



May 26, 2020

Melanie A. Bachman
Executive Director/Staff Attorney
State of Connecticut
Siting Council
10 Franklin Square
New Britain, CT 06051

RE: **PETITION NO. 1397** – Constitution Solar, LLC petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 20-megawatt AC solar photovoltaic electric generating facility on approximately 149 acres comprised of four separate parcels located off of Cornell Road in Plainfield, Connecticut and associated electrical interconnection.

Dear Attorney Bachman:

Though the municipality has no jurisdiction re the subject Petition, we are compelled to provide the following comments, as we do have concerns:

1. Proposed Subdivision
 - a. As you can see by the Substation Parcel map, attached, the Petitioner proposed subdivision of a .77 ac (33,541.2 sq. ft.) lot from the larger parcel at 0 Cornell Rd. for the purpose of construction of the development's substation. Per the developer's representative, this requirement is due to an agreement made by the previous developer with the property owner.
 - b. The subject property is located within an RA-60, residential-agriculture, zone district, which requires a minimum lot size of 60,000 sq. ft., which is substantially larger than the size of the proposed lot;
 - c. Solar array substations are not permitted, either as of right or by Special Permit, in the RA-60 zone district;
 - d. If approved as proposed, a minimum of two (2) non-conforming conditions will be created: (i) a lot that does not meet the minimum requirements for a lot in the RA-60 zone, and (ii) establishment of a use (substation) not permitted in the RA-60 zone district.
2. Farmland Soils – it is noted that the project, constructed as proposed, will impact both Prime Farmland and Farmland of Statewide Importance (see map, attached).
3. Natural Diversity Database – As you can see by the attached map, the property contains a large Natural Diversity Database area – approximately 14.56 ac (632,779 sq. ft.) spanning the entire length of the property's westerly boundary; this area is also designated as Protected Open Space by CT DEEP.

PLAINFIELD TOWN HALL

8 Community Ave., Plainfield, CT 06374
TELEPHONE (860) 230-3001 FAX (860) 230-3033

Equal Opportunity Employment

Fair Housing
Opportunity

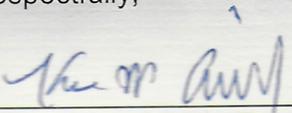


The Town is not opposed to the project, but it is important that it be constructed, operated and decommissioned respecting the cited concerns.

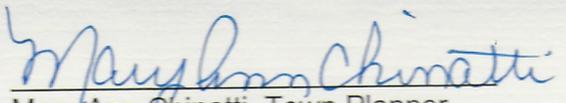
If the Siting Council approves this Petition, the Town of Plainfield respectfully requests the following conditions be made part of that approval:

1. The subdivided substation lot shall be recombined with the larger 0 Cornell Rd. parcel as part of the decommissioning plan;
2. The nonconforming, substation, use of the property shall be extinguished as part of the decommissioning plan; and
3. CT Department of Agriculture and CT Department of Energy and Environmental Protection review/favorable recommendation.

