

**CITY OF ESSEX JUNCTION
PLANNING COMMISSION
REGULAR MEETING AGENDA**

Online & 2 Lincoln St.
Essex Junction, VT 05452
Thursday, August 10, 2023
6:30 PM

E-mail: cyuen@essexjunction.org

www.essexjunction.org

Phone: 802-878-6944, ext. 1607

This meeting will be held in-person at 2 Lincoln Street and available remotely. Options to join the meeting remotely:

- **JOIN ONLINE:** [Join Zoom Meeting](#)
- **JOIN CALLING:** (toll free audio only): (888) 788-0099 | Meeting ID: 953 1240 7791; Passcode: 040339

1. **CALL TO ORDER** [6:30 PM]
2. **AGENDA ADDITIONS/CHANGES**
3. **PUBLIC TO BE HEARD**
 - a. Comments from Public on Items Not on Agenda
4. **MINUTES**
 - a. July 12, 2023*
5. **BUSINESS ITEMS**
 - a. Rental Registry & Inspection Program
 - Software demo by Tolemi*
 - Review first draft of Ordinance*
 - Discuss potential inclusion of Short-Term Rentals
 - Discuss potential inclusion of commercial rental properties
 - Getting feedback from Council
 - Next steps
 - b. Housing Commission double appointment
 - c. Village center renewal / expansion*
 - d. Global Foundries Solar installation*
6. **READING FILE**
 - a. Nothing this month
7. **MEMBERS UPDATES**
8. **STAFF UPDATES**
9. **ADJOURN**

*attachments included in the packet

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**VILLAGE OF ESSEX JUNCTION
PLANNING COMMISSION
MINUTES OF MEETING
JULY 6, 2023
DRAFT**

MEMBERS PRESENT: Patrick Scheld, Vice-Chair; Diane Clemens; Scott McCormick; Elijah Massey
ADMINISTRATION: Chris Yuen, Community Development Director
OTHERS PRESENT:

1. CALL TO ORDER

Mr. Scheld called the meeting to order at 6:34 PM.

2. AGENDA ADDITIONS/CHANGES

None.

3. PUBLIC TO BE HEARD

a. Comments from Public on Items Not on Agenda

None.

4. MINUTES

a. June 8, 2023

MOTION by DIANE CLEMENS, SECOND by SCOTT MCCORMICK, to approve the minutes of June 8, 2023. Motion passed 3-0. Elijah Massey was not yet in attendance.

5. BUSINESS ITEMS

a. Community Vision and Strategic Action Plan RFP

Mr. Yuen gave a brief overview of the RFP, stating that it is intended to find out what residents want Essex Junction to look like. Ms. Clemens said that some of the things mentioned in the RFP no longer exist, such as the print newspaper and Farmer's Market. Mr. McCormick said that there were five proposals submitted. Mr. Scheld asked if the PC would be able to meet with the selected firm; Mr. Yuen said that he would try to schedule such an opportunity.

b. Land Development Code Amendments Public Engagement Summary

Mr. Yuen said that the survey received 217 responses. Of those responses, 206 lived in Essex Junction, and only 14 respondents indicated that they rented rather than owned their home. Many respondents had higher than average income. Mr. Yuen said that even though many respondents thought that some proposals (i.e., expanding duplex/triplexes) would not benefit their own families, they were good for the City as a whole. Ms. Clemens expressed concern about the lack of knowledge in some of the survey respondents and said that there could be some NIMY (not in my backyard) attitudes. Mr. McCormick said that this survey has a wealthier group of respondents than average, and that this may skew the results. Ms. Clemens noted that many participants spoke against "big box" stores. The opinions on parking were discussed, noting that many respondents felt that two vehicles are required for each household with two adults. Mr. Scheld said that he hopes that respondents will consider the use of public transit and other alternative transportation options. Mr. Yuen pointed out concerns about the

winter parking ban, and the limits that it put on residents during these months. Ms. Clemens said that it would be helpful to further communicate public parking locations, especially during the winter.

Mr. Yuen said that the transit-oriented-development (TOD) section of the project will focus on how best to use the transit resources that exist based on development projects. Ms. Clemens said that she thought that this study would look at the TOD district on Pearl Street and determine how it could be better used. She requested more information on this project, Mr. Yuen said that he would include this in the next meeting's packet. Regarding the survey, Mr. Yuen noted strong support for bike/walk and green infrastructure. Ms. Clemens said that some private businesses have been removing their bike racks, possibly due to fear over theft. Mr. Yuen said that this could possibly be addressed if there is a site plan amendment to an existing location or via enforcement if a bike rack was in the existing plan.

b. Rental Registry & Inspection Program

- Review first draft of Ordinance
- Goals and objectives of program
- Key policy choices to be made
- Getting feedback from Council

Mr. Yuen said that Winooski inspects both rental units and public buildings. He said that it would be helpful for Essex Junction to begin with just inspecting rental units. Ms. Clemens said that she believes that it is important to focus on public safety and ensuring that safety codes are enforced. The PC discussed the role of a fire inspector, and when one would be required. Mr. Yuen suggested keeping the titles listed in the document as more general to allow for staff flexibility. Mr. Scheld said that renters tend to be the most marginalized, and the least able to negotiate for the safety of their living spaces. He suggested using federal housing guidelines as a starting point and said that any household that receives a housing voucher is required to live in a property that meets HUD standards. Mr. Massey asked the PC if they felt that it is important to also include short-term rentals in this ordinance. Mr. Scheld said that it would be helpful to see how many short-term rentals are in the community. Mr. Yuen said that the City Council has requested that the PC consider this issue as well. Ms. Clemens said that she feels that it is important to look at all rentals, not just long-term units, and Mr. Massey said that doing such would help to create confidence in the rental quality in the City.

Answering a question from Mr. McCormick, Mr. Yuen said that the minimum housing standards would be derived from the Vermont Rental Housing Health Code. Mr. Yuen said that it is important to clarify the goals and objectives of the program, key policy choices that need to be made, and when the PC feels they will be ready to get feedback from the City Council. Ms. Clemens said that an amendment needs to be made to the current code to detail enforcement for the rental registry. The City Council would need to amend Chapter 9 of the existing code, as it references the police department handling inspections.

Mr. McCormick asked what the next steps would be to submit this document to the City Council. Mr. Yuen said that he could make the staff edits but suggested that the PC work on the purpose and objective section during the current meeting. Mr. Scheld suggested including verbiage stating that this code is intended to enforce the Vermont Rental Registry Health Code, ensuring that the regular inspection of these units occur. He also said that it would be helpful for the City to have some financial resources to assist smaller landlords' funds to fix property issues. Mr. McCormick said that he did not think that the program itself would have these funds, but that it would be helpful to identify outside sources of funds.

Ms. Clemens recommended that there be some type of restrictions to ensure that the landlords are in need of these funds, similar to the recreation scholarships. Mr. Yuen suggested verbiage in the statement of purpose stating that it is intended to connect landlords to necessary resources.

Mr. McCormick suggested that the following be included as objectives, but noted that the specific wording may still need to be adjusted:

- Develop inventory of residential rental properties in Essex Junction.
- Ensure the adequate life and safety of all residential rental properties.
- Improve opportunities to connect landlords to adequate resources for improving their properties.

All indicated their support for these objectives.

Mr. McCormick said that he estimated that it will take over a year to create the registry, and asked if landlords should be charged during this time. He also expressed concern that one person would not be able to conduct all the inspections required. Mr. Yuen said that he believes that the rental schedule can be flexible and suggested a rough estimate of one inspection every four years. The pros and cons of a randomized inspection schedule were discussed, as well as the ability of tenants to call in requests for inspections. More frequent inspections could be conducted for problematic properties. Mr. Massey suggested leaving the language of the ordinance intentionally vague. Mr. McCormick suggested utilizing the Grand List to gain information on which properties were rented. Mr. Yuen will work to summarize what was said at this meeting and determine where guidance is needed. He will bring forth a revised ordinance for the next meeting. Ms. Clemens said that she would like to know what the City Council felt on the potential changes. Mr. Yuen suggested that the PC formally present to the City Council this fall.

6. READING FILE

a. Nothing this month

7. MEMBERS UPDATES

Ms. Clemens said that the Vermont League of Cities and Towns has video resources on rental registries.

8. STAFF UPDATES

a. City Office operational changes

Mr. Yuen said that the City Office is now open, and the Clerk's Office has moved in.

b. Vermont Department of Housing and Community Development "Homes for All" pilot community application

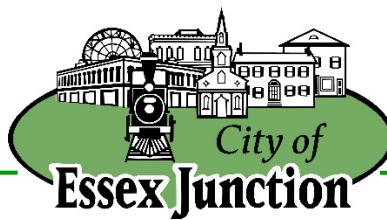
Mr. Yuen said that Essex Junction was not selected for this opportunity. The LDC updates are now live on the website and are screen-reader friendly. Ms. Clemens suggested that this be more easily accessible on the website and that it be further publicized. Mr. Yuen said that applications for the City Planner position are open. The next Planning Commission is tentatively scheduled for August 10.

9. ADJOURN

MOTION by ELIJAH MASSEY, SECOND by DIANE CLEMENS, to adjourn the meeting at 8:54 PM. Motion passed 4-0.

Respectfully submitted,

Darby Mayville



MEMORANDUM

To: Planning Commission
From: Christopher Yuen, Community Development Director
Meeting Date: 08/10/2023
Subject: Rental Registry software demonstration

Issue:

The capabilities and costs of potential rental registry and inspection software may have implications on potential policy choices in the draft Rental Registry Ordinance.

Discussion:

The use of software for the future Rental Registry and inspection program has the potential for reducing the staffing resources necessary to administer the program and to improve the experience of landlords registering their properties. Some software packages may also be helpful in identifying rental properties subject to registration requirements, and to improve transparency for renters seeking information about potential properties.

Staff has researched potential software providers and narrowed it down to the following potential vendors:

1. [Tolemi](#) – This platform is purpose-built for rental registry and inspection programs and includes useful data-visualization tools. It is widely used across cities of all sizes in New York State and some larger cities across the country, but currently is not used in the Vermont.
2. [CivicPlus](#) – This platform is not purpose-built for rental registry but we already use one of their products- “See-click-fix”.
3. [OpenGov](#) – This is a permitting, zoning, licensing and code enforcement platform used by the City of Burlington.

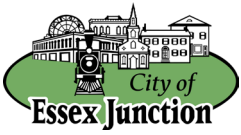
To help Planning Commissioners get a better understanding of the capabilities of the software prior to the completion of the first draft of the Rental Registry and Inspection ordinance, Staff has scheduled a live demonstration by one of the potential vendors.

Planning Commissioners may find it useful to review the public interface, and program information of two cities which have implemented their software prior to the meeting.

1. City of Rochester, NY [Building Blocks Platform](#)
2. City of Rochester, NY [Certificate of Occupancy program](#) (They call the their Rental Registry certificate a C of O)
3. News article about new [Rental Registry implementation](#) in the City of Racine, WI

Recommendation:

Staff recommends that Planning Commissioners prepare questions about the implementation of technology in other cities’ rental registry and inspection programs.



