

From: [Mary Ann](#)
To: [Gina Wolfman](#)
Cc: Redacted to protect private e-mail addresses
Subject: proposed project on Elmridge Golf Course
Date: Tuesday, April 28, 2020 4:30:08 PM

Good afternoon Ms. Wolfman,

Thank you for your time explaining the proposed development on Elmridge Golf Course. As I expressed yesterday, we try to be receptive and open minded around environmental issues although we continue to have significant concerns about the proposal moving forward at a time when the public doesn't have the opportunity to weigh in due to pandemic. Your willingness to consider some community input prior to submitting to the State SITE Committee is hopefully indicative of your company's willingness to consider concerns and input on this proposal. On the basis of the existing plan and it's placement I would be opposed.

I have spent considerable time researching similar proposals, including the one your company is currently working to develop off Taugwonk Rd, in our town. While I find it unusual you did not reference that in our conversation, I am presuming you assumed, incorrectly, I was aware. Yesterday you agreed with my assertion that the site choice for this array was quite unusual. Quite frankly the research on the impact of building a solar array of this size, so exceptionally close to residential areas (within 350 feet of one neighbor), does not seem to exist. I am curious what research informed your assurances that the impact would be minimal. I suspect there is little to no data or research to suggest problems since sites like these are incredibly uncommon or non-existent. The little that is available, on the impact of solar arrays placed in areas, where there are few abutting properties in close proximity and where the sites are essentially useless, is troubling from a number of aspects. I remain hopeful that you will be able to share research and data that would suggest otherwise.

I have notified the High Ridge Homeowners Association of the proposal since I believe it has the potential to adversely impact additional homeowners in our neighborhood.

I look forward to reviewing the materials you agreed to forward. Until we speak again please stay safe in these dangerous times.

Best regards,

Mary Ann Canning McComiskey
5 Fairway Ct
Pawcatuck, CT 06379

From: Gina Wolfman
Sent: Wednesday, April 29, 2020 9:18 AM
To: 'Mary Ann'
Cc: Redacted to protect private e-mail addresses; Jean-Paul La Marche; Christopher Ross; Wally Kerrigan
Subject: RE: proposed project on Elmridge Golf Course
Attachments: Solar Property Value FactSheet 2019-PRINT_1.pdf

Mary Ann,

I hope you're well. Thank you for reaching out and following up on our call Monday. We appreciate your willingness to be receptive and open-minded with regard to the proposed project and potential environmental impacts. We truly understand your concerns and, based on our conversation, I sensed the greatest issues for you are potential visual impact and potential impact to property values. Please clarify if that's not the case. Our priority is to work with you (and all neighbors) who share these or any other concerns. Our goal is to identify specific, potential impacts and collaborate on mitigation measures in a non-adversarial manner.

As I mentioned during our call, we've been researching the topic of potential impact of utility-scale solar PV sites on property values. I've attached a fact sheet that might provide some perspective. In addition, the link below addresses various other concerns neighbors typically have, including EMF. We've successfully sited projects in residential zoned areas throughout New England by coordinating with concerned neighbors and regulators:

https://www.nrel.gov/state-local-tribal/blog/posts/top-five-large-scale-solar-myths.html#_ftn4

We also talked about the CT Siting Council (CSC) process and the standards that must be met in developing a project of this type. The State has jurisdiction over this process and all interested agencies (e.g. Fish & Wildlife, Natural Diversity Database, Historic Preservation, Dept. of Agriculture, Stormwater) participate in the review and permitting of such projects. I noted we've completed all field and environmental studies and all results, as well as State agency determinations, will be documented in the Petition/application, along with engineering plans. All information will become part of the public record and will be accessible through the CSC website. I explained this initial outreach was to the neighbors closest to the project and all abutters will be formally notified of the application.

Despite current conditions due to Covid-19, the CSC is operating with accommodations. The timing of this pandemic is unfortunate and we would like to offer some options for meeting you and other neighbors – outside, in very small groups, and properly distanced. There is definitely opportunity for the public, yourself included, to weigh in; that is why we have reached out. Once we determine what everyone is comfortable with, the landowner/Rustici family will be happy to accommodate us. In addition, and as I noted, we stay in close communication with Town officials throughout the permitting process and incorporate feedback into project planning.

I'd like to clarify my statement regarding the atypical nature of this site. What I meant is that we don't usually have an existing land use continue after development. The Rustici's plan to maintain and continue to operate 18 holes of the golf course, driving range and clubhouse. We have previously sited projects in similar areas and comply with local zoning and screening requirements for the

applicable zoning district. We intend to do the same here. And I didn't intentionally withhold information about the Taugwonk Spur Road project; I figured you were aware of it. I'd be happy to talk with you about it. We're excited to be working with Spur Farm and the Robinson family so they can continue farming operations and incorporate new co-uses in agriculture onto the site in tandem with the solar farm.

