



TOWN OF EAST WINDSOR

PLANNING & DEVELOPMENT DEPARTMENT

11 RYE STREET,

BROAD BROOK, CT. 06016

PHONE: (860) 623-6030

TOWN PLANNER Rubén Flores-Marzán, AICP

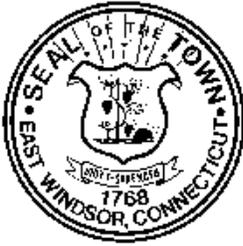
MEMORANDUM

TO: Jason Bowsza, MPA, First Selectman
FROM: Rubén Flores-Marzán, AICP, Director
DATE: June 05, 2020
SUBJECT: Gravel Pit Solar (GPS) Project – Observations

The proposed Gravel Pit Solar (GPS) project is a model example of government and the private sector partnering to address two of the most pressing issues of our time – achieving environmental sustainability while sustaining economic growth. The Applicants really paid attention to the initial project concept conversation that was had with the Planning staff back in August 2019 regarding the Town's planned vision for future growth and how solar development, if done correctly, could play a key part in it. From this Department's perspective, the planning and design of this 120MW solar facility has been thorough and we commend the GPS team for their efforts. We have reviewed the extensive documentation provided by GPS and have the following observations for consideration during the project's application refinement phase:

- **Project Visibility:** The narrative should describe how the project plans to incorporate landscape architecture techniques for the selection and application of vegetative materials and how these will enhance the surrounding area while reducing any visual impacts for residents along Apothecaries Hall Road and Windsorville Road. Gateways to the property should also receive some design attention as they help define physical and psychological transitions between land uses. Wood from the existing tobacco sheds could potentially be incorporated as design elements to these gateways to help convey the past history of the site. We recommend that the next draft of the application considers including more than one landscape design option as the one shown on page 27 of the Visibility Assessment Report. That way, both reviewers and local residents will have the opportunity to weigh in the design process and select the best alternative.
- **Perimeter Fencing:** Applicant should consider perimeter fencing height options above seven feet as historically the site has been trespassed on multiple occasions. Perhaps a nine (9) foot high fence could be worth exploring.
- **Internal Roadway Network:** Applicant should consider adding to the narrative a description of how the internal roadway network will be maintained, particularly in a scenario where crews have to go into the property in an emergency after a heavy snowfall event.

Planning and Development looks forward to continuing collaborating with GPS and its consulting team as the permit application moves forward to the next phases of project delivery.



TOWN OF EAST WINDSOR
ENGINEERING & PUBLIC WORKS
11 Rye Street, Broad Brook 06016

Leonard J. Norton, P.E. - Director of Public Works/Town Engineer/Tree Warden - Phone (860) 292-7073

Interoffice Memorandum

Date: 6-8-20
To: Jason Bowsza, First Selectman
From: Leonard J. Norton, P.E.
Re: Gravel Pit Solar – North Light Energy

In response to your request, I have reviewed the draft application, plans and correspondence dated May 22, 2020 for the subject project. My comments are as follows:

1. Collector lines will be routed beneath Ketch Brook via a jack and bore or horizontal direction drill method. I agree that either method will have the least impact to the brook and the environment.
2. Collector lines crossing Plantation Road will be overhead or underground. If underground, I recommend that a boring method be utilized.
3. The storm water report, exhibit L, was not included in my package for review.
4. Based upon the narrative on page 61 of the draft application, the proposal is to place a non-woven geotextile fabric on the ground surface and placing the processed stone over the fabric in place of stripping the topsoil for the driveway construction. This should minimize the stripping of topsoil. I recommend that any topsoil that must be stripped be stockpiled and stored on site.
5. It appears that a great effort will be made to minimize the impacts to the wetlands and the environment.
6. The plans and application call for a 7' high chain link fence to be installed around the entire perimeter of the project. I recommend that this fence be black nylon coated in areas that will be visible to the public. On page 10 of the visibility assessment, it is stated that assumed maximum panel heights may be 15.5' or 9'. I recommend that a taller fence be utilized in areas that these panels may be visible to adjacent residences.
7. On page 26 of the visibility assessment, figure 3.3-9, there is a conceptual landscape mitigation plan for Apothecaries Hall Road. I recommend that this mitigation continue to the west in front of the other residences on the road to a point where the natural vegetative/grade buffer exists.

8. I recommend that the Fire Marshals in East Windsor and South Windsor review the plans to ensure that the access roadways are designed to accommodate their vehicles.
9. The draft emergency management plan notes spill prevention protocol. What types of hazardous substances are likely to be stored on site?
10. There are areas on the plans where there are construction activities shown outside of the limits of construction. I recommend the limits be revised in these areas.
11. The scaling of the 20' side yard setback is inconsistent throughout the plans. I recommend that this be rectified on all sheets.
12. On sheets 11 and 15 of 30, proposed contours are shown as ending without connecting to existing contours. I recommend that these areas be checked.
13. I recommend that any construction entrance onto a Town Road be a minimum of 100' long.

Please call if you have any questions.