Chapter 19 - Residential Rental Registry

ARTICLE I - PURPOSE

It is the purpose of this ordinance to set forth the type of buildings, schedule, certificate(s) and fees required for those buildings subject to the Public Building Registry.

ARTICLE II - TABLE OF CONTENTS

Article I	Purpose
Article II	Table of Contents
Article III	Definitions
Article IV	Public Building Registry

- Section 20.01 Registry Required
- Section 20.02 Administration
- Section 20.03 Registry Information Required
- Section 20.04 Inspection Cycle
- Section 20.05 Inspection Requirements
- Section 20.06 Scheduling Inspection
- Section 20.07 Certificate of Fitness
- Section 20.08 Issuance of Certificates and Terms of Inspections
- Section 20.09 Issuance of a Conditional Certificate
- Section 20.10 Fees
- Section 20.11 Fines and Penalties

ARTICLE III - DEFINITIONS

BUILDING INSPECTOR shall mean the duly appointed building inspector of the City or his/her designated assistant.

Commented [A1]: Or City Health Inspector?

CODE ENFORCEMENT OFFICER shall mean the Director of Code Enforcement or duly authorized municipal official.

Commented [A2]: Update to align with new city hire title?

CERTIFICATE OF FITNESS shall mean the written approval, signed by the Code Enforcement Officer, or duly authorized municipal official, setting forth that the building, structure, and



City of Essex Junction Municipal Code
Chapter 20 – Public Building Registry

premises comply with duly adopted life safety and housing codes. This Certificate of Fitness is required prior to a dwelling unit, or a public building, to be occupied.

CERTIFICATE OF OCCUPANCY shall mean the written approval of the Zoning Administrator certifying that a newly constructed structure, addition and or alterations to an existing structure, or an existing structure undergoing a change in use is in full compliance with the zoning provisions of Municipal By-laws, Ordinances and Codes adopted under the authority of the City Charter.

OWNER shall mean the owner or owners of the freehold of the premises or lessor estate therein, a mortgagee or vendee in possession, assignee of rents, receiver, executor, trustee, lessee or other person, firm or corporation in control of a building or any duly authorized agent thereof.

RENTAL PROPERTY is defined as ???

Commented [A3]: Do we need generic definition?

RENTAL HOUSING is as defined the current version of Vermont Rental Housing Health Code. As of 2023, it means "all dwellings, dwelling units, rooming houses, rooming units, or mobile home lots let by the owner to one or more persons to be used as a regular residence.

SHORT TERM RENTAL (STR) shall mean a dwelling unit that is rented to guests for less than thirty (30) consecutive days and for more than 14 days per calendar year, is subject to the Vermont rooms and meals tax, and is either a: (a) Partial Unit, meaning a room located within a host's primary residence that is used primarily for sleeping purposes by human occupants and that contains at least seventy (70) square feet of floor area; or (b) Whole Unit, meaning an entire dwelling unit.

Commented [A4]: Council asks the PC to think about whether STR should be included

COMMERCIAL RENTAL UNIT shall mean all real estate units let by the owner to one or more businesses to be used as for commercial purposes or as a place of employment.

Commented [A5]: I made up this definition- can anybody find a more generally accepted definition?

ARTICLE IV – RENTAL REGISTRY

SECTION 17.01 - REGISTRY REQUIRED

- A. The City of Essex Junction Code Enforcement Department is responsible for ensuring that all rental properities, as defined in 20 V.S.A. § 2730, in the City of Essex Junction are maintained at established and adopted standards to



**City of Essex Junction Municipal Code
Chapter 20 – Public Building Registry**

protect the health, safety, and welfare of the occupants.

- B. ~~The City of Essex Junction Minimum Housing Code requires that a~~ Certificate of Fitness shall be issued prior to the occupancy of any residential rental dwelling unit within the city. All residential rental property owners shall file a yearly Registry Application identifying their properties subject to the inspection requirements in the City of Essex Junction.

~~Statutory Cross Reference: 20 V.S.A. § 2730.~~

Commented [A6]: How does this apply?

Commented [A7R6]: This was for the definition of "public building" for Winooski's public building registry system. I don't think EJ needs it if our program is limited to rental properties.

SECTION 17.02. - ADMINISTRATION

- A. Administration and enforcement of the residential rental registry is the responsibility of the City of Essex Junction Code Enforcement Office. Enforcement will be provided by any duly authorized municipal official.
- ~~B.~~ All records, including inspection reports, records of complaints received and investigated, and plans for inspections of residential rental properties, shall be available for public inspection.
- ~~C.~~ At least 30 days prior to an annual inspection, the City will hold a public meeting to outline, update and inform all interested parties about change and modifications for registry and inspection.

Commented [A8]: Or rental properties?

Commented [A9]: What's the intent of this addition?

SECTION 17.03 - REGISTRY INFORMATION REQUIRED

- A. Residential rental property owners must provide the following information to the department:
1. The address of the property.
 2. The number of units at that address.
 3. The mailing address of each unit.



City of Essex Junction Municipal Code
Chapter 20 – Public Building Registry

4. The number of bedrooms, if applicable.
 5. The name, address and phone number of the property owner, corporation, or registered corporate agent.
 6. The name, address and phone number of any managing agent.
 7. The name, address and phone number of a local emergency contact located in Chittenden County and/or a designated person within the state responsible for services on the property.
- B. Upon purchase or transfer of each property containing one or more residential rental units, the purchaser shall file a new landlord registration application within 60 days of assuming ownership.
- C. Prior to occupancy of any newly constructed rental unit or any conversion of the use to a rental unit, the owner shall file an application for landlord registration with the enforcement department.
- D. It shall be a violation of City codes for an owner of any residential rental property public building within the city to fail to register as required by this section.
- E. Property owners shall have a continuing obligation to notify the City of any changes in the information required above during the periods between filings of the landlord registration application.

SECTION 17.04 - INSPECTION CYCLE

- A. All residential rental properties are subject to inspection pursuant to this Chapter. Every four (4) years, a life safety and housing code inspection for each residential rental dwelling unit is required. A Certificate of Fitness will be issued based on the results of the inspection, as appropriate.
- B. All other public buildings, as defined, will be inspected on an annual basis.
- C. Alternative method: Notwithstanding the existence of the valid Certificate of Fitness, the Code Enforcement Office, Fire Chief or head of the bureau or division

Commented [A10]: Is this a resource we can link to or otherwise provide location information for?

Commented [A11R10]: I think leaving that off the ordinance would allow for more flexibility

Commented [A12]: What kind of inspection do we want?

Commented [A13]: Do we want this?

Commented [A14R13]: Retaining it would seem to potentially impact the inspection schedule for rentals (if the volume of "all other public buildings in the City is high enough). Is there any way we can estimate the count of "all other public buildings"?"



**City of Essex Junction Municipal Code
Chapter 20 – Public Building Registry**

responsible for administering the Zoning Code may cause the subject building to be inspected as often as may be necessary for the purpose of ascertaining and causing to be corrected any violations of the provisions of the laws, ordinances or rules which they enforce.

SECTION 17.05 - INSPECTION REQUIREMENTS

- A. The Code Enforcement Officer shall make scheduled, periodic inspections of all residential rental properties buildings and/or residential rental dwelling units within the city.
- B. The following buildings may be excluded from periodic inspection with approval of the City:
 - 1. Public Buildings owned by a government agency that conducts annual inspections under the HUD (Housing and Urban Development) Program.
 - 2. Buildings owned by nonprofit organizations under housing requirements and inspected by another government authority.
 - 3. Buildings owned by individuals, corporations, partnerships or organizations that are subject to inspections by another government authority.

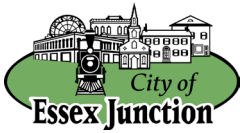
~~C. All buildings that are excluded from this program as pursuant to Section 13.05(B) shall provide an inspection report, which has been performed by a Certified Fire Inspector I or equivalent, to the City for approval. The issuance of a Certificate of Fitness for these structures and such documents shall be recorded in the City Land Records.~~

Commented [A15]: How does this apply to our requirements for inspections?

Commented [A16R15]: I don't think this is necessary unless there are carve outs

SECTION 17.06 - SCHEDULING INSPECTION

- A. The Code Enforcement Office shall schedule with the property owner or his / her agent the date and time of the life safety and housing code inspection. The owner or the agent shall arrange for the inspection within sixty days of the initial request, and shall provide the occupant(s) with notice of an



**City of Essex Junction Municipal Code
Chapter 20 – Public Building Registry**

inspection not less than forty-eight (48) hours prior to the actual inspections as provided in 9 V.S.A. § 4460 for residential rental units. During the inspection, the owner shall provide access to the rental units and all common areas, including basements and other spaces.

- B. If an inspection does not occur within two months of the first (1st) request for any reason other than delay on the part of the Code Enforcement Office, it shall constitute a violation of this ordinance subject to forfeiture and / or withdrawal of any Certificate of Fitness.
- C. If the Code Enforcement Officer has reason to believe that an emergency situation exists tending to create an immediate danger to the health, welfare or safety of the occupants of any dwelling unit or the general public, he/she may enter, examine and inspect the public building unit at any time.
- D. Persons requesting inspections for buildings lacking a valid Certificate of Occupancy recorded in the land records in order to refinance or to transfer ownership of the property will do so in writing. These out-of-cycle inspections will be scheduled as soon as possible and no later than sixty (60) days from receipt of a written request.

Commented [A17]: How do we want to handle emergency when a Fire Marshall is required?

SECTION 17.07 - CERTIFICATE OF FITNESS

- A. It shall be a violation of the Essex Junction Municipal Code for an owner of a residential property unit within the city that is subject to inspections pursuant to this chapter to rent or allow any person to occupy any residential unit without a valid Certificate of Fitness.
- B. Certificates of Occupancy will not be issued for residential rental properties without current Residential Rental Registry Applications and a current Certificate of Fitness on file in the land records.

Commented [A18]: What is this and does the City have one?

SECTION 17.08 - ISSUANCE OF CERTIFICATES AND TERMS OF INSPECTIONS



City of Essex Junction Municipal Code
Chapter 20 – Public Building Registry

- A. Upon completion of the initial inspection, if a residential rental property is found to be in compliance with the life safety and housing codes and all other adopted applicable Federal, State, and Municipal Codes, the Code Enforcement Officer shall issue a Certificate of Fitness, which shall expire ~~four (4)~~ every years from the date of issuance for residential rental dwelling units.
- B. Upon completion of the initial inspection of a residential rental dwelling, if an individual unit is cited for five (5) or less minor non life-threatening violations of the life safety and housing codes, and if violations have been corrected within the time set for compliance, the Code Enforcement Officer shall issue a Certificate of Fitness which shall expire four (4) years from the date of issuance.
- C. Upon completion of the initial inspection of a residential rental dwelling, if any individual unit is cited for more than five (5) minor non life-threatening violations of life safety and housing codes, the department shall issue a conditional Certificate of Fitness for that property, which shall expire within, and no more than one (1) year from the date of issuance.

~~C~~.D. Inspection Requests. All properties in the city, including residential rental dwelling units, shall remain subject to inspection requests. The building department, fire department, and health department shall continue to inspect residential rental dwelling units based on tenant or resident requests or complaints.