In your email you mentioned that you would oppose the project as currently designed. Can you please provide your specific concerns with the current project so we can best understand the issues that you are not OK with and brainstorm ways we can address them?

I would like to continue this conversation and involve you (and other neighbors) in the landscape planning and screening of the project. Again, thank you, and be well. We look forward to continuing to collaborate with you.

With kind regards,

Gina L. Wolfman
Senior Project Developer/
Permitting Specialist
Greenskies Clean Energy
180 Johnson St. | Middletown, CT 06457
Remote P 203-270-1398 | C 203-816-7165 www.greenskies.com



From: Mary Ann [mailto:mamccomiskey@aol.com]
Sent: Tuesday, April 28, 2020 4:30 PM
To: Gina Wolfman <gina.wolfman@cleanfocus.us>
Cc: [Redacted to protect private e-mail addresses]
Subject: proposed project on Elmridge Golf Course

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Best regards,
Mary Ann Canning McComiskey

5 Fairway Ct
Pawcatuck, CT 06379

Correcting the Myth that Solar Harms Property Value

It is a common misconception that ground mounted solar farms decrease nearby property values.

- Examining property value in states across the United States demonstrates that large-scale solar arrays often have no measurable impact on the value of adjacent properties, and in some cases may even have positive effects.
- Proximity to solar farms does not deter the sales of agricultural or residential land.
- Large solar projects have similar characteristics to a greenhouse or single-story residence. Usually no more than 10 feet high, solar farms are often enclosed by fencing and/or landscaping to minimize visual impacts.



Vegetative screening will grow to obscure panels from the road and nearby homes, when desired.
Photo Credit: Borrego Solar

The Numbers

- A study conducted across Illinois determined that the value of properties within one mile *increased* by an average of 2 percent after the installation of a solar farm.¹
- An examination of 5 counties in Indiana indicated that upon completion of a solar farm, properties within 2 miles were an average of 2 percent *more* valuable compared to their value prior to installation.²
- An appraisal study spanning from North Carolina to Tennessee shows that properties adjoining solar farms match the value of similar properties that do not adjoin solar farms within 1 percent.³

Paired Sale Analysis: Solar Farms and Adjoining Land		
	Potentially Impacted by Solar Farm	Adjusted Median Price Per SF
Control Area Sales (5)	No: Not adjoining solar farm	\$79.95
Adjoining Property 10 (Test Area)	Yes: Solar Farm was completed by the sale date	\$82.42
Difference		3.09%

Various studies have shown that solar can potentially have a positive impact on adjoining property value. The above table references one of many in a report written by CohnReznick.⁴

¹ Kirkland, Richard C. *Grandy Solar Impact Study*. Kirkland Appraisals, 25 Feb. 2016, kirklandappraisals.com.

² Lines, Andrew. "Property Impact Study: Solar Farms in Illinois." *Mcleancounty.gov*, Nexia International, 7 Aug. 2018.

³ McGarr, Patricia. *Property Value Impact Study*. Cohn Reznick LLP Valuation Advisory Services, 2 May 2018.

Harmony with Nearby Residential and Agricultural Property

1. **Appearance:** Large solar projects have similar characteristics to a greenhouse or single-story residence. Usually no more than 10 feet high, solar farms are often enclosed by fencing and/or landscaping to minimize visual impacts.
2. **Noise:** Solar projects are effectively silent. Tracking motors and inverters may produce an ambient hum that is not typically audible from outside the enclosure.
3. **Odor:** Solar projects do not produce any byproduct or odor.
4. **Traffic:** Solar projects do not attract high volumes of additional traffic as they do not require frequent maintenance after installation.
5. **Hazardous Material:** PV modules are constructed with the solar cells laminated into polymers and the minute amounts of heavy metals used in some panels cannot mix with water or vaporize into the air. Even in the case of module breakage, there is little to no risk of chemicals releasing into the environment.⁵



A ground-mounted solar system sited in a rural area.

Credit: Blattner

⁵ "Clean Energy Results, Questions and Answers, Ground Mounted Solar Photovoltaic Systems." Energy Center, June 2015.
<http://www.mass.gov/eea/docs/doer/renewables/solar/solar-pv-guide.pdf>

Thanks so much Gina. We appreciate the opportunity to observe the scope of the project through the flag placement. We will take a walk up later to see it. Stay well.

Mary Ann Canning McComiskey

Sent Wednesday, 5/6/2020; 4:26 PM