG Shadow receptor

Shadow receptor-Input

No.	Longitude	Latitude	Z	Width	Height	Elevation a.g.l.	Slope of window	Direction mode	Eye height (ZVI) a.g.l.
			[m]	[m]	[m]	[m]	[°]		[m]
A	-72.963037° E	44.840845° N	199.7	1.0	1.0	1.0	90.0	"Green house mode"	2.0
B	-72.960757° E	44.842049° N	197.4	1.0	1.0	1.0	90.0	"Green house mode"	2.0
C	-72.959957° E	44.843599° N	199.9	1.0	1.0	1.0	90.0	"Green house mode"	2.0
D	-72.963870° E	44.850192° N	171.2	1.0	1.0	1.0	90.0	"Green house mode"	2.0
E	-72.974688° E	44.849846° N	161.2	1.0	1.0	1.0	90.0	"Green house mode"	2.0

Calculation Results

Shadow receptor

No.	Shadow hours per year [h/year]	Shadow days per year [days/year]	Max shadow hours per day [h/day]
A	0:00	0	0:00
B	5:35	49	0:10
C	5:39	46	0:11
D	0:00	0	0:00
E	8:21	60	0:13

Total amount of flickering on the shadow receptors caused by each WTG

No.	Name	Worst case [h/year]
1	Star Wind Turbine LLC STAR74-6 60Hz 30 22.6 !O! hub: 30.5 m (TOT: 41.8 m) (2)	4:41
2	Star Wind Turbine LLC STAR74-6 60Hz 30 22.6 !O! hub: 30.5 m (TOT: 41.8 m) (3)	4:51
3	Star Wind Turbine LLC STAR74-6 60Hz 30 22.6 !O! hub: 30.5 m (TOT: 41.8 m) (4)	3:57
4	Star Wind Turbine LLC STAR74-6 60Hz 30 22.6 !O! hub: 30.5 m (TOT: 41.8 m) (5)	6:57

Total times in Receptor wise and WTG wise tables can differ, as a WTG can lead to flicker at 2 or more receptors simultaneously and/or receptors may receive flicker from 2 or more WTGs simultaneously.

eklofft

From: Fred & Kathy Parks <parkstribes@gmail.com>
Sent: Wednesday, November 15, 2023 2:57 PM
To: eklofft; cdimitruk
Subject: Opposition of the Howrigan Wind Project

Northwest Regional Project Review Committee, I am writing to ask you to please support the Town of Fairfield in opposing the proposed Howrigan Wind project. At the 11/13/23 Fairfield Selectboard meeting, it was voted to intervene at the PUC and oppose this project. The proposed wind project on the east side of Fairfield Pond, as presently sited, does not comply with Fairfield's Municipal Plan. At the NRPC meeting on January 11, 2022, B. Irwin stated that he believed that this project is a test case of substantial deference awarded to local town energy plans. I agree; allowing this project to move forward would neglect the Fairfield Town energy plan. Furthermore, the project as planned would not benefit the town of Fairfield; the energy from the project is not slated to go back into the local grid. The Town of Fairfield has a clear goal of protecting the Fairfield Pond view shed in its town Plan. If we do not make it a point to uphold the town plan regarding this project, how can we expect to protect our town against future projects that go against the plan? During the same aforementioned NRPC meeting in January, 2022 H. Demars stated that he felt the angles of the current view shed analysis were somewhat deceptive because they did not show angles where the project would be more visible. The Committee reviewed the current view shed images and agreed that they did not show some angles of the project that might have the most impact.

Page 85 in the Northwest Regional plan it states:

d. Encourage energy generation and distribution facilities to minimize their visual impact on ridgelines, slopes and open areas

This proposed project is on a ridgeline and will be seen from properties on the west shore of Fairfield Pond and further west of that. Just 7 months ago NRPC voted to oppose a radio tower in Enosburg. The proposed Howrigan Wind project in Fairfield is estimated to be 4 times the negative impact of the radio tower. This project should not move forward given the lack of support from the Fairfield Town Plan, Fairfield Selectboard, and vast majority of Fairfield residents.

I ask again that you please support the Town of Fairfield in opposing the proposed Howrigan Wind project. I appreciate your service on this committee.

Thank you for your consideration,
Frederick & Katherine Parks
Fairfield, VT

eklofft

From: L Rocheleau <ljroch@yahoo.com>
Sent: Tuesday, November 14, 2023 8:05 PM
To: eklofft; cdimitruk
Subject: Howrigan Wind Project
Attachments: Town letter to PUC.pdf

I oppose the wind project because I could see the sample balloons that were raised across the pond from my camp on LaHue Camp Road. I oppose this wind project because it will make noise (amplified by the water), interfere with wild life and obstructed the view.

Please file a statement with the Public Utilities Commission that the Regional Planning Commission supports the town of Fairfield's Municipal Plan and does not support the Howrigan Wind Project as it is presently sited. The Town of Fairfield has an Enhanced Energy Plan and has protective language that legal counsel has advised does not support the project in its present location.

Attached is the letter sent from the Fairfield Selectboard to the developers of the Howrigan Wind project.

Sincerely,
Laura Rocheleau

eklofft

From: Dan Dunne <dan.m.dunne@gmail.com>
Sent: Tuesday, November 14, 2023 5:28 PM
To: eklofft; cdimitruk
Cc: Penny Dubie; Nancy Dunne
Subject: Opposition to proposed Howrigan wind project.
Attachments: Dunne Letter to the board.docx

Hello Emily Klofft and Catherine Dimitruk

I write to you today in hopes that you can share my attached letter with the Northwest Regional Project Review Committee. I could not find a way to communicate with the board members on the web site. Penny Dubie shared your email addresses with me.