~~D~~.E. There shall be no fee for follow-up inspections for verification by the Code Enforcement Officer that corrective actions have been completed.

~~E~~.F. Upon completion of the initial or any subsequent inspection of a residential rental property, if any individual unit is cited for any of the following conditions, the Code Enforcement Officer shall declare the dwelling unit uninhabitable and deny the issuance of a Certificate of Fitness:

1. The physical condition or use of the property constitutes a public nuisance;
2. Any physical condition, use or occupancy of any public building or

Commented [A19]: Should this be reversed?

- 1) You register, and get conditional CF
- 2) You get initial inspection, at random
- 3) If you fail, you have x days to take corrective action
- 4) If you don't remediate, you lose your CF
- 5) By default, you are back in the pool for random inspection after 1 yr, but if you meet criteria, you may have a longer period.



**City of Essex Junction Municipal Code
Chapter 20 – Public Building Registry**

- its appurtenances that is considered an attractive nuisance to children, including, but not limited to, abandoned vehicles, appliances, basements and unsafe fences and structures;
3. Any public building that has unsanitary sewage or plumbing facilities;
 4. Any public building that is designated as unsafe for human habitation or use;
 5. Any public building that is manifestly capable of being a fire hazard or is manifestly unsafe or unsecured so as to endanger life, limb or property;
 6. Any public building dwelling from which the plumbing, heating, fire protection systems, fire detection systems, or other facilities required by law have been removed, or from which utilities have been disconnected, destroyed, removed, or rendered ineffective, or the required precautions against trespassers have not been provided;
 7. Any public building that is unsanitary or which is littered with rubbish or garbage, or which has an uncontrolled growth of weeds, or which has nests or exhibits insects, pests, or rodents;
 8. Any public building that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent of not providing shelter; in danger of collapse or failure and dangerous to anyone on or near the dwelling.
 9. Any public building that is determined to be a health hazard, i.e., high carbon monoxide levels, unmitigated lead paint hazard, poisons present, and improper storage of flammables.

F.G. The department shall issue a Certificate of Fitness for a term of four (4) years for a newly constructed residential rental dwelling unit ~~and one (1) year for all other public buildings~~, upon final inspection of the duly authorized municipal official.

G.H. Nothing in this section shall preclude the inspection of said residential rental property more frequently than the term of the Certificate of Fitness.



**City of Essex Junction Municipal Code
Chapter 20 – Public Building Registry**

H.I. A Certificate of Fitness may be revoked if a subsequent inspection finds that any residential rental property is no longer in compliance with the provisions of the Minimum Housing Code.

H.J. Prior to the issuance of a Certificate of Fitness, all registration and additional inspection fees shall be paid to the City.

H.K. The City retains the right to require residential rental properties be subject to a more frequent inspection cycle for repeat violations and noncompliance.

SECTION 17.09 - ISSUANCE OF A CONDITIONAL CERTIFICATE

The City may issue a Conditional Certificate of Fitness whenever the Code Enforcement Officer is unable to inspect a residential rental property after the expiration of an existing certificate, or more time is required to remedy a minor code violation cited on an inspection report, when the inability to inspect is not due to obstruction by the property owner or agent.

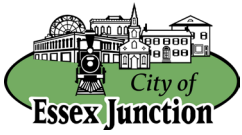
SECTION 17.10 - FEES

As prescribed in Essex Junction ~~City Ordinance, Chapter 28; Code Enforcement Department~~ Development Fee Schedule.

Commented [A20]: Appropriate code?

SECTION 17.11 - FINES AND PENALTIES

A. Unless otherwise stated, any violation of this Chapter shall be a civil



City of Essex Junction Municipal Code
Chapter 20 – Public Building Registry

violation and subject to civil penalties and enforcement as provided for in Chapter 9 of Essex Junction Municipal Code.

~~Statutory Cross-Reference: 24 V.S.A. § 1974a~~

- B. In addition, if the City determines that a person has failed to pay the registration fee due under this section, the City of Essex Junction shall mail to such person a statement showing the balance due and shall add thereto a twenty-five (\$25.00) late payment fee plus interest at a rate of twelve (12%) percent per year. The unpaid balance and penalty shall be subject to interest at a rate of twelve (12%) percent per year from the due date until the date of payment.
- C. The charges levied in this chapter shall constitute a lien upon the property on which the rental unit is situated and may be enforced within the time and manner provided for collection of taxes on property.

Commented [A21]: Current fees are \$25/50/100 for first, second and third offences if recipient declines to contest the municipal complaint. Civil Penalties are double

DRAFT



**City of Essex Junction Municipal Code
Chapter 20 – Public Building Registry**

Proposed Fee Schedule addition:

Example 1: from Winooski

- **Four Year Certificate of Fitness and Registry Application Fee: \$115 per unit per year**
Pursuant to Section 20, the Registration and Inspection of all rental dwelling units including attached units subject to Rental Registry and Inspection program, will be required in order to issue a (4) Four Year Certificate of Fitness. To comply with the Minimum Housing Standards Inspection Program the property owner shall file the Registry Application each year and pay an annual fee of one hundred fifteen dollars (\$115.00) per unit. The fees are due by April 1st, of the programmed year.
- **Re-inspection fee for Noncompliance after 90 days: \$115 per re-inspection**
Re-inspections for noncompliance to applicable standards shall be assessed a fee of one hundred fifteen dollars (\$115.00) per dwelling units each time they are inspected until they obtain a (4) year Certificate of Fitness except when an extension or variance has been granted in writing from the City.
- **Commercial Properties**

A. Certificate of Fitness:

Category I: under 2000 square feet	\$100.00/per year
Category II: 2,001-10,000 square feet	\$250.00/per year
Category III: 10,001-100,000 square feet	\$500.00/per year
Category IV high hazard/service station	\$1,000.00/per year
Category V industrial, manufacturing	\$1,250.00/per year

B. Multi-unit buildings: buildings having a common roof, common corridors, storage areas, exits, fire doors, fire alarms, and sprinkler systems, and which may include separate businesses, recreational areas, parking lots, and related premises, will undergo an annual inspection for the common area. All common areas inspected yearly with a random percentage of units inspected on a 4-year cycle. Other residential uses such as Inn, Boarding Housing Student Housing and Hotels with common areas shall apply based on number of units and mix uses.

Less than or equal to 10 units	\$50.00 per unit
More than 10 units	\$25.00 per unit
Annual inspection of common areas, fire protection systems, and garages/parking areas	\$300.00

Example 2: from Rochester NY

- A. Expirations are on a rolling basis from when applicants registered



City of Essex Junction Municipal Code
Chapter 20 – Public Building Registry

FEE SCHEDULE

Unit	Fee
Single Family	\$60.00
Two Family	\$80.00
Three Family or more	\$100.00 + \$10/unit over 5
Rooming House	\$100.00 + \$10.00/unit over 5
Mixed Commercial/Residential	\$100.00 + \$10.00/unit over 5
Non-Residential 0 - 25,000 sq. ft.	\$100.00
Non-Residential 25,000 sq. ft. or more	\$150.00

DRAFT

State of Vermont
Department of Housing and Community Development
Deane C. Davis Building – 6th Floor
One National Life Drive
Montpelier, VT 05620-0501

*Agency of Commerce and
Community Development*

[phone] 802-828-3211

TO: [Andrew Brown](#), City Council President, City of Essex Junction
FROM: Alice Dodge, Community Planning and Revitalization
DATE: March 1, 2023
RE: **Renewal of Village Center Designation for Essex Junction Village Center is due in September 2023**

By state statute, the Downtown Board is required to review village center designations every 8 years. Essex Junction's village center designation must be renewed in **September of 2023**. To renew your designation, we will need the following materials:

1. **Cover letter:** Please see the enclosed Application Guidelines and [renewal checklist](#) for details. Also, please provide updated contact information in the cover letter.
2. **Selectboard meeting minutes or signed resolution** showing application for village center designation(s) has been authorized by the Town or Incorporated Village.
3. **Evidence of a confirmed planning process:** A letter from your regional planning commission stating that your planning process is "confirmed". (See Guidelines for details.)
4. **Municipal Plan and Village Center Designation Integration:** Any community applying for renewal shall explain how the village center designation has furthered the goals of the municipal plan and shall submit an approved municipal plan map that depicts the boundary of the designated area. **Your municipal plan will need to include this element prior to you renewing your village center designation.** Your Regional Planning Commission is happy to help you update your plan to meet this requirement.

Amendments to Designated Village Center Boundary

If you feel that boundary changes are called for, please contact Richard Amore at (802) 585.0061 or at richard.amore@vermont.gov to discuss your village center boundary amendment. An amendment to the boundary must follow the requirements and procedures of a [new application](#).

Submission Requirements: The municipality must submit one electronic copy of the full renewal application to richard.amore@vermont.gov. The renewal application is due at our office **no later than 4:30 p.m. on September 5, 2023**, and the Downtown Board will consider the application on **September 25th**. Municipalities are not required to attend the Downtown Board meeting for renewal applications.

If you cannot meet this deadline, please call us. If the renewal date is missed, designation continues for 6 months to allow time to get the renewal application submitted. However, during the 6 month suspension period, no benefits will be considered. If no renewal application is received after the 6 month suspension, the Downtown Board will withdraw the designation. A community may submit a new application for designation at any time after de-designation.

We appreciate your interest in this program and look forward to renewing your village center designation. If you have any questions, please give us a call: Richard Amore at 802.585.0061 richard.amore@vermont.gov or Jenni Lavoie at 802.828.1948 jennifer.lavoie@vermont.gov.

Enc: **Village Center Designation Renewal Guidelines**

CC: [Regina Mahony](#), City Manager, City of Essex Junction
[Chris Yuen](#), Community Development Director
[Chittenden County Regional Planning Commission](#)



Renewal Process for Village Center Designation

A village center is designated for eight years. After the initial eight years, the municipality must submit a renewal application, demonstrating that it continues to meet the requirements for the designation.

Timeline and Process

The Department of Housing and Community Development (DHCD) sends out a renewal reminder memo to each municipality six months prior to their renewal date. The applicant must submit the renewal application prior to their renewal date. Renewal applications are due on the first Monday of the renewal month and the Downtown Board will meet and review applications on the fourth Monday of each month. Municipalities must submit one electronic copy (pdf or word format) of the application and all supporting documents. If the file is too large to email – applications may be submitted on a CD, thumb drive or uploaded to a file sharing service such as Dropbox. Municipalities are not required to attend the Downtown Board meeting for renewal applications.

A municipality's renewal schedule can be found on [Vermont Municipal Planning Data Center](#).

Late Submissions

If the renewal date is missed, the designation continues for an additional 6 months with the program benefits suspended. If no renewal application is received after the 6 month suspension the Downtown Board will withdraw designation. Once designation is withdrawn, a community may submit a new application for village center designation at any time.

Amendments to Designated Village Center Boundary

Requests to amend a boundary must be submitted by the first Monday of any month the Board meets. Requests for amendments are reviewed using the same procedures as for a new application.

Please contact DHCD to discuss the village center designation renewal or boundary amendment process.