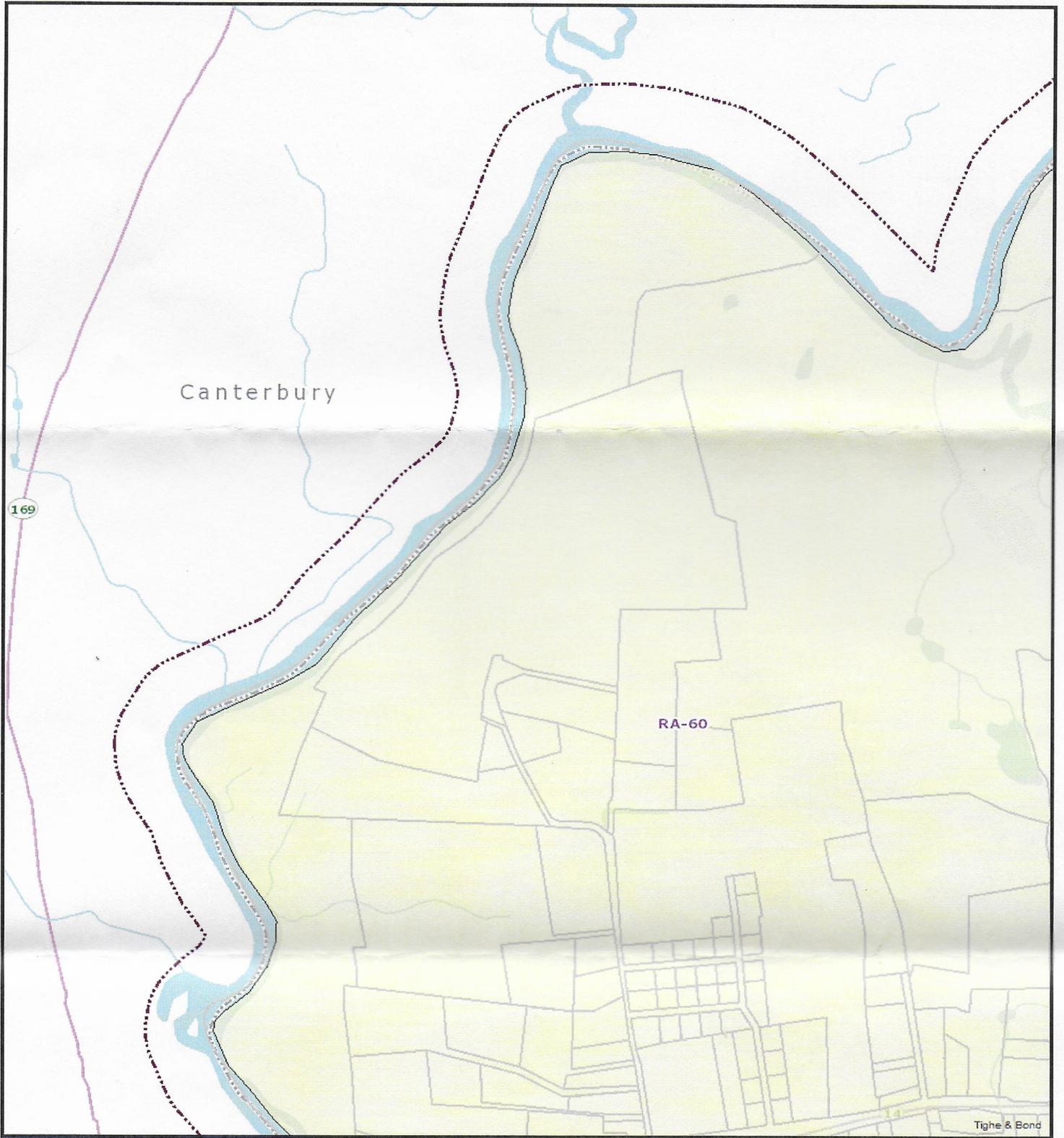
Respectfully,



Kevin Cunningham, First Selectman



Mary Ann Chinatti, Town Planner



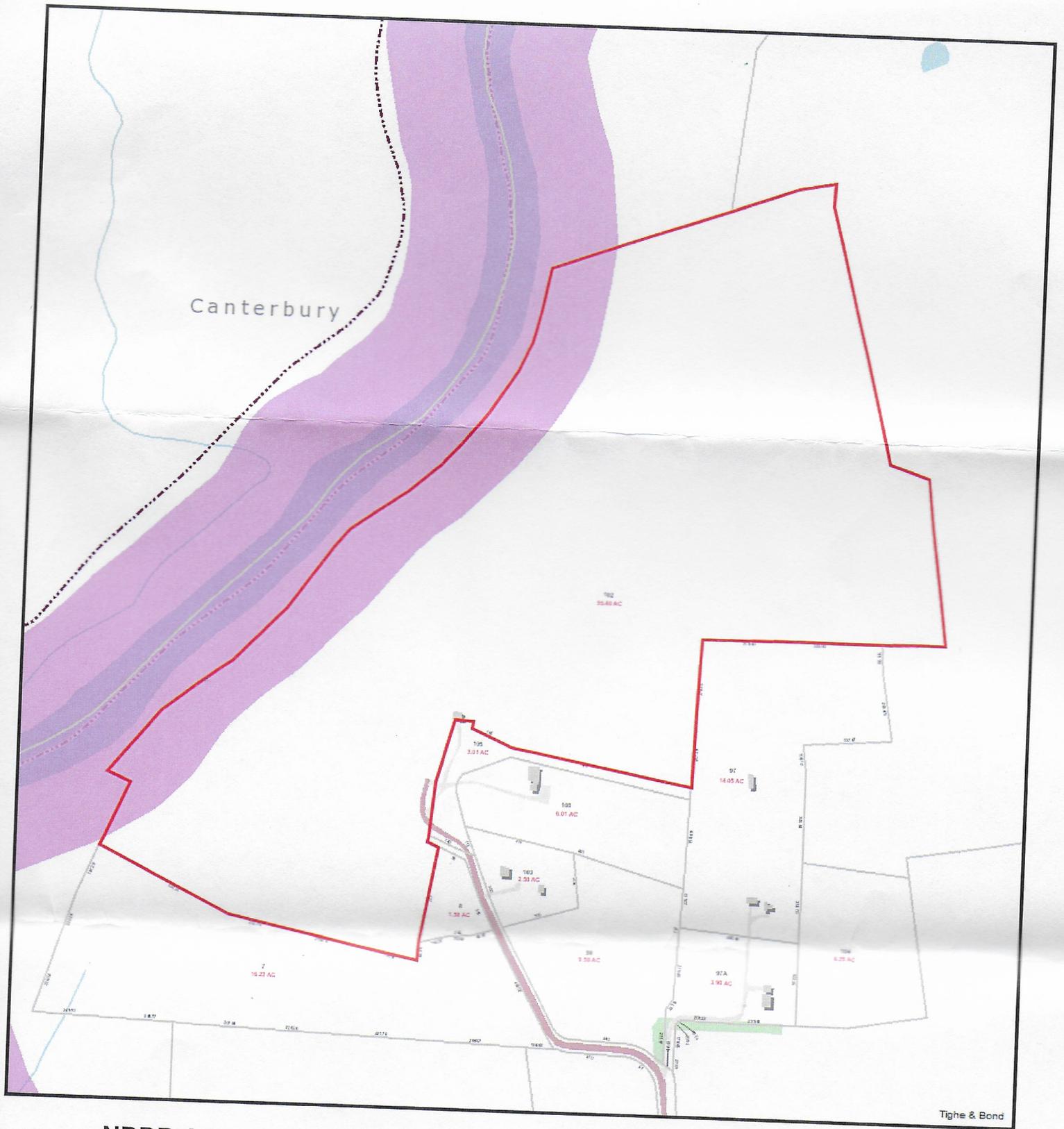
RA-60 Zone - Cornell Rd.

5/24/2020 10:00:29 AM

Scale: 1"=1000'
Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.





NDDB Area - 0 Cornell Rd.

5/24/2020 9:55:25 AM

Scale: 1"=500'