I would appreciate your willingness to help me and my neighbors pursue finding ways not to allow the Howrigan wind project that is being proposed to move forward and damage this special place, Fairfield Pond, that has been home to my wife and I for nearly 40 years now.

If there is a better way for me to pursue this I'd also encourage you to let me know how to proceed.

Dan Dunne
dan.m.dunne@gmail.com
802-343-2500

--
Danny Dunne

eklofft

From: Caryssa Denton <caryssa.y@gmail.com>
Sent: Tuesday, November 14, 2023 10:23 AM
To: eklofft; cdimitruk
Subject: Opposition of the Howrigan Wind Project

Northwest Regional Project Review Committee,

I am writing to ask you to please support the Town of Fairfield in **opposing the proposed Howrigan Wind project**. At last night's selectboard meeting (11/13), it was voted to intervene at the PUC and opposed this project.

The proposed wind project on the east side of Fairfield Pond, as presently sited, does not comply with our Municipal Plan.

I attended and spoke up at your January 11, 2022 meeting. B. Irwin stated that he believed that this project is a test case of the substantial deference awarded to local energy plans. I agree, hindering the views in the Town to allow this project to move forward would be an atrocity and neglect the town plan. Further this project does not benefit the town, the energy from the project does not go back into our grid. **The Town of Fairfield has a clear goal of protecting the Fairfield Pond viewshed in their Town Plan.** If we do not uphold our town plan how can we protect our town against future projects that go against the plan?

During the same meeting H. Demars stated that he felt **the angles of the current viewshed analysis were somewhat deceptive because they did not show angles where the project would be more visible.** The Committee reviewed the current viewshed images and agreed that they did not show some angles of the project that might have the most impact. There have been other images since taken that are again at the lowest points, where the proposed project cannot be seen (ie, behind trees, in valleys and only during the season where trees are full of foliage). I have taken many photos when the balloons were raised (without proper notification to residents). As I can see them directly out my living room windows and in my front yard. The disturbance this raises on the ridgeline is unfathomable. This project has not considered the visual impact of those who reside on the west side in higher elevation with direct ridgeline view.

Page 85 in the Northwest Regional plan it states:

d. Encourage energy generation and distribution facilities to minimize their visual impact on ridgelines, slopes and open areas

This proposed project is on a ridgeline and will be seen from properties on the west shore of Fairfield Pond and parts of the shoreline. My family has lived on the west side of the Pond for several generations. We cherish this land and this place we call home. We savor the views that we are so fortunate to have in this state. There is a reason we have seen many of these projects opposed (Just 7 months ago NRPC voted to oppose a radio tower in Enosburg. The proposed Howrigan Wind project would be 4 times the negative impact of the radio tower). Our own Governor does not support these projects. **Governor Phil Scott says he does not support putting wind turbines on Vermont Ridge lines.**

I was married last year in Fairfield, on our family farm that directly overlooks where this proposed project is set. I cannot imagine wind turbines impeding the breathtaking view that was the backdrop, over 150 guests were able to enjoy. My hope is that my children one day are able to appreciate this land the way I was raised to, with the same, pristine and undisturbed view of the ridgeline and mountains near and far.

This project cannot move forward given the lack of support from the Town Plan, selectboard and residents. If we allow projects like this, which create visual destruction to our ridgelines - we are not protecting our beautiful state.

I ask again, that you please support the Town of Fairfield in **opposing the proposed Howrigan Wind project**. I appreciate your service on this committee.

Thank you for your consideration,

Caryssa Yates
Fairfield, Vermont

eklofft

From: Penny Dubie <pennydubie@gmail.com>
Sent: Tuesday, November 14, 2023 8:31 AM
To: cdimitruk; eklofft
Subject: Proposed wind project in Fairfield
Attachments: PUC letter submission 7.27.2023 with Memo.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Catherine and Emily,
I hope you are doing well. Please forward my letter to the project review committee.
Thank you,
Penny Dubie,
Fairfield, VT

Dear Project Review Committee,

Thank you for serving.

At the Fairfield Selectboard November 13 meeting, the selectboard voted to intervene at the PUC to oppose the proposed Howrigan wind project.

I am asking you to please let the PUC know that you support our Fairfield Selectboard's position. **The proposed wind project on the east side of Fairfield Pond, as presently sited, does not comply with our Municipal Plan.**

The Town of Fairfield has an Enhanced Energy Plan and has protective language that legal counsel has advised does not support the project in its present location.

In your January 11, 2022 meeting B. Irwin stated that he believed that this project is a test case of the substantial deference awarded to local energy plans, **because the Town of Fairfield have a clear goal of protecting the Fairfield Pond viewshed in their Town Plan.** He agreed with B. Buermann that an independent aesthetics analysis was necessary.

During the same meeting H. Demars stated that he felt **the angles of the current viewshed analysis were somewhat deceptive because they did not show angles where the project would be more visible.** The Committee reviewed the current viewshed images and agreed that they did not show some angles of the project that might have the most impact.

Please note, even though they had an independent aesthetics analysis, it is my opinion that the same pictures are used in the latest application.

Also, Jason Day stated to your committee that his photos were fuzzy and lacked pixel quality. Did they take new pictures with a higher pixel count?

<https://www.sciencedirect.com/science/article/abs/pii/S0195925518301823>

Accuracy of wind farm visualizations.

