

My name is Marcy Wisnowski and my husband Tom and I join many of our Mile Point neighbors in opposition to the installation of 25 AllSun Trackers by a third-party developer in a field owned by Basin Harbor Club that borders our Mile Point Road in Ferrisburgh, which is the sole access to our properties.

Mile Point is a beautiful, scenic and historic shoreline community of 24 seasonal cottages, many of them passed down through generations since the late 1800s, some of which are listed on the Vermont State Historic Register. Our Mile Point Association, comprised of camp owners, works together to maintain this property, as well as to address any concerns that may affect the values and the good of the group itself.

By the time we were notified of the application for this solar installation, it was already on the fast track. We were shocked to discover it was to be sited at the entrance to our properties, and directly in front of and adjacent to my OWN property ... yet tucked away in a remote corner of Basin Harbor's vast 700 acres.

Even more disturbing, we were told by Basin Harbor that this installation was initiated and paid for by a third party developer named Mathew Rubin, who has ties to Suncommon and VPIRG, who needed the process rushed through for his 2014 tax credits. Rubin's name appears nowhere on the application. Is it right for one person — in this case, a total stranger — to profit financially from this installation, while Mile Point residents will pay through loss of property value and quality of life?

When we suggested alternative sites that would be appropriate for this project, we were told that this was the most desirable location for Basin Harbor, because it is not visible to tourists and guests. While clearly Basin Harbor's motive was to keep their entrance pristine and unspoiled, the same cannot be said for the impact this project has on their neighbors.

We also expressed concerns about the location of this array near Basin Harbor's compost area, which draws huge flocks of seagulls that we anticipate will soil the Trackers, rendering them less effective. We cited, and submitted evidence of, a glare hazard from the panels for Basin Harbor's nearby airport runway. Our concerns were dismissed, in a process that ran roughshod over us neighbors and felt stacked in favor of the applicant.

And finally, when only the wooden stakes were in the ground, we pointed out, in a letter to the Public Service Board, that the array was located on and near numerous historic sites (our properties as well as Basin Harbor's) and requested that the installation be halted. The applicant had answered this question falsely on the application, and the PSB launched an inquiry (which is ongoing), but not until 5 weeks after receiving our letter — by which time, the installation had been completed.

In conclusion, despite contacting Basin Harbor Club, the Town of Ferrisburgh, and the Public Service Board with our list of concerns, this array was approved and installed. What was once a beautiful, pastoral field is now a sea of metal, an industrial power plant the size of a football field, with 25 Trackers each the size and height of two UPS trucks stacked atop one another.

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Ironically, this installation might — realistically — serve the power needs of only around 15 homes. And yet its presence will negatively impact 24 Mile Point residents who have worked hard to maintain our Lake Champlain properties and to pay the heavy tax bill that accompanies living on the lake; our property values have been lowered, and our beautiful scenery has been altered, forever.

The bottom line is, anyone who sees this installation will agree: a power plant the size of a football field does not belong in a rural, residential, historic community of residents, renters and guests ... alongside our common driveway.

We are profoundly disappointed in and offended by Basin Harbor's lack of "good neighbor" policy. We believe that as landowners we all have the right to do with our land as we please, but with the unwritten rule that we shall not negatively impact our neighbors and their reasonable sensibilities. Is it reasonable for one neighbor to ask another neighbor to bear the negative effects of a solar array, when the first neighbor benefits?

We wholeheartedly support renewable energy, but we had hoped that there would be more thoughtful regulation and supervision of the industrial-size solar farms now springing up and taking over Vermont landscapes.

We call for policies that site solar arrays in conformance with town plans and that put a larger part of the power within those communities. We call for good neighbor agreements and a more transparent, measured, mindful process that considers all the facts and the ramifications, both short and long term, for the good of Vermont and its people.

*please see attachments*

Attachment 1

Basin Harbor Club solar array, 2-7-2015



Former view from entrance of Mile Point Road; McGuire, Wisnowski and Johnston properties are behind hedgerow of varying height



New view from entrance of Mile Point Road; array is size of a football field (150' x 350'); 25 Trackers each the size of two UPS trucks stacked (22' wide x 20' high).



View from west side of hedgerow, from Johnston/Wisnowski properties.



View from west side of hedgerow, Johnston/Wisnowski properties; note that Trackers are "resting" (flat) in this photo, so less visible.



View from Schoolhouse Road.



View from Mile Point Road looking south

Attachment 2

BHC solar array, 2-7-2015

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View from Mile Point Road looking south-southwest; note scale compared to person in photo. Hedgerow visible on right.



View from road at curve leading out of Mile Point shoreline area (Trackers visible over hedgerow).



View from Mile Point Road, driving out, just past hedgerow.



View from road at curve leading out of Mile Point shoreline area (Trackers visible over hedgerow).

Attachment 3

Basin Harbor & Mile Point, Ferrisburgh, VT

- Mile Point Association camps/residences (24 in all)
- Mile Point properties on State Historic Register
- Basin Harbor Club Solar Array (25 Trackers), approx. 150' w. x 350' l. x 20' h
- - - Basin Harbor Club-owned property (approximate)