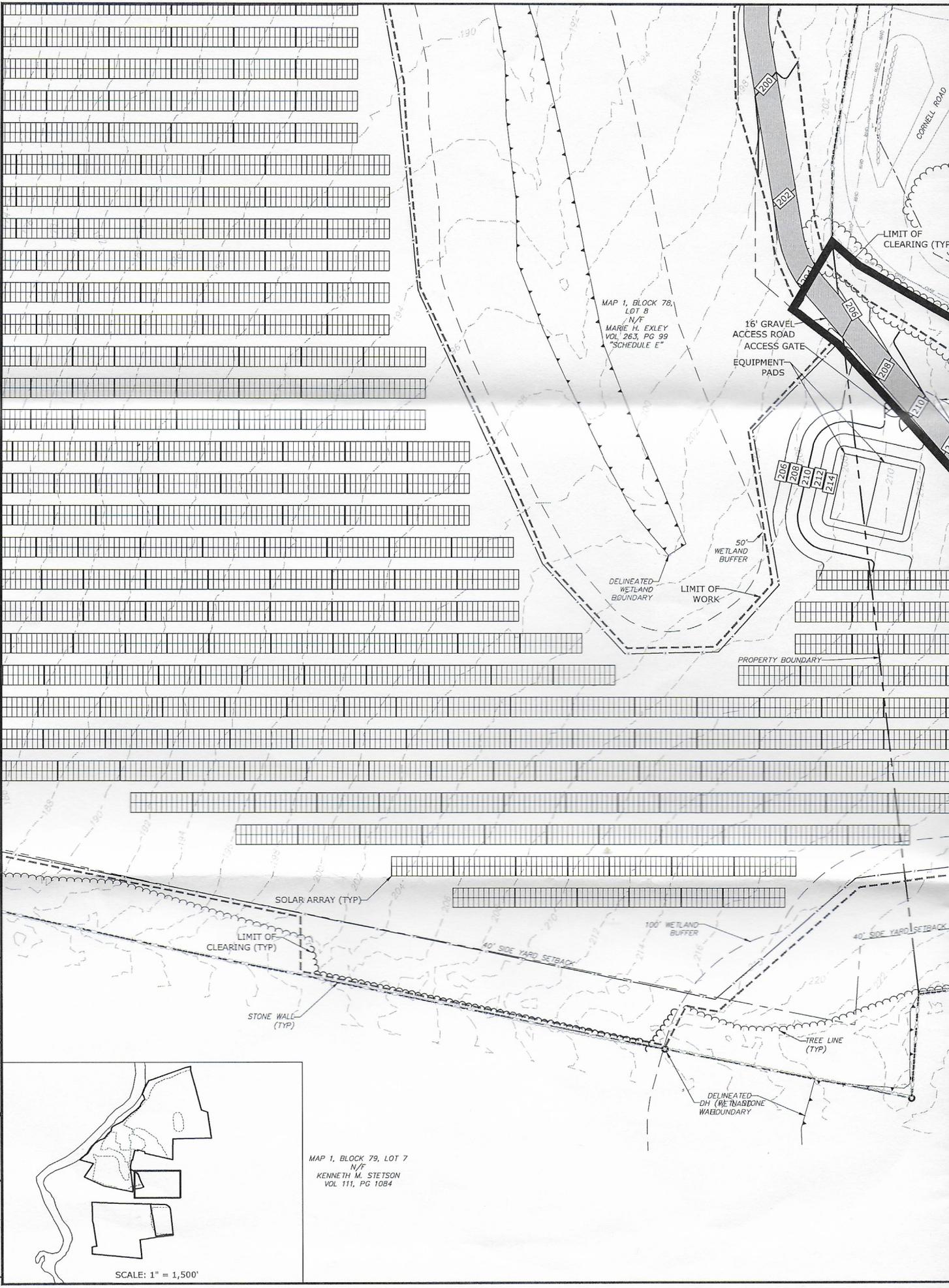
Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



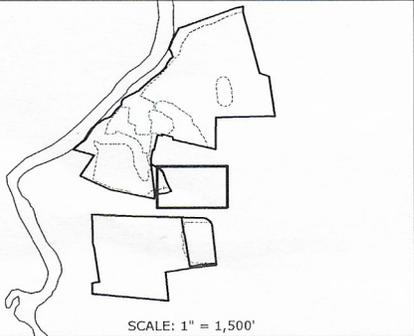
Tighe & Bond

Last Saved: 4/21/2020
Plotted On: May 12, 2020 4:30pm By: Agilchrisr
Title & Bond: 1:R\60317 Ranger Solar\6-0317-3 Constitution\Drawings\Sheets\Permit Drawings\Constitution Proposed PD.dwg



MAP 1, BLOCK 78,
LOT 8
N/F
MARIE H. EXLEY
VOL 203, PG 99
"SCHEDULE E"

MAP 1, BLOCK 79, LOT 7
N/F
KENNETH M. STETSON
VOL 111, PG 1084



SCALE: 1" = 1,500'