Quoting from the Science Direct article, "The results for the two case study wind farms suggest that there is a need to improve the accuracy of photomontage visualizations produced at the planning stage. The results of this study are consistent with the findings of Corry (2011) and the University of Newcastle (2002) **that**

visualizations are generally accurate in positioning the turbines, however, on the whole, they underestimate the size of the turbines and thus suggest a much reduced visual impact than is experienced post-construction.”

Please see the attached letter that the Town of Fairfield originally submitted to the PUC. The proposed wind project has reduced the number of turbines from 6 to 4, **but the placement has not changed.** The Town consulted our attorney and asked if the proposed project was in accordance with our Municipal Plan. After reviewing our Municipal Plan our attorney advised the Selectboard that **the turbines should be moved so that they can not be seen from the properties around the pond.** The Selectboard wrote in their letter that, **”Unless and until such changes are made, and any negative impact of the Project on the scenic beauty of the Pond is fully and adequately mitigated, the Board will be in agreement with our counsel's legal opinion of this Project.”**

Page 85 in the Northwest Regional plan it states:

d. Encourage energy generation and distribution facilities to minimize their visual impact on **ridgelines**, slopes and open areas

This proposed project is definitely on a ridgeline and will be seen from properties on the west shore of Fairfield Pond and parts of the shoreline.

Governor Phil Scott says he does not support putting wind turbines on Vermont Ridge lines when we can buy renewable baseload power from HydroQuebec at 6 cents per kW. (Tunbridge Fair summer 2022)

In April of this year, the NRPC voted to oppose a radio tower in Enosburg. The proposed Howigan Wind project would be 4 times the negative impact of the radio tower. (4 - 137 foot wind turbines)

There are more than 71 property owners around Fairfield Pond that are opposed to this project. For the residents around the pond, **this is our lake Willoughby, our Camel's Hump.** Placing wind turbines on ridgelines only adds to the negative opinions and opposition to future projects.

Thank you for your consideration,
Penny Dubie
Fairfield, VT

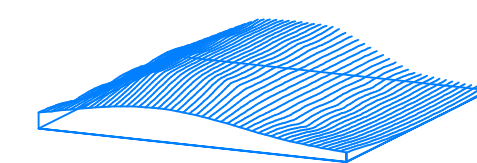
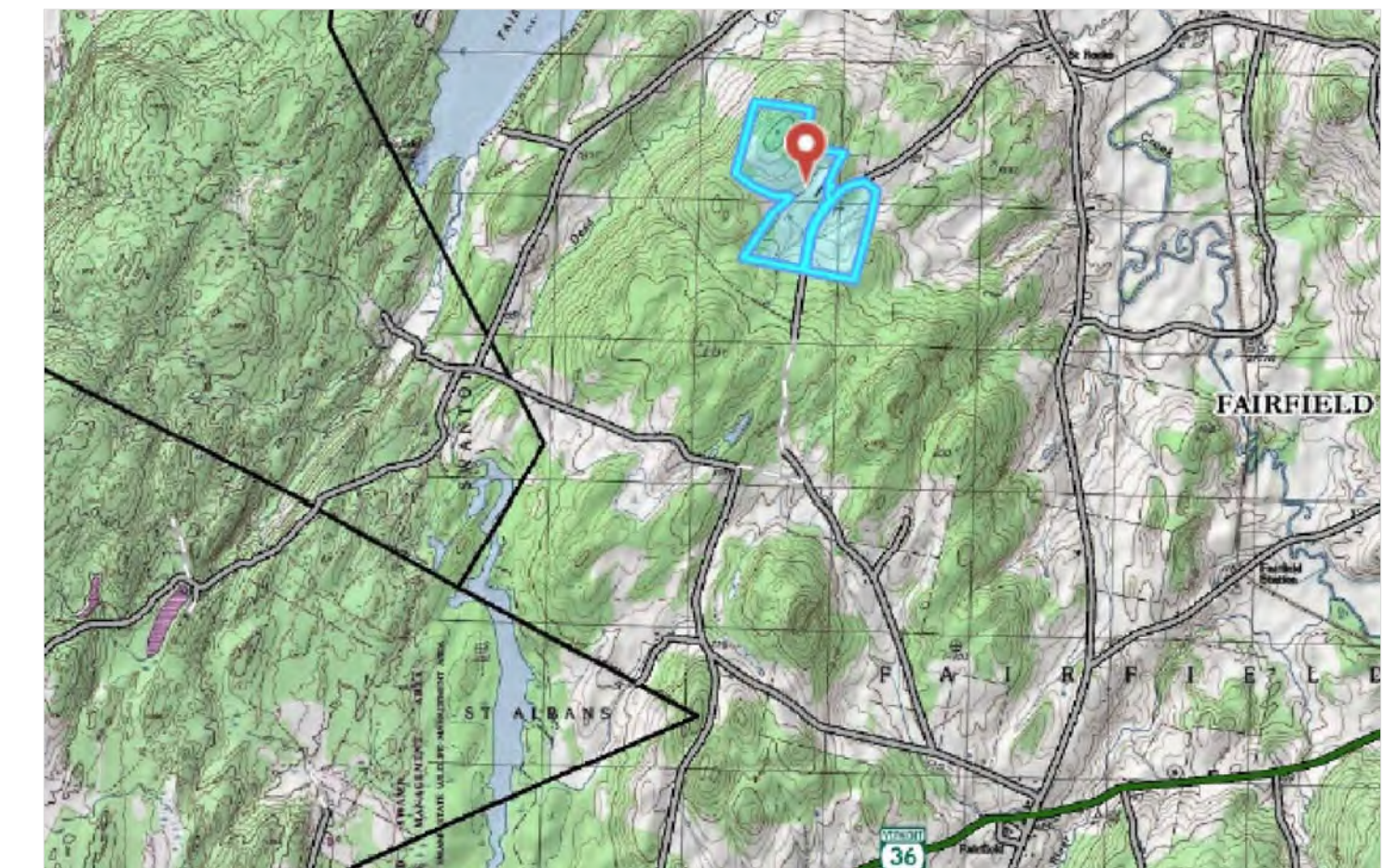
SITE PLANS