Application materials must be submitted to:

Vermont Village Center Designation Program
Division for Community Planning and Revitalization
Department of Housing and Community Development (DHCD)
One National Life Drive, 6th Floor
Montpelier, VT 05620

Vermont Village Center Designation Program

Richard Amore Phone: 802.585.0061 email: richard.amore@vermont.gov

Applications are due on the first Monday of the month by 4:30 p.m. in electronic format (pdf) by email.

1. Cover Letter, including:

- Name of the Municipality
- Brief narrative that includes a list of previous and current revitalization activities in the village
- Municipal Infrastructure: Does the municipality have a water system? Does the municipality have a wastewater system? If so, please include the name of the system and brief description of the system(s) in the cover letter.
- Name, address, daytime phone number and email address of the primary contact person for application

2. Authorization from Town or Village Selectboard or Trustees

- Minutes from publicly held meeting, showing that the renewal application for village center designation has been authorized by the town or village (if separately confirmed municipality)
- Or municipal resolution from majority of selectboard/trustees authorizing renewal application

3. Confirmed Planning Process

- A letter from the municipality's regional planning commission must be included in the renewal application, stating that its planning process is "confirmed" under [24 V.S.A. §4350](#) by the commission. Confirmation means that the adopted municipal land use plan and planning process, have been reviewed and approved by their regional planning commission





4. Municipal Plan Integration

- Evidence that the municipal plan explains how the designation furthers the goals of the Municipal Plan (include municipal plan excerpts)
- An approved municipal plan map that depicts the boundary of the designated area (include copy of the map from the municipal plan)



Village Center Essex Junction, VT

Legend

-  Existing Village Center
-  Village Center Correction
-  Future Expansion
-  Tax Parcel Boundary - 2009

Zoning District

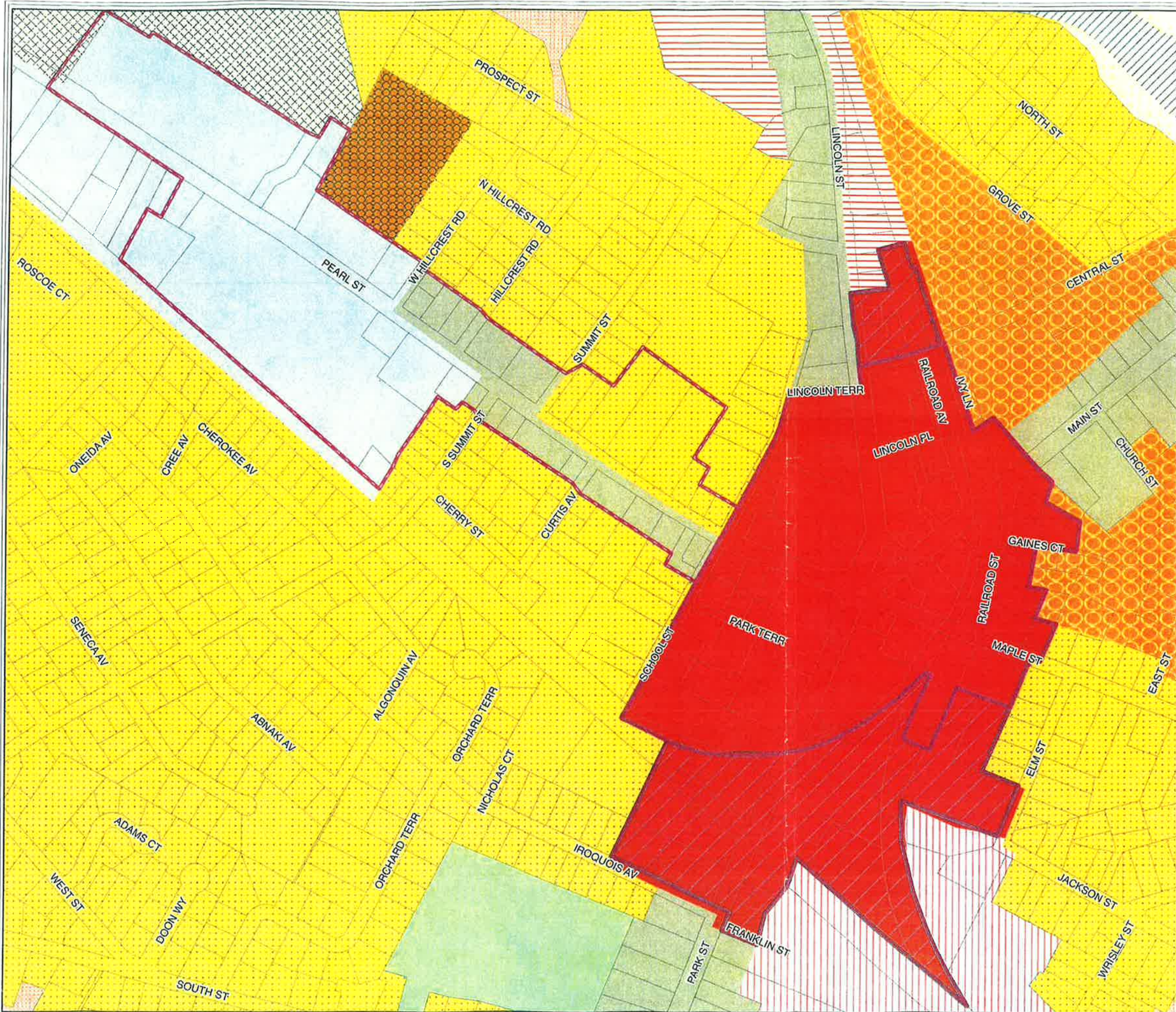
-  Transit Oriented Development
-  Residential 1
-  Residential 2
-  Multi-Family Residential 1
-  Multi-Family Residential 2
-  Multi-Family Residential 3
-  Multi-Family/Mixed Use 1
-  Multi-Family/Mixed Use 2
-  Village Center
-  Residential-Office
-  Mixed Commercial Use
-  Highway-Arterial
-  Light Industrial
-  Planned Exposition
-  Planned Agriculture
-  Open Space
-  Flood Plain



0 160 320 640 Feet

Sources:
2009 Parcel Boundary-Essex Junction
2007 Zoning. Developed by CCRPC, 2005; updated EJ, 2007
Map created by P.Brangan using ArcGIS 10.
Data is in State Plane Coordinate System, NAD 1983.

Disclaimer:
The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Chittenden County Regional Planning Commission is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by 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.





August 1st, 2023

City of Essex Junction City Council
City of Essex Junction Planning Commission
Chittenden County Regional Planning Commission

Re: **Essex A North Lot Solar, LLC's 45-Day Notice to Persons and Entities Entitled to Notice Pursuant to Public Utility Commission Rule 5.402(A), for a Proposed 4.95 MW Solar Array to be located off Robinson Pkwy in Essex Junction, VT.**

Dear Sir or Madam:

Essex A North Lot Solar, LLC (the "Applicant"), is pleased to provide you with this 45-Day notice in advance of filing a petition for a Certificate of Public Good with the Vermont Public Utility Commission ("Commission" or "PUC"), for a 4.95 MW solar electric generation facility to be known as the "Essex A North Lot Solar Project" (the "Project"). The Applicant proposes to construct the Project on GlobalFoundries property located off Robinson Parkway in Essex Junction, Vermont (the "Site"). This notice is provided in accordance with 30 VSA § 248, Vermont Statutes Annotated ("Section 248"), and Public Utility Commission Rule 5.402.

Pursuant to Commission Rule 5.402, the following letter includes information sufficient to understand the overall Project including the location of the facility, a description of the proposed Project, construction plans and equipment to be used. This letter also describes the rights of the noticed parties to comment on the Project plans and participate in the Section 248 review process.

This letter contains descriptions of the following:

- I. 30 V.S.A. § 248 Process Information;
- II. Project Description;
- III. Site Selection and Consideration of Alternatives
- IV. Construction and Transportation
- V. Preliminary Assessment of Environmental and Aesthetic Impacts;
- VI. Project Benefits;
- VII. Expected Filing Date.

Included as attachments to this letter are:

- I. Location Map / Preliminary Site Plan
- II. Preliminary Natural Resources Map

II. Representative Equipment Specifications

I. 30 V.S.A. Section 248 Petition and Notice

The state permitting process for electric generation facilities requires the Applicant to provide notice to certain entities and persons 45-days prior to a formal filing with the PUC. These include:

- The affected municipal legislative bodies;
- The affected municipal and regional planning commissions; and
- The Public Utility Commission.

The Applicant has also provided this 45-day notice to:

- The Department of Public Service
- The Agency of Natural Resources

Per Commission Rule 5.402(A), the municipal and regional planning commissions shall make recommendations, if any, at least seven (7) days prior to the intended filing date, which filing date is expected to be 45 days from the date of this notice.

Affected municipal and regional planning commissions may also provide revised recommendations within 45 days of the date on which the Applicant files its petition with the Commission, if the petition contains new or more detailed information that was not previously included in the original filing with the municipal and regional planning commissions pursuant to Section 248(f).

Recommendations made to the Commission pursuant to Section 248(f), or the lack of such recommendations, shall not preclude municipal or regional planning commissions from presenting evidence during technical hearings if granted party status.

Please send all recommendations during this 45-Day notice period to:

Vermont Public Utility Commission
c/o Clerk of the Commission
112 State Street
Montpelier, VT 05620-2701

AND

Encore Renewable Energy
Attn: Phillip D. Foy
P.O. Box 1072
Burlington, VT 05402
Tel: (802) 861-3023

phillip@encorerenewableenergy.com

For additional information regarding this process, including your commission's right to participate in the Public Utility Commission proceeding, please refer to the "Citizen's Guide to the Vermont Public Utility Commission's Section 248 Process," which can be found at <https://puc.vermont.gov/document/citizen-guide-public-utility-commission>.

II. Project Description

The Applicant is proposing a 4.95 MW solar project on property located off Robinson Parkway in Essex Junction, Vermont. The array will occupy roughly 30 acres of the greater 228-acre parcel. The electricity generated by this Project will flow to GlobalFoundries' electric grid.

The Site location, array footprint, and approximate property boundaries are shown in the preliminary site plan attached as Exhibit 1. Vermont Route 117 is to the north of the Project. In summary, the Project will consist of:

- Approximately 12,000 solar panels installed on ground-mounted racking systems across roughly 30 acres of the Site:
 - Coated with non-reflective glazing;
 - Approximately 10-15 feet off the ground at their highest point.
 - Modules are to be mounted on fixed tilt racking systems with rows running east-west.
- A network of string inverters dispersed across the array connected with underground cables installed in protective conduit;
- A 7-8 ft agricultural style perimeter fence;
- Temporary laydown area for delivery and short-term storage of materials; and
- An approximate 850-ft extension of 3-phase power to the Site for interconnection into GMP's grid, from the existing distribution service on Robinson Parkway;
- Utilizing GlobalFoundries' existing road infrastructure for access for the projects

III. Site Selection and Consideration of Alternatives

This site was selected because of the site's proximity to substation infrastructure, access to three phase transmission infrastructure, even topography, and limited environmental impacts.

The applicant worked with its consultants to configure the Project in a way that would maximize the potential energy generation benefits while minimizing environmental and aesthetic impacts. The Applicant will continue working with all stakeholders prior to filing the CPG petition and thereafter to address any concerns.

