



Project Vermont Gas Systems, Inc.  
To: Monkton Pressure Regulation  
Station File

Date: November 6, 2017

Memorandum

From: Michael Willard

Project #: 57563.11

Re: Section 248 Aesthetic Review

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At the request of Vermont Gas Systems, Inc ("VGS") or ("Petitioner"), VHB completed an aesthetic assessment of the proposed Monkton pressure-regulation station ("Project or Station") to be located at 282 Hollow Road in Monkton, Vermont.

### **INTRODUCTION**

This aesthetic assessment is conducted in response to the requirements set forth for aesthetic review of energy transmission projects under Title 30 Section 248 of the Vermont statutes.

### **PROJECT DESCRIPTION**

The Station will be located within an approximate 12-foot by 12-foot (144 square feet) fenced area within a 50-foot by 50-foot cleared VGS permanent easement on a larger parcel of approximately 30.6 acres located at 282 Hollow Road in Monkton, Vermont, Addison County. The Station, described below, would include an approximately 400-foot long access road that connects to the Hollow Road at the location of the existing 282 Hollow Road Driveway on the western side of the residence. The Station will also include underground piping to connect to the existing natural gas transmission line and to the future Monkton distribution system.

The above-ground components of the proposed Station consist of steel pipes, fittings, and an electrical panel to be located within the fenced in area. The Station is primarily composed of a series of metal pipes and valves that extend above grade in a "U" shape. Below grade, the Station would connect to the existing VGS 12-inch natural gas transmission line located to the east. The orientation of the regulation station would be parallel to the existing VGS gas line, approximately 50-feet away. The VGS gas line also parallels the existing VELCO overhead power transmission line.

Service access to the Station will be gained by utilizing the existing gravel driveway for 282 Hollow Road, aligned directly across from Juniper Lane. The existing gravel driveway will be lengthened to approximately 400-feet with a 12-foot-wide crushed stone surface located within a 25-foot easement.

### **PROJECT SURROUNDINGS**

The Project is proposed in the Town of Monkton, Vermont, on Hollow Road. The proposed Station location would be situated at 282 Hollow Road, approximately 380-feet north of Hollow Road, 1,500-feet west of Monkton Road and 1,800-feet east of Stillson Lane, approximately 45-feet from the existing VGS right-of-way ("ROW"), 485-feet west of the Monkton Recreation Field, east of a large expansive wetland complex, and surrounded by a mix of open meadows and forested lands. The Project site would be located in a forested area adjacent to the cleared ROW for the VGS gas line and the existing VELCO overhead power transmission line.



**PROJECT VISIBILITY**

A site visit and inspection of the surrounding area was conducted by VHB on September 9, 2017 along roads and properties near the site. The site visit and inspection yielded the conclusion that there is limited to no visibility of the Project by the public. The attached photographs taken during the site visit demonstrate the lack of visibility of the Project from surrounding locations; *Refer to panoramic site photos Figures 1, 2 and 3*

Views of the Project area are limited due to intervening vegetation and significant topography. Hollow Road is approximately 25-feet lower in elevation than the Project. Views from Hollow Road will be limited due to the intervening vegetation and significant topography. The next closest public viewing location is the Monkton Recreation Field located 485-feet east of the Project. The recreation field is approximately 50-feet higher in elevation than the Project. Views from the existing recreation field will be limited due to the intervening vegetation and significant topography. The closest residence along Hollow Road is located approximately 820-feet southeast of the Project, located on a private gravel road. Views from the residence will be limited due to the intervening vegetation and significant topography.

Views of the proposed 12-foot-wide crushed stone road are limited due to intervening vegetation and significant topography. Views of the crushed stone road will be indistinguishable from the existing gravel driveway access. The new road will be constructed in a northerly direction perpendicular to Hollow Road, in a forested area, adjacent to the cleared ROW for the VGS gas line and the existing VELCO overhead power transmission line.

**OVERALL CONCLUSION**

Based on our analysis, as described in the memo above, we conclude the Project will not result in an undue adverse impact to the aesthetic and scenic beauty of the area. The Project's impacts will not be unduly adverse because views of the Station are limited due to intervening vegetation and significant topography.

**Figure 1. Panoramic View looking north to the Project along Hollow Road**



**Figure 2. Panoramic View looking west the Project from Monkton Recreation Field**



**Figure 3. Panoramic View looking north to the proposed stone access road along Hollow Road**