OWNER: DAVID HOWRIGAN
PROJECT: HOWIRGAN 100KW SMALL WIND
LOCATION: 1272 MENARD ROAD, FAIRFIELD, VT

DATE: 10-20-23

- SHEET INDEX -

1. COVER SHEET
2. SITE PLAN OVERLAY
3. SITE PLAN
4. SITE CROSS SECTION SOUTH TO NORTH
5. SITE CROSS SECTION WEST TO EAST



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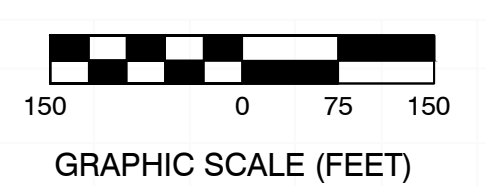
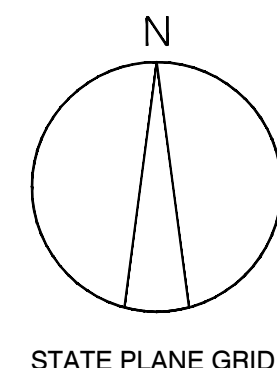
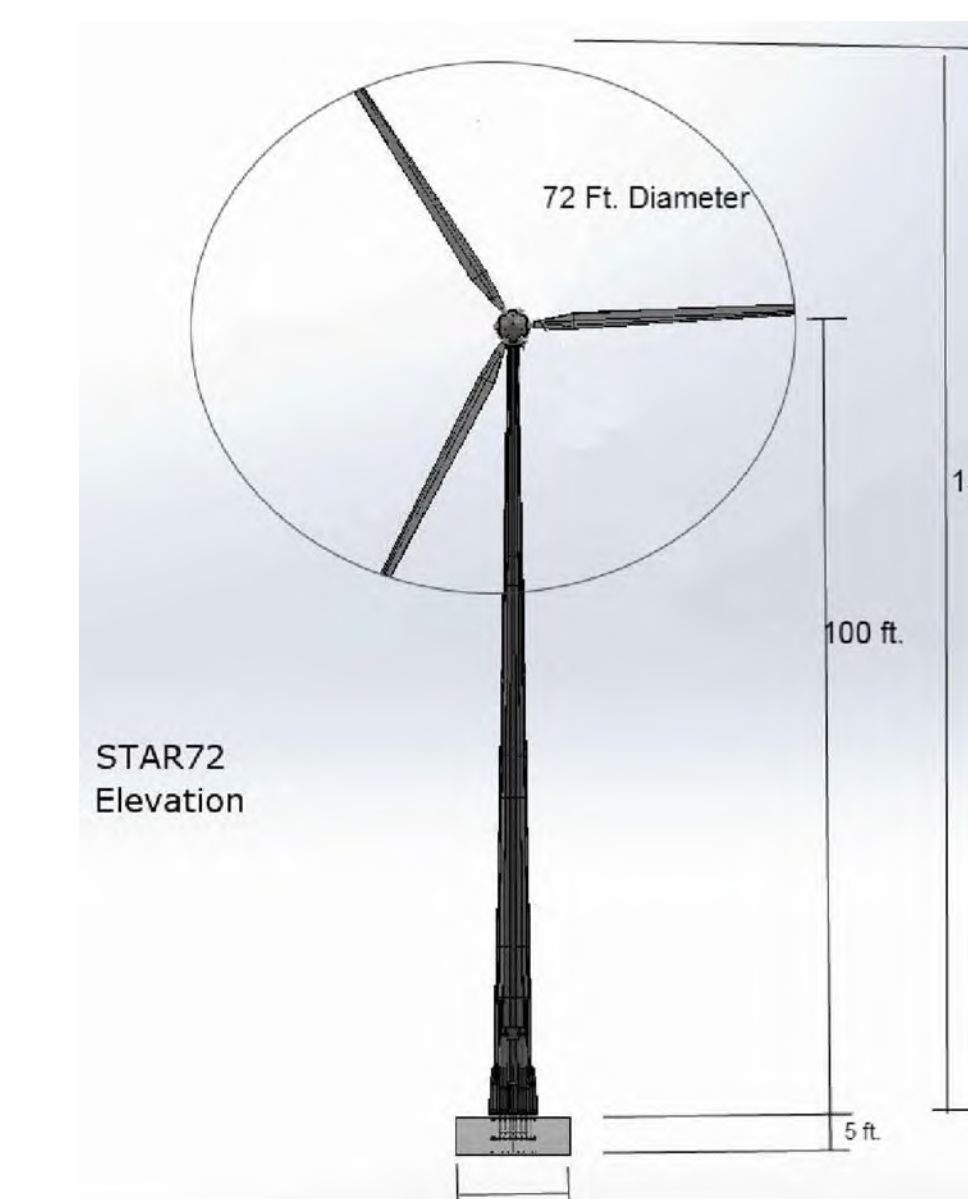
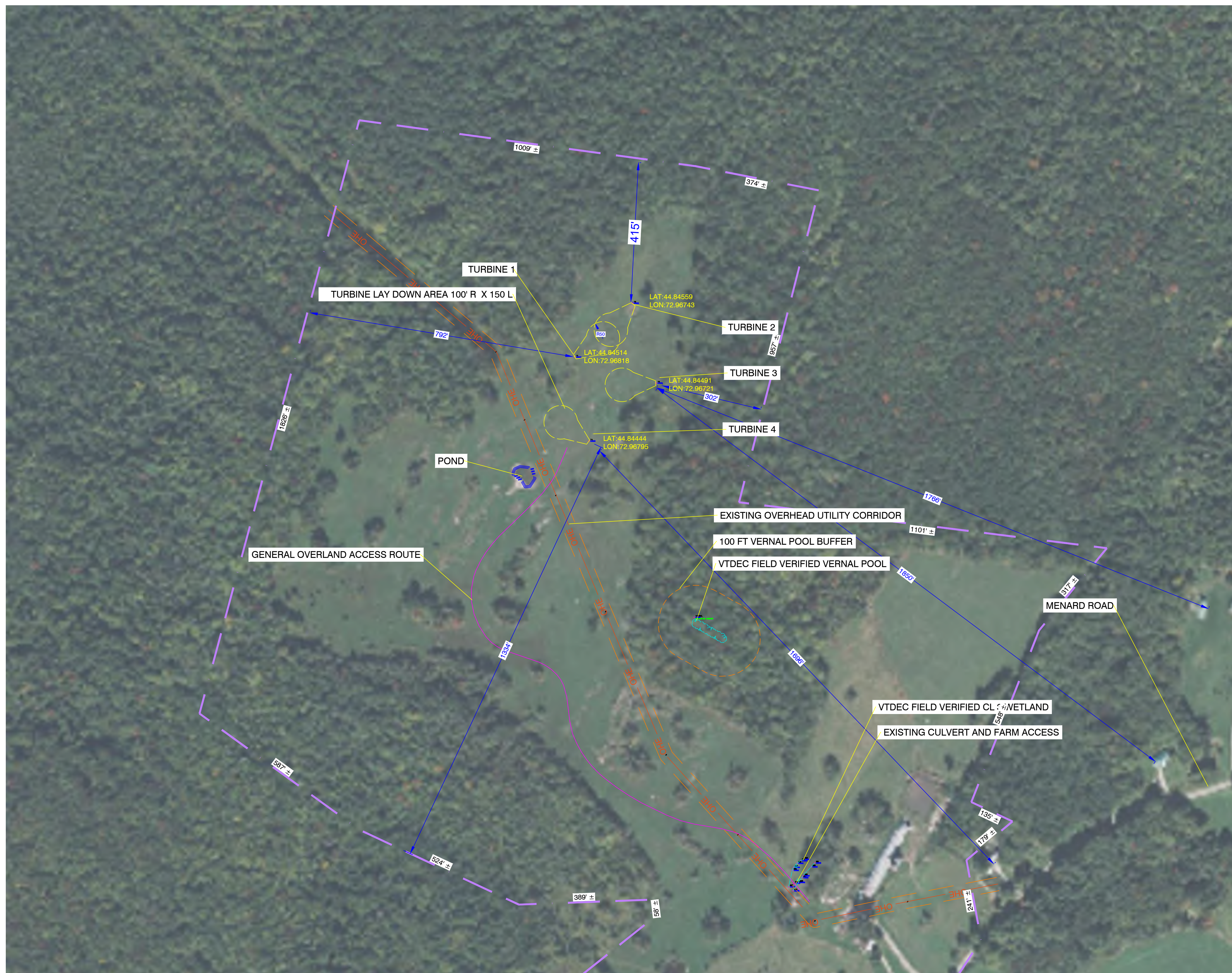
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- ___ PRELIMINARY PLANS
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PROPOSED IMAGERY SITE PLAN	
OWNER:	DAVID HOWRIGAN
PROJECT:	HOWRIGAN 100KW SMALL WIND
LOCATION:	1272 MENARD ROAD, FAIRFIELD, VT