IV. Construction & Transportation

The Applicant proposes to deliver materials for the Project using trucks and state and local roads, which are accustomed to the type of traffic representative of the proposed daily delivery of materials. Deliveries will be made to a temporary construction staging area on the Site, located off the proposed access drive. Most all transportation activity will occur during the construction phase, which would last between three and five months.

The Project is not expected to require oversize or overweight deliveries. Access to and from the Site will be restricted by perimeter fencing in order to secure the Site and prevent the public from entering the facility. All equipment associated with the Project will be installed in accordance with all applicable regulations and electrical codes.

V. Preliminary Impact Assessment

i. Aesthetics

The project would be setback approximately 345 feet from Route 117, which is north of the Project. From a preliminary review by Encore Renewable Energy, it is planned that screening plantings will be planted between the Project and Route 117.

In preparation for the CPG application for the Project, the Applicant will engage T.J. Boyle Associates of Burlington, Vermont to perform a review of potential aesthetic impacts resulting from the Project.

Overall, preliminary review by Encore Renewable Energy indicates that the Project would not result in undue impacts to the aesthetic and scenic and natural beauty of the area. The Applicant will continue to work with Essex Junction, adjoining property owners, and T.J. Boyle Associates in order to address any potential aesthetic impacts. The Applicant will file the complete TJ Boyle aesthetic report, and final mitigation measures, where warranted, with the complete petition.

ii. Environmental

The Applicant has engaged VHB, Inc. to perform preliminary due diligence as well as detailed natural resource assessments and delineations, including both database and field surveys. Results of those studies will be provided in the final petition.

Given that the project is located within an existing agricultural field, parking lots, and previously disturbed mound of soil, the likelihood of impacts to most natural resources is low. VHB will conduct natural resource assessments, and impact analyses (where applicable) will be completed for criteria considered under Section 248 and as relevant to any additional necessary environmental permitting.

The Applicant will consult with state and federal agency staff as necessary pending results of detailed natural resource studies, which will inform Project design to avoid resources where possible and/or secure necessary permits, reviews, and approvals.

VI. Project Benefits

The Project is being developed in cooperation with GMP to provide locally generated renewable energy to GlobalFoundries. As its own electric utility, the Project will contribute to GlobalFoundries' achievement of the requirements under the Vermont Renewable Energy Standards by creating new, locally generated renewable energy. In addition, the Project will generate a new source of property tax revenue for the municipality.

VII. Conclusion

The Project is not expected to result in undue adverse impacts to the applicable criteria. The Applicant looks forward to submitting the full Section 248 petition package, which will contain all of the information required by the PUC to evaluate the merits of the Project for potential award of a Certificate of Public Good and inform others of the Project's impacts and value.

The Applicant intends to file a Section 248 Petition and supporting materials with the PUC soon after the expiration of this 45-day notice period, which is expected to be no sooner than October 5th, 2023.

We look forward to receiving any input or suggestions you may have as we move through the Section 248 process. If you have any questions you may direct them to the Applicant by phone at 802-861-3023 or by email at phillip@encorerenewableenergy.com.

Sincerely,



Phillip D. Foy
General Counsel
Encore Renewable Energy

- Attachment 1 – Preliminary Site Plan
- Attachment 2 – Preliminary Natural Resources Map
- Attachment 3 – Representative Equipment Specifications

Copy to:

Vermont Public Utility Commission
112 State Street
Montpelier, Vermont 05620-2701

Department of Public Service
James Porter, Director for Public Advocacy
112 State Street - Third Floor
Montpelier, Vermont 05620-2601

Agency of Natural Resources
Secretary's Office
1 National Life Drive, Davis 2
Montpelier, Vermont 05620-3901

Green Mountain Power
163 Acorn Lane
Colchester, VT 05446

GlobalFoundries
1000 River Street
Essex Junction, VT 05452

Chittenden County Regional Planning Commission
110 W Canal St #202
Winooski, VT 05404

City of Essex Junction City Council
2 Lincoln St
Essex Junction, VT 05452

City of Essex Junction Planning Commission
2 Lincoln St
Essex Junction, VT 05452

Natural Resources Board
District #6 Environmental Commission
10 Baldwin Street
Montpelier, VT 05633-3201

Agency of Agriculture and Food Markets
Secretary Anson Tebbetts
116 State Street
Montpelier, Vt 05620-2901

Department of Historic Preservation
Laura V. Trieschmann
One National Life Drive
Deane C. Davis Building, 6th Floor
Montpelier, VT 05620-0501



PROFESSIONAL SEAL
ENGINEER'S SEAL APPLIES TO DESIGN OF STRUCTURAL COMPONENTS ONLY

Global Foundries IX Group A Concept Plan

Type	Fenced Area	
FT	~30 acres	
Intrarow Spacing	Tilt	Azimuth
	25°	180°
Module Rating / Count		
540W 12,428 Modules		
DC Rating	AC Rating	
6.711 MW	4.95 MW	
Interconnection		
Existing line	Line Extension	Site Extension
x ft	y ft	z ft

RELEASE RECORD

DATE	DESCRIPTION
5	08/01/2023 45 Day Notice ZB
4	03/17/2023
3	09/14/2022
2	09/08/2022
1	09/06/2022

PROJECT INFORMATION

TITLE & ADDRESS:
1040 Robinson Pkwy,
Essex Junction, 05452

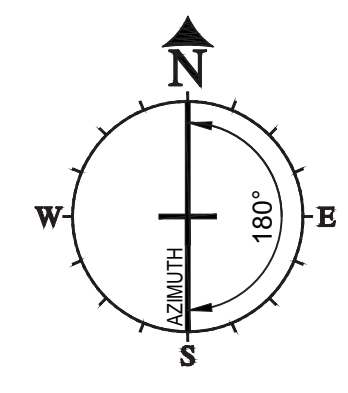
ER PROJECT No.:

DRAWN BY: ZB	REVIEWED BY:
-----------------	--------------

SHEET TITLE:
Concept Plan

SHEET No.:

P-102





LEGEND

- Mapped Vernal Pools
- Rare Threatened and Endange
- RTE Animal
- RTE Plant
- Deer Wintering Areas
- Wetland - VSWI
 - Class 1 Wetland
 - Class 2 Wetland
 - Wetland Buffer
- Parcels (standardized)
- Stream
 - Stream
 - Intermittent Stream
- Roads
 - Interstate
 - US Highway; 1
 - State Highway
 - Town Highway (Class 1)
 - Town Highway (Class 2,3)
 - Town Highway (Class 4)
 - State Forest Trail
 - National Forest Trail
 - Legal Trail
 - Private Road/Driveway
 - Proposed Roads
- Town Boundary

1: 4,127
July 21, 2023

NOTES

Map created using ANR's Natural Resources Atlas



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

1" = 344 Ft. 1cm = 41 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



PREC BIFACIAL

PV MODULE

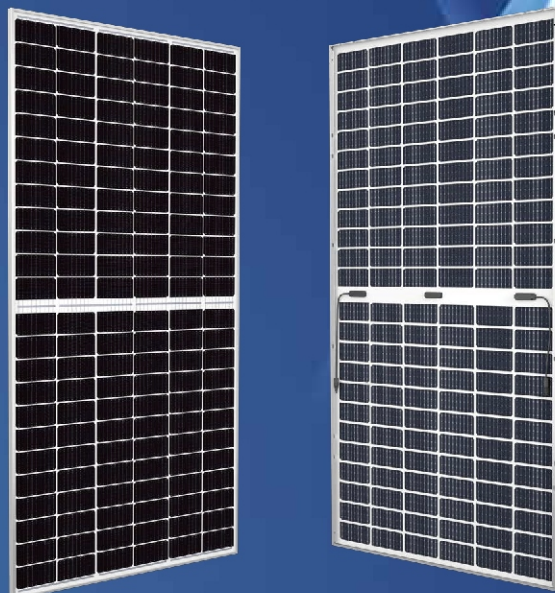
ET-M772BH525TW 530W

ET-M772BH530TW 535W

ET-M772BH535TW 540W

ET-M772BH540TW 545W

ET-M772BH545TW 550W



KEY FEATURES



Enhanced safety by excellent fire resistance



Perfect for sandy, snowy and high latitude regions



Bifacial technology enables additional energy harvesting from rear side(up to 25%)

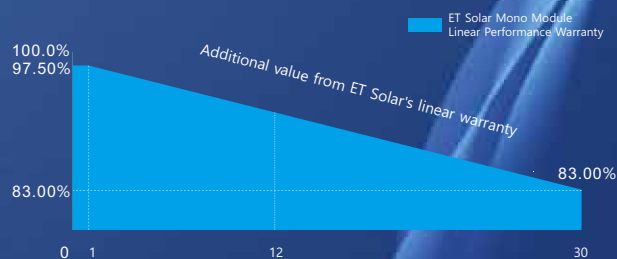


Lower operating temperature, more reliable



Cut cell, Less internal power loss, Less mismatch loss

WARRANTY



IEC61215
IEC61730
UL61215
UL61730



Guarantee on product material and workmanship



linear power output warranty

ET SOLAR
support@etsolar.hk



M/ET-PD-EN-EU2021V1

ELECTRICAL SPECIFICATIONS

Module Type	ET-M772BH530TW ET-M772BH530TB		ET-M772BH535TW ET-M772BH535TB		ET-M772BH540TW ET-M772BH540TB		ET-M772BH545TW ET-M772BH545TB		ET-M772BH550TW ET-M772BH550TB	
	Maximum Power $-P_{mp}$ (W)	530	398	535	401	540	405	545	409	550
Open Circuit Voltage $-V_{oc}$ (V)	49.30	46.20	49.45	46.24	49.60	46.28	49.75	46.32	49.90	46.16
Short Circuit Current $-I_{sc}$ (A)	13.72	11.29	13.79	11.38	13.86	11.46	13.93	11.54	14.00	11.20
Maximum Power Voltage $-V_{mp}$ (V)	41.31	37.18	41.47	37.24	41.64	37.30	41.80	37.36	41.96	37.12
Maximum Power Current $-I_{mp}$ (A)	12.83	10.69	12.90	10.77	12.97	10.86	13.04	10.94	13.11	11.03
Module Efficiency STC- η_m (%)	20.5%		20.7%		20.8%		21.0%		21.3%	
Power Tolerance (W)	(0 , +4.99)									
Pmax Temperature Coefficient	-0.350%/°C									
Voc Temperature Coefficient	-0.290 %/°C									
Isc Temperature Coefficient	+0.048 %/°C									

STC: Irradiance 1000 W/m² module temperature 25°C AM=1.5

REAR SIDE POWER GAIN (ET-M772BH535TW)

Power Gain	10%	15%	20%	25%
Maximum Power $-P_{mp}$ (W)	589	615	642	669
Open Circuit Voltage $-V_{oc}$ (V)	49.06	49.06	49.06	49.06
Short Circuit Current $-I_{sc}$ (A)	15.13	15.81	16.50	17.19
Maximum Power Voltage $-V_{mp}$ (V)	42.67	42.67	42.67	42.67
Maximum Power Current $-I_{mp}$ (A)	13.79	14.42	15.05	15.68