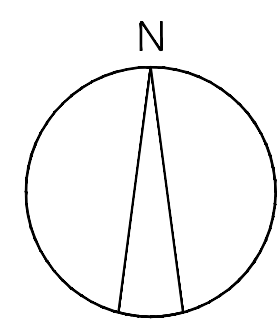
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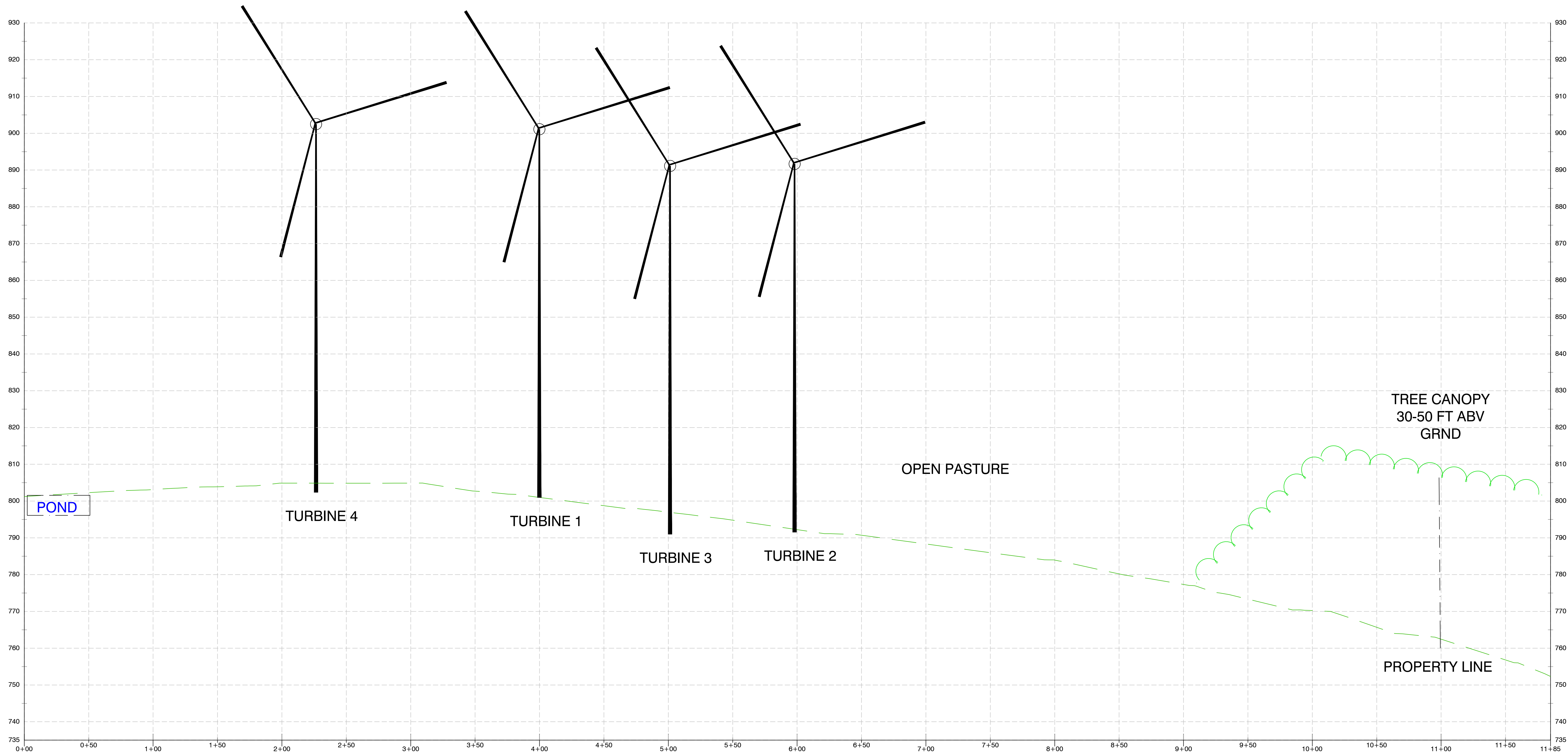


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PROPOSED ISITE PLAN

OWNER: DAVID HOWRIGAN
PROJECT: HOWIRGAN 100KW SMALL WIND
LOCATION: 1272 MENARD ROAD, FAIRFIELD, VT

-PROFILE VIEW-



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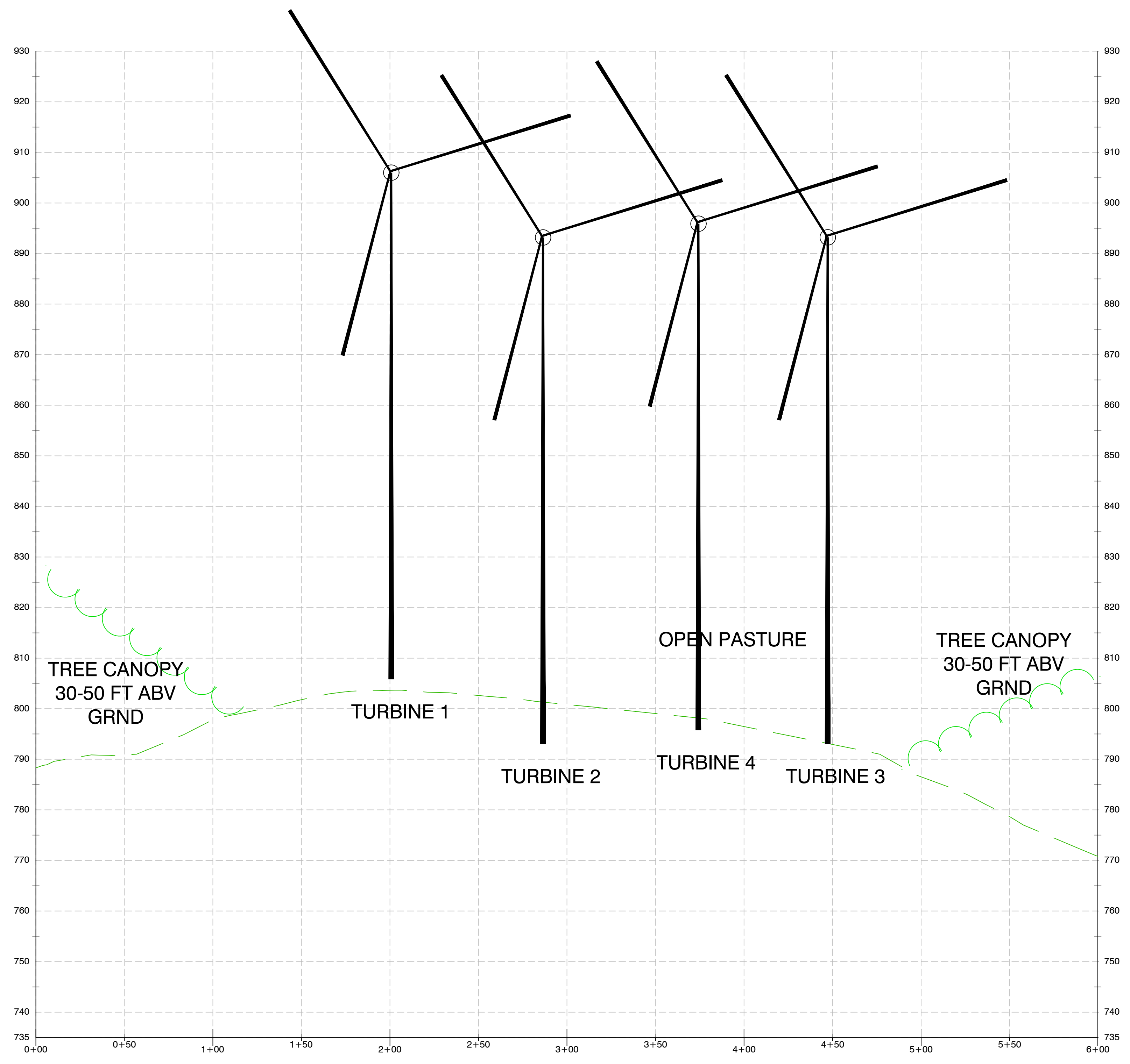
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CROSS SECTION SOUTH TO NORTH	
OWNER:	DAVID HOWRIGAN
PROJECT:	HOWIRGAN 100KW SMALL WIND
LOCATION:	1272 MENARD ROAD, FAIRFIELD, VT