MECHANICAL SPECIFICATIONS

External Dimension	2279 x 1134 x 35mm
Weight	28kg
Solar Cells	PERC Mono crystalline 182 x 91 mm (144pcs)
Front Glass	3.2mm AR coating tempered glass
Frame	Anodized aluminium alloy
Junction Box	IP68, 3 diodes
Output Cables	4.0 mm ² , Portrait:350mm(+)/250mm(-) Or customized
Connector	MC4 Compatible

APPLICATION CONDITIONS

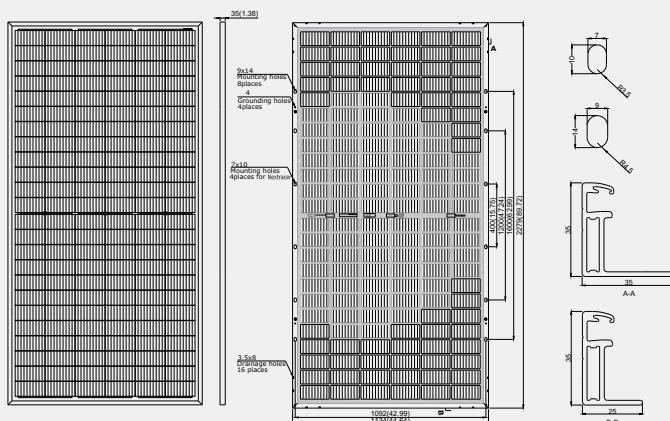
Maximum System Voltage	1500VDC
Maximum Series Fuse Rating	30A
Operating Temperature	-40 ~ +85 °C
Nominal Operating Cell Temperature	45±2 °C

PACKING MANNER

Container	40'HQ
Pieces per Pallet	31
Pallets per Container	20
Pieces per Container	620

PHYSICAL CHARACTERISTICS

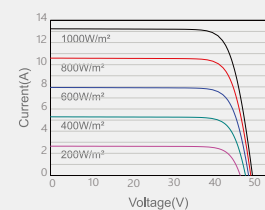
Unit:mm



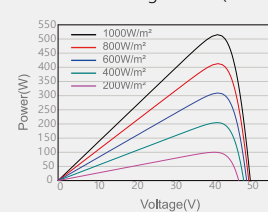
* The above drawing is a graphical representation of the product. For engineering quality drawings please contact ET Solar.

CURVE

Current-Voltage Curve (530W)



Power-Voltage Curve (530W)



Note: the specifications are obtained under the Standard Test Conditions (STCs): 1000 W/m² solar irradiance, 1.5 Air Mass, and cell temperature of 25°C. The NOCT is obtained under the Test Conditions: 800 W/m², 20°C ambient temperature, 1m/s wind speed, AM 1.5 spectrum.

Please contact support@etsolar.hk for technical support. The actual transactions will be subject to the contracts. This parameters is for reference only and it is not a part of the contracts. The specifications are subject to change without prior notice.

100/125kW, 1500Vdc String Inverters for North America



CPS SCH100/125KTL-DO/US-600

The 100 & 125kW high power CPS three phase string inverters are designed for ground mount applications. The units are high performance, advanced and reliable inverters designed specifically for the North American environment and grid. High efficiency at 99.1% peak and 98.5% CEC, wide operating voltages, broad temperature ranges and a NEMA Type 4X enclosure enable this inverter platform to operate at high performance across many applications. The CPS 100/125kW products ship with the Standard or Centralized Wire-box, each fully integrated and separable with AC and DC disconnect switches. The Standard Wire-box includes touch safe fusing for up to 20 strings. The CPS FlexOM Gateway enables communication, controls and remote product upgrades.

Key Features

- NFPA 70, NEC 2014 and 2017 compliant
- Touch safe DC Fuse holders adds convenience and safety
- CPS FlexOM Gateway enables remote FW upgrades
- Integrated AC & DC disconnect switches
- 1 MPPT with 20 fused inputs for maximum flexibility
- Copper and Aluminum compatible AC connections
- NEMA Type 4X outdoor rated, tough tested enclosure
- Advanced Smart-Grid features (CA Rule 21 certified)
- kVA Headroom yields 100kW @ 0.9PF and 125kW @ 0.95PF
- Generous 1.87 and 1.5 DC/AC Inverter Load Ratios
- Separable wire-box design for fast service
- Standard 5 year warranty with extensions to 20 years



100/125KTL Standard Wire-box



100/125KTL Centralized Wire-box

Model Name	CPS SCH100KTL-DO/US-600	CPS SCH125KTL-DO/US-600
DC Input		
Max. PV Power	187.5kW	
Max. DC Input Voltage	1500V	
Operating DC Input Voltage Range	860-1450Vdc	
Start-up DC Input Voltage / Power	900V / 250W	
Number of MPP Trackers	1	
MPPT Voltage Range ¹	870-1300Vdc	
Max. PV Input Current (Isc x1.25)	275A	
Number of DC Inputs	20 PV source circuits, pos. & neg. fused (Standard Wire-box) 1 PV output circuit, 1-2 terminations per pole, non-fused (Centralized Wire-box)	
DC Disconnection Type	Load-rated DC switch	
DC Surge Protection	Type II MOV (with indicator/remote signaling), Up=2.5kV, In=20kA (8/20uS)	
AC Output		
Rated AC Output Power	100kW	125kW
Max. AC Output Power ²	100kVA (111KVA @ PF>0.9)	125kVA (132KVA @ PF>0.95)
Rated Output Voltage	600Vac	
Output Voltage Range ³	528-660Vac	
Grid Connection Type ⁴	3Φ / PE / N (Neutral optional)	
Max. AC Output Current @600Vac	96.2/106.8A	120.3/127.0A
Rated Output Frequency	60Hz	
Output Frequency Range ³	57-63Hz	
Power Factor	>0.99 (±0.8 adjustable)	>0.99 (±0.8 adjustable)
Current THD	<3%	
Max. Fault Current Contribution (1-cycle RMS)	41.47A	
Max. OCPD Rating	200A	
AC Disconnection Type	Load-rated AC switch	
AC Surge Protection	Type II MOV (with indicator/remote signaling), Up=2.5kV, In=20kA (8/20uS)	
System		
Topology	Transformerless	
Max. Efficiency	99.1%	
CEC Efficiency	98.5%	
Stand-by / Night Consumption	<4W	
Environment		
Enclosure Protection Degree	NEMA Type 4X	
Cooling Method	Variable speed cooling fans	
Operating Temperature Range	-22°F to +140°F / -30°C to +60°C (derating from +113°F / +45°C)	
Non-Operating Temperature Range ⁵	-40°F to +158°F / -40°C to +70°C maximum	
Operating Humidity	0-100%	
Operating Altitude	8202ft / 2500m (no derating)	
Audible Noise	<65dBA@1m and 25°C	
Display and Communication		
User Interface and Display	LED Indicators, WiFi + APP	
Inverter Monitoring	Modbus RS485	
Site Level Monitoring	CPS FlexOM Gateway (1 per 32 inverters)	
Modbus Data Mapping	SunSpec/CPS	
Remote Diagnostics / FW Upgrade Functions	Standard / (with FlexOM Gateway)	
Mechanical		
Dimensions (WxHxD)	45.28x24.25x9.84in (1150x616x250mm) with Standard Wire-box 39.37x24.25x9.84in (1000x616x250mm) with Centralized Wire-box	
Weight	Inverter: 121lbs / 55kg; Wire-box: 55lbs / 25kg (Standard Wire-box); 33lbs / 15kg (Centralized Wire-box)	
Mounting / Installation Angle	15 - 90 degrees from horizontal (vertical or angled)	
AC Termination	M10 Stud Type Terminal [3Φ] (Wire range: 1/0AWG - 500kcmil CU/AL, Lugs not supplied) Screw Clamp Terminal Block [N] (#12 - 1/0AWG CU/AL)	
DC Termination	Screw Clamp Fuse Holder (Wire range: #12 - #6AWG CU) - Standard Wire-box Busbar, M10 Bolts (Wire range: #1AWG - 500kcmil CU/AL [1 termination per pole], #1AWG - 300kcmil CU/AL [2 terminations per pole], Lugs not supplied) - Centralized Wire-box	
Fused String Inputs	20A fuses provided (Fuse values of 15A or 20A acceptable)	
Safety		
Safety and EMC Standard	UL1741-SA-2016, CSA-C22.2 NO.107.1-01, IEEE1547a-2014; FCC PART15	
Selectable Grid Standard	IEEE 1547a-2014, CA Rule 21, ISO-NE	
Smart-Grid Features	Volt-RideThru, Freq-RideThru, Ramp-Rate, Specified-PF, Volt-VAR, Freq-Watt, Volt-Watt	
Warranty		
Standard ⁶	5 years	
Extended Terms	10, 15 and 20 years	

1) See user manual for further information regarding MPPT Voltage Range when operating at non-unity PF

2) "Max. AC Apparent Power" rating valid within MPPT voltage range and temperature range of -30°C to +40°C (-22°F to +104°F) for 100KW PF ≥0.9 and 125KW PF ≥0.95

3) The "Output Voltage Range" and "Output Frequency Range" may differ according to the specific grid standard.

4) Wye neutral-grounded, Delta may not be corner-grounded.

5) See user manual for further requirements regarding non-operating conditions.

6) 5 year warranty effective for units purchased after October 1st, 2019.



August 1st, 2023

Town of Essex Junction Selectboard
Town of Essex Junction Planning Commission
Chittenden County Regional Planning Commission

Re: **Essex B1 Parking Lot Solar, LLC's 45-Day Notice to Persons and Entities Entitled to Notice Pursuant to Public Utility Commission Rule 5.402(A), for a Proposed 2.8 MW Solar Array to be located off Robinson Pkwy in Essex Junction, VT.**

Dear Sir or Madam:

Essex B1 Parking Lot Solar, LLC (the "Applicant"), is pleased to provide you with this 45-Day notice in advance of filing a petition for a Certificate of Public Good with the Vermont Public Utility Commission ("Commission" or "PUC"), for a 2.8 MW solar electric generation facility to be known as the "Essex B1 Parking Lot Solar Project" (the "Project"). The Applicant proposes to construct the Project on GlobalFoundries property located off Robinson Parkway in Essex Junction, Vermont (the "Site"). This notice is provided in accordance with 30 VSA § 248, Vermont Statutes Annotated ("Section 248"), and Public Utility Commission Rule 5.402.

Pursuant to Commission Rule 5.402, the following letter includes information sufficient to understand the overall Project including the location of the facility, a description of the proposed Project, construction plans and equipment to be used. This letter also describes the rights of the noticed parties to comment on the Project plans and participate in the Section 248 review process.

This letter contains descriptions of the following:

- I. 30 V.S.A. § 248 Process Information;
- II. Project Description;
- III. Site Selection and Consideration of Alternatives
- IV. Construction and Transportation
- V. Preliminary Assessment of Environmental and Aesthetic Impacts;
- VI. Project Benefits;
- VII. Expected Filing Date.

Included as attachments to this letter are:

- I. Location Map / Preliminary Site Plan
- II. Preliminary Natural Resources Map

II. Representative Equipment Specifications

I. 30 V.S.A. Section 248 Petition and Notice

The state permitting process for electric generation facilities requires the Applicant to provide notice to certain entities and persons 45-days prior to a formal filing with the PUC. These include:

- The affected municipal legislative bodies;
- The affected municipal and regional planning commissions; and
- The Public Utility Commission.