-PROFILE VIEW-



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CROSS SECTION WEST TO EAST TREE LINE TO TREE LINE	
OWNER:	DAVID HOWRIGAN
PROJECT:	HOWIRGAN 100KW SMALL WIND
LOCATION:	1272 MENARD ROAD, FAIRFIELD, VT



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TOWN OF FAIRFIELD, VT • TOWN ADMINISTRATOR'S OFFICE

July 25, 2023

David & Peggy Howrigan
1272 Menard Road
Fairfield, VT 05455

Re: Fairfield Selectboard Comments – David & Peggy Howrigan – 45-day Notice of Application – 23-2097-AN & 23-2096-AN

Dear Mr. & Mrs. Howrigan,

The Selectboard of the Town of Fairfield reviewed your current 45-day application to the Public Utility Commission, (23-2097-AN & 23-2096-AN) which includes the same wind turbine site plan (hereinafter the “Project”) as the ones submitted on 9/2/22 (22-3946-AN & 22-3945-AN), and on 11/24/21 (21-5067-AN & 22-3945-AN). As such, the Selectboard maintains its original opinion that the Project is not in conformance with applicable Fairfield Municipal Plan provisions.

Over the past year, the Selectboard carefully reviewed the Town’s duly adopted Municipal Plan, which received an affirmative determination of energy compliance from the Northwest Regional Planning Commission, pursuant to 24 V.S.A. § 4352(b). The Selectboard also consulted legal counsel to help discern whether the Project complies with the Municipal Plan. Since you began filing this Public Utility Project, the Selectboard has heard from property owners and residents of Fairfield, at multiple public meetings and the through letters we have forwarded to you. Many concerns have been expressed regarding the Project’s visual impact on the scenic beauty of Fairfield Pond.

On January 23, 2023, the Selectboard provided a memo to you that stated their opinion that “the Project, as presently conceived, is not in conformance with applicable Fairfield Municipal Plan provisions”. In response to your questions for clarity, a follow-up memo was submitted to you on February 27, 2023, wherein the Selectboard cited multiple places identified in the Town Plan, to support their opinion. Please find this still-applicable memo included with this letter.

On April 10, 2023, Jason Day and you presented the Project to the Selectboard again. At that time, possible revisions to the Project were discussed with the Selectboard, as potential ways to reduce visibility of the wind turbines. These were not included in your new application. At this time, therefore, the Selectboard continues to be concerned that the negative impact of the Project on the scenic beauty of Fairfield Pond has not been fully and adequately mitigated for Municipal Plan compliance.

Sincerely on Behalf of the Selectboard,

Cathy Ainsworth
Town Administrator



MEMORANDUM 2

TO: David & Peggy Howrigan
FROM: Town of Fairfield Selectboard
DATE: February 27, 2023
**RE: Howrigan Wind Farm & Howrigan Wind Farm II –
Response to Municipal Plan Question- continued**

=====

We, the Town of Fairfield Selectboard (the “Board”), are writing in response to the question you posed to the Fairfield Selectboard on February 13, 2023 to wit: “What criteria were being used to decide the project did not meet the Town Plan?”, This question was in reference to Memo 1, addressed to you and dated January 23, 2023, wherein we stated that the Board, with the assistance of legal counsel, had reviewed your proposed six-turbine wind energy project (the “Project”), to be located off Menard Road in the Town, for conformance with applicable provisions of the Fairfield Municipal Plan and our legal council’s opinion stated that Project, as presently conceived, is not in conformance with applicable Plan provisions.

The Board understands that you are proposing to own and operate two separate small wind turbine systems (with separate infrastructure) – a 100 kW system consisting of four Star72 25 kW turbines and a 50 kW system consisting of two Star72 25 kW turbines. Each of the proposed turbines is mounted on a 100-foot tower and has a rotor diameter of 72 feet, such that the top of the blade tip at its highest point will be 138 feet above ground level. As proposed, the systems would be located on the westerly-most portion of your property, on a height of land between Menard Road and Reynolds Road, overlooking Fairfield Pond. The turbines will be visible from at least portions of Fairfield Pond, and from properties (or portions of properties) adjacent or in proximity thereto, as well as from other locations in Town, including public highways.