The Applicant has also provided this 45-day notice to:

- The Department of Public Service
- The Agency of Natural Resources

Per Commission Rule 5.402(A), the municipal and regional planning commissions shall make recommendations, if any, at least seven (7) days prior to the intended filing date, which filing date is expected to be 45 days from the date of this notice.

Affected municipal and regional planning commissions may also provide revised recommendations within 45 days of the date on which the Applicant files its petition with the Commission, if the petition contains new or more detailed information that was not previously included in the original filing with the municipal and regional planning commissions pursuant to Section 248(f).

Recommendations made to the Commission pursuant to Section 248(f), or the lack of such recommendations, shall not preclude municipal or regional planning commissions from presenting evidence during technical hearings if granted party status.

Please send all recommendations during this 45-Day notice period to:

Vermont Public Utility Commission
c/o Clerk of the Commission
112 State Street
Montpelier, VT 05620-2701

AND

Encore Renewable Energy
Attn: Phillip D. Foy
P.O. Box 1072
Burlington, VT 05402
Tel: (802) 861-3023

phillip@encorerenewableenergy.com

For additional information regarding this process, including your commission's right to participate in the Public Utility Commission proceeding, please refer to the "Citizen's Guide to the Vermont Public Utility Commission's Section 248 Process," which can be found at <https://puc.vermont.gov/document/citizen-guide-public-utility-commission>.

II. Project Description

The Applicant is proposing a 2.84 MW solar project on property located off Robinson Parkway in Essex Junction, Vermont. The array will occupy roughly 10 acres of the greater 228-acre parcel. The electricity generated by this Project will flow to GlobalFoundries' electric grid.

The Site location, array footprint, and approximate property boundaries are shown in the preliminary site plan attached as Exhibit 1. Robinson Parkway is on the north, west, and southern boundaries of the Project.

- Approximately 3,000 solar panels installed on ground-mounted racking systems across roughly 3 acres of the Site:
 - Coated with non-reflective glazing;
 - Approximately 10-15 feet off the ground at their highest point.
 - Modules are to be mounted on fixed tilt racking systems with rows running east-west
 - A 7-8 ft agricultural style perimeter fence;
- Approximately 4,000 solar panels installed on fixed, canopy mounted racking systems across roughly 7 acres of the Site:
 - Coated with non-reflective glazing;
 - Sloped at a fixed angle of 7 degrees; and
 - On canopy structures a minimum starting height of 10' in the air over the parking lot area
- A network of string inverters dispersed across the array connected with underground cables installed in protective conduit;
- Temporary laydown area for delivery and short-term storage of materials; and
- An approximate 120-ft extension of 3-phase power to the Site for interconnection into GMP's grid, from the existing distribution service on Robinson Parkway;
- Utilizing GlobalFoundries' existing road infrastructure for access for the projects.

III. Site Selection and Consideration of Alternatives

This site was selected because of the site's proximity to substation infrastructure, access to transmission infrastructure, even topography, and limited environmental impacts.

The applicant worked with its consultants to configure the Project in a way that would maximize the potential energy generation benefits while minimizing environmental and

aesthetic impacts. The Applicant will continue working with all stakeholders prior to filing the CPG petition and thereafter to address any concerns.

IV. Construction & Transportation

The Applicant proposes to deliver materials for the Project using trucks and state and local roads, which are accustomed to the type of traffic representative of the proposed daily delivery of materials. Deliveries will be made to a temporary construction staging area on the Site, located on the GlobalFoundries campus. Most all transportation activity will occur during the construction phase, which would last between three and five months.

The Project is not expected to require oversize or overweight deliveries. Access to and from the Site will be restricted by perimeter fencing in order to secure the Site and prevent the public from entering the facility. All equipment associated with the Project will be installed in accordance with all applicable regulations and electrical codes.

V. Preliminary Impact Assessment

i. Aesthetics

The Project is proposed in a parking lot and is encompassed by Robinson Parkway on every side except the east side of the Project, and it would be setback approximately 60 feet from Robinson Parkway at the closest point. From a preliminary review by Encore Renewable Energy, screening plantings are planned between the Project and Robinson Parkway on the east side of the Project. In preparation for the CPG application for the Project, the Applicant will engage T.J. Boyle Associates of Burlington, Vermont to perform a review of potential aesthetic impacts resulting from the Project.

Overall, preliminary review by Encore Renewable Energy indicates that the Project would not result in undue impacts to the aesthetic and scenic and natural beauty of the area. The Applicant will continue to work with Essex Junction, adjoining property owners, and T.J. Boyle Associates in order to address any potential aesthetic impacts. The Applicant will file the complete TJ Boyle aesthetic report, and final mitigation measures, where warranted, with the complete petition.

ii. Environmental

The Applicant has engaged VHB, Inc. to perform preliminary due diligence as well as detailed natural resource assessments and delineations, including both database and field surveys. Results of those studies will be provided in the final petition.

Given that the project is located within a parking lot, impacts to natural resources are low. VHB will conduct natural resource assessments, and impact analyses (where applicable) will be completed for criteria considered under Section 248 and as relevant to any additional necessary environmental permitting.

The Applicant will consult with state and federal agency staff as necessary pending results of detailed natural resource studies, which will inform Project design to avoid resources where possible and/or secure necessary permits, reviews, and approvals.

VI. Project Benefits

The Project is being developed in cooperation with GMP to provide locally generated renewable energy to GlobalFoundries. As its own electric utility, the Project will contribute to GlobalFoundries' achievement of the requirements under the Vermont Renewable Energy Standards by creating new, locally generated renewable energy. In addition, the Project will generate a new source of property tax revenue for the municipality.

VII. Conclusion

The Project is not expected to result in undue adverse impacts to the applicable criteria. The Applicant looks forward to submitting the full Section 248 petition package, which will contain all of the information required by the PUC to evaluate the merits of the Project for potential award of a Certificate of Public Good and inform others of the Project's impacts and value.

The Applicant intends to file a Section 248 Petition and supporting materials with the PUC soon after the expiration of this 45-day notice period, which is expected to be no sooner than October 5th, 2023.

We look forward to receiving any input or suggestions you may have as we move through the Section 248 process. If you have any questions you may direct them to the Applicant by phone at 802-861-3023 or by email at phillip@encorerenewableenergy.com.

Sincerely,



Phillip D. Foy
General Counsel
Encore Renewable Energy

Attachment 1 – Preliminary Site Plan
Attachment 2 – Preliminary Natural Resources Map
Attachment 3 – Representative Equipment Specifications

Copy to:

Vermont Public Utility Commission
112 State Street
Montpelier, Vermont 05620-2701

Agency of Agriculture and Food Markets
Secretary Anson Tebbetts
116 State Street
Montpelier, Vt 05620-2901

Department of Public Service
James Porter, Director for Public Advocacy
112 State Street - Third Floor
Montpelier, Vermont 05620-2601

Department of Historic Preservation
Laura V. Trieschmann
One National Life Drive
Deane C. Davis Building, 6th Floor
Montpelier, VT 05620-0501

Agency of Natural Resources
Secretary's Office
1 National Life Drive, Davis 2
Montpelier, Vermont 05620-3901

Green Mountain Power
163 Acorn Lane
Colchester, VT 05446

GlobalFoundries
1000 River Street
Essex Junction, VT 05452

Chittenden County Regional Planning Commission
110 W Canal St #202
Winooski, VT 05404

City of Essex Junction City Council
2 Lincoln St
Essex Junction, VT 05452

City of Essex Junction Planning Commission
2 Lincoln St
Essex Junction, VT 05452

Natural Resources Board
District #6 Environmental Commission
10 Baldwin Street
Montpelier, VT 05633-3201



PROFESSIONAL SEAL
ENGINEER'S SEAL APPLIES TO DESIGN OF STRUCTURAL COMPONENTS ONLY

Global Foundries Group B Concept Plan

Type	Fenced Area	
FT	acres	
Intraw Spacing	Tilt	Azimuth
varies	varies	varies
Module Rating / Count		
VSun 540W 6706 Modules		
DC Rating	AC Rating	
3.62 MW	2.5 MW	
Interconnection		
Existing line x ft	Line Extension y ft	Site Extension z ft

RELEASE RECORD

DATE	DESCRIPTION
1 3/17/2023	

PROJECT INFORMATION

TITLE & ADDRESS:
1040 Robinson Pkwy, Essex Junction, VT 05452

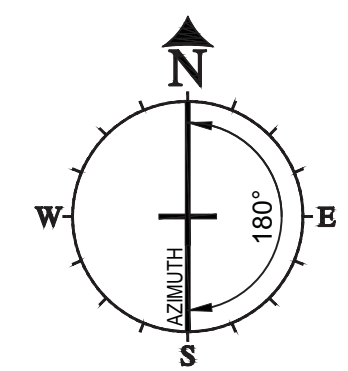
ER PROJECT No.:

DRAWN BY: LWK REVIEWED BY:

SHEET TITLE:
Concept

SHEET No.:

P-102





LEGEND

- Mapped Vernal Pools
- Rare Threatened and Endange
 - RTE Animal
 - RTE Plant
- Deer Wintering Areas
- Wetland - VSWI
 - Class 1 Wetland
 - Class 2 Wetland
 - Wetland Buffer
- Parcels (standardized)
- Stream
 - Stream
 - Intermittent Stream
- Roads
 - Interstate
 - US Highway; 1
 - State Highway
 - Town Highway (Class 1)
 - Town Highway (Class 2,3)
 - Town Highway (Class 4)
 - State Forest Trail
 - National Forest Trail
 - Legal Trail
 - Private Road/Driveway
 - Proposed Roads
- Town Boundary

1: 4,127
July 21, 2023

NOTES

Map created using ANR's Natural Resources Atlas

210.0 0 105.00 210.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 344 Ft. 1cm = 41 Meters

© Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



PREC BIFACIAL

PV MODULE

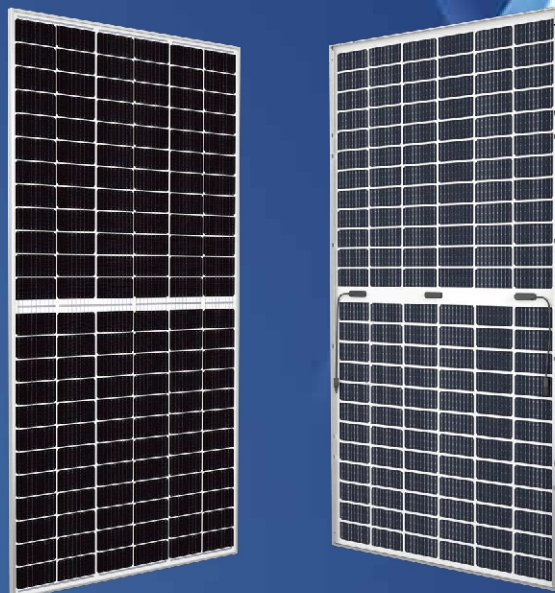
ET-M772BH525TW 530W

ET-M772BH530TW 535W

ET-M772BH535TW 540W

ET-M772BH540TW 545W

ET-M772BH545TW 550W



KEY FEATURES



Enhanced safety by excellent fire resistance



Perfect for sandy, snowy and high latitude regions



Bifacial technology enables additional energy harvesting from rear side(up to 25%)