As a preliminary matter, the board questions whether the Project, consisting of the Howrigan Wind Farm and the Howrigan Wind Farm II proposals, constitutes one renewable energy plant or two separate plants. Although the state of VT will make this final determination, based on legal review of relevant statutes and case law, including 30 V.S.A. § 8002(18), the Project may actually constitute a single plant that exceeds the limits of the Standard Offer Program’s “Small Wind” (≤ 100 kW) classification.

The Town’s duly adopted Municipal Plan has received an affirmative determination of energy compliance from the Northwest Regional Planning Commission, pursuant to 24 V.S.A. § 4352(b). Consequently, the PUC is required to

give substantial deference to any relevant “land conservation measures” and “specific policies” contained in the Plan.

You have proposed to locate the Project in the Town’s Agricultural District, but relatively close to, and visible from, the Fairfield Pond & Swamp District. Regarding the Pond, the Plan, at Page 64, states:

Fairfield Pond: Land development in proximity to Fairfield Pond must be carefully controlled to protect water quality and scenic beauty. Fairfield Pond is a resource used by people for fishing, swimming, and boating. Land adjacent to Fairfield Pond is used for agricultural and low-density residential land uses. No land development shall be allowed in this district which degrades the pond’s quality. Only limited commercial development shall be permitted to protect the natural environment.

In addition, the Plan, at Pages 43-44, states that:

- [The Pond is a] spot of incredible beauty and considerable activity
- and
- An important objective for Fairfield would be to work creatively toward preserving the character of the lake while simultaneously improving its quality.

Further, the Plan, at Page 76, states as a Recreation policy: “4. Conserve prime recreational resources from incompatible land uses and to protect the scenic qualities including agricultural, forest and riparian lands from unnecessary despoliation.” Fairfield Pond, of course, is a prime recreational resource in the Town, with undeniable scenic qualities.

The Enhanced Energy Planning portion of the Plan also states that “Fairfield supports NRPC’s position regarding ‘commercial’ and ‘industrial’ wind facilities. The Northwest Regional Plan expressly provides that “[w]ind facilities with a tower height (excluding blades) in excess of 100 feet tall shall not be considered to be in conformance with this plan.” As noted above, the six turbines proposed would each be 100-foot tall, with an additional 38 feet of height to the tip of the rotor blade. It is not clear to the Board how NRPC will view six 100-foot tall turbines on a ridgeline overlooking Fairfield Pond, as proposed here.

Given the foregoing, the Selectboard believes that the above-quoted language from Page 64 of the Municipal Plan constitutes a land conservation measure. This provision identifies a specific resource, Fairfield Pond, indicates that land development “in proximity to” (i.e., near) the Pond “must be carefully controlled” and states why that control is necessary, i.e., “to protect water quality and scenic beauty.” It is not the Board or legal council’s position that the Project will negatively impact the water quality of the Pond, however, the word “quality,” as used in the Plan, refers to more than just water quality. The Plan language then goes on to expressly prohibit “land development ... in this district which degrades

the pond's quality." Read together, the first and fourth sentences of this Plan provision evidence an intent to "carefully control" land development near Fairfield Pond to protect water quality and scenic beauty and to prohibit land development in the Fairfield Pond & Swamp District that degrades the Pond's environmental, natural and scenic qualities. However, land development near the Pond, but outside of the Pond & Swamp District, is potentially allowable, subject to careful siting decisions and reasonable mitigation measures.

These land conservation measures constitute a clear, written community standard that the Project, as proposed, does not fully comply with.

- While the Project proposes the use of Star72 25 kW turbines, which are substantially lower and have a smaller overall profile than other types of industrial wind turbines, siting six of these 100-foot tall turbines on a ridge overlooking Fairfield Pond, in a location where they are not backgrounded and (from certain vantage points) break the skyline, does not appear to constitute an exercise in careful control to protect scenic beauty.¹
- Legal council's opinion is that the PUC may determine the Project, as proposed, could "offend the sensibilities of the average person"², particularly considering the "incredible beauty" of Fairfield Pond, as discussed in the Plan.

As the applicants, YOU have control in the first instance of the Project site and the location, design, number, and height of the proposed turbines. You may determine that shifting the turbines to the east, so they are not visible from the Pond, may constitute mitigation that you could potentially take to improve the harmony of the Project with its surroundings and reduce its visual impact on Fairfield Pond. The Board suggests that you make any necessary and appropriate changes before you file your application for a CPG with the PUC. Unless and until such changes are made, and any negative impact of the Project on the scenic beauty of the Pond is fully and adequately mitigated, the Board will be in agreement with our counsel's legal opinion this Project.

The Selectboard is providing these comments to you at your request and to assist you in identifying potential modifications that would improve the Project. However, it is not the Board's intent or obligation to redesign the Project for you. Instead, the Board's goal at this time is to raise issues and concerns so that you may more fully consider the Project's impact on the Plan, and the community values reflected therein, and on the Town of Fairfield as a whole. Depending on your response to this Memorandum, the Selectboard will consider what comments and recommendation, if any, it will provide to the PUC. In addition, the Board will evaluate whether to appear as a party in the PUC proceedings and/or request a hearing. The Selectboard is willing to discuss this matter with you further and to answer, to the extent feasible, any additional questions that you may have.

¹ To be clear, it is not the Board's position that the Project will negatively impact the water quality of the Pond. However, the word "quality," as used in the Plan, refers to more than just water quality.

² The words "offend the sensibilities of the average person" are embedded in state statute § 248(b)(5).