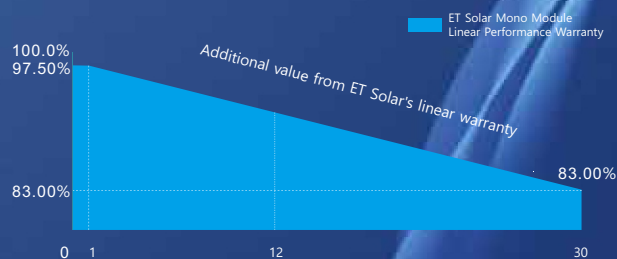


Lower operating temperature, more reliable



Cut cell, Less internal power loss, Less mismatch loss

WARRANTY



IEC61215
IEC61730
UL61215
UL61730



Guarantee on product material and workmanship



linear power output warranty

ET SOLAR
support@etsolar.hk



M/ET-PD-EN-EU2021V1

ELECTRICAL SPECIFICATIONS

Module Type	ET-M772BH530TW		ET-M772BH535TW		ET-M772BH540TW		ET-M772BH545TW		ET-M772BH550TW	
	ET-M772BH530TB		ET-M772BH535TB		ET-M772BH540TB		ET-M772BH545TB		ET-M772BH550TB	
Maximum Power $-P_{mp}$ (W)	530	398	535	401	540	405	545	409	550	349
Open Circuit Voltage $-V_{oc}$ (V)	49.30	46.20	49.45	46.24	49.60	46.28	49.75	46.32	49.90	46.16
Short Circuit Current $-I_{sc}$ (A)	13.72	11.29	13.79	11.38	13.86	11.46	13.93	11.54	14.00	11.20
Maximum Power Voltage $-V_{mp}$ (V)	41.31	37.18	41.47	37.24	41.64	37.30	41.80	37.36	41.96	37.12
Maximum Power Current $-I_{mp}$ (A)	12.83	10.69	12.90	10.77	12.97	10.86	13.04	10.94	13.11	11.03
Module Efficiency STC- η_m (%)	20.5%		20.7%		20.8%		21.0%		21.3%	
Power Tolerance (W)	(0 , +4.99)									
Pmax Temperature Coefficient	-0.350%/°C									
Voc Temperature Coefficient	-0.290 %/°C									
Isc Temperature Coefficient	+0.048 %/°C									

STC: Irradiance 1000 W/m² module temperature 25°C AM=1.5

REAR SIDE POWER GAIN (ET-M772BH535TW)

Power Gain	10%	15%	20%	25%
Maximum Power $-P_{mp}$ (W)	589	615	642	669
Open Circuit Voltage $-V_{oc}$ (V)	49.06	49.06	49.06	49.06
Short Circuit Current $-I_{sc}$ (A)	15.13	15.81	16.50	17.19
Maximum Power Voltage $-V_{mp}$ (V)	42.67	42.67	42.67	42.67
Maximum Power Current $-I_{mp}$ (A)	13.79	14.42	15.05	15.68

MECHANICAL SPECIFICATIONS

External Dimension	2279 x 1134 x 35mm
Weight	28kg
Solar Cells	PERC Mono crystalline 182 x 91 mm (144pcs)
Front Glass	3.2mm AR coating tempered glass
Frame	Anodized aluminium alloy
Junction Box	IP68, 3 diodes
Output Cables	4.0 mm ² , Portrait:350mm(+)/250mm(-) Or customized
Connector	MC4 Compatible

APPLICATION CONDITIONS

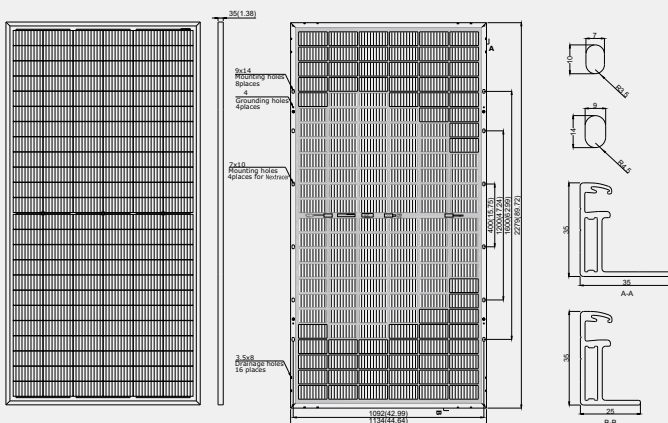
Maximum System Voltage	1500VDC
Maximum Series Fuse Rating	30A
Operating Temperature	-40~+85 °C
Nominal Operating Cell Temperature	45±2 °C

PACKING MANNER

Container	40'HQ
Pieces per Pallet	31
Pallets per Container	20
Pieces per Container	620

PHYSICAL CHARACTERISTICS

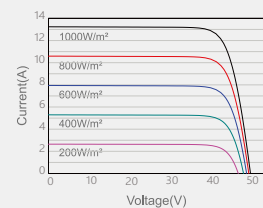
Unit:mm



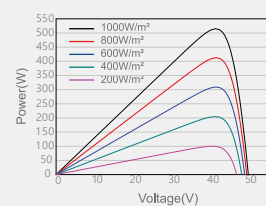
* The above drawing is a graphical representation of the product. For engineering quality drawings please contact ET Solar.

CURVE

Current-Voltage Curve (530W)



Power-Voltage Curve (530W)



Note: the specifications are obtained under the Standard Test Conditions (STCs): 1000 W/m² solar irradiance, 1.5 Air Mass, and cell temperature of 25°C. The NOCT is obtained under the Test Conditions: 800 W/m², 20°C ambient temperature, 1m/s wind speed, AM 1.5 spectrum.

Please contact support@etsolar.hk for technical support. The actual transactions will be subject to the contracts. This parameters is for reference only and it is not a part of the contracts. The specifications are subject to change without prior notice.

100/125kW, 1500Vdc String Inverters for North America



CPS SCH100/125KTL-DO/US-600

The 100 & 125kW high power CPS three phase string inverters are designed for ground mount applications. The units are high performance, advanced and reliable inverters designed specifically for the North American environment and grid. High efficiency at 99.1% peak and 98.5% CEC, wide operating voltages, broad temperature ranges and a NEMA Type 4X enclosure enable this inverter platform to operate at high performance across many applications. The CPS 100/125kW products ship with the Standard or Centralized Wire-box, each fully integrated and separable with AC and DC disconnect switches. The Standard Wire-box includes touch safe fusing for up to 20 strings. The CPS FlexOM Gateway enables communication, controls and remote product upgrades.

Key Features

- NFPA 70, NEC 2014 and 2017 compliant
- Touch safe DC Fuse holders adds convenience and safety
- CPS FlexOM Gateway enables remote FW upgrades
- Integrated AC & DC disconnect switches
- 1 MPPT with 20 fused inputs for maximum flexibility
- Copper and Aluminum compatible AC connections
- NEMA Type 4X outdoor rated, tough tested enclosure
- Advanced Smart-Grid features (CA Rule 21 certified)
- kVA Headroom yields 100kW @ 0.9PF and 125kW @ 0.95PF
- Generous 1.87 and 1.5 DC/AC Inverter Load Ratios
- Separable wire-box design for fast service
- Standard 5 year warranty with extensions to 20 years



100/125KTL Standard Wire-box



100/125KTL Centralized Wire-box

Model Name	CPS SCH100KTL-DO/US-600	CPS SCH125KTL-DO/US-600
DC Input		
Max. PV Power	187.5kW	
Max. DC Input Voltage	1500V	
Operating DC Input Voltage Range	860-1450Vdc	
Start-up DC Input Voltage / Power	900V / 250W	
Number of MPP Trackers	1	
MPPT Voltage Range ¹	870-1300Vdc	
Max. PV Input Current (Isc x1.25)	275A	
Number of DC Inputs	20 PV source circuits, pos. & neg. fused (Standard Wire-box) 1 PV output circuit, 1-2 terminations per pole, non-fused (Centralized Wire-box)	
DC Disconnection Type	Load-rated DC switch	
DC Surge Protection	Type II MOV (with indicator/remote signaling), Up=2.5kV, In=20kA (8/20uS)	
AC Output		
Rated AC Output Power	100kW	125kW
Max. AC Output Power ²	100kVA (111KVA @ PF>0.9)	125kVA (132KVA @ PF>0.95)
Rated Output Voltage	600Vac	
Output Voltage Range ³	528-660Vac	
Grid Connection Type ⁴	3Φ / PE / N (Neutral optional)	
Max. AC Output Current @600Vac	96.2/106.8A	120.3/127.0A
Rated Output Frequency	60Hz	
Output Frequency Range ³	57-63Hz	
Power Factor	>0.99 (±0.8 adjustable)	>0.99 (±0.8 adjustable)
Current THD	<3%	
Max. Fault Current Contribution (1-cycle RMS)	41.47A	
Max. OCPD Rating	200A	
AC Disconnection Type	Load-rated AC switch	
AC Surge Protection	Type II MOV (with indicator/remote signaling), Up=2.5kV, In=20kA (8/20uS)	
System		
Topology	Transformerless	
Max. Efficiency	99.1%	
CEC Efficiency	98.5%	
Stand-by / Night Consumption	<4W	
Environment		
Enclosure Protection Degree	NEMA Type 4X	
Cooling Method	Variable speed cooling fans	
Operating Temperature Range	-22°F to +140°F / -30°C to +60°C (derating from +113°F / +45°C)	
Non-Operating Temperature Range ⁵	-40°F to +158°F / -40°C to +70°C maximum	
Operating Humidity	0-100%	
Operating Altitude	8202ft / 2500m (no derating)	
Audible Noise	<65dBA@1m and 25°C	
Display and Communication		
User Interface and Display	LED Indicators, WiFi + APP	
Inverter Monitoring	Modbus RS485	
Site Level Monitoring	CPS FlexOM Gateway (1 per 32 inverters)	
Modbus Data Mapping	SunSpec/CPS	
Remote Diagnostics / FW Upgrade Functions	Standard / (with FlexOM Gateway)	
Mechanical		
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Fused String Inputs	20A fuses provided (Fuse values of 15A or 20A acceptable)	
Safety		
Safety and EMC Standard	UL1741-SA-2016, CSA-C22.2 NO.107.1-01, IEEE1547a-2014; FCC PART15	
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Warranty		
Standard ⁶	5 years	
Extended Terms	10, 15 and 20 years	

1) See user manual for further information regarding MPPT Voltage Range when operating at non-unity PF

2) "Max. AC Apparent Power" rating valid within MPPT voltage range and temperature range of -30°C to +40°C (-22°F to +104°F) for 100KW PF ≥0.9 and 125KW PF ≥0.95

3) The "Output Voltage Range" and "Output Frequency Range" may differ according to the specific grid standard.

4) Wye neutral-grounded, Delta may not be corner-grounded.

5) See user manual for further requirements regarding non-operating conditions.

6) 5 year warranty effective for units purchased after October 1st, 2019.