

Boucher, Kathryn E.

From: Boucher, Kathryn E.
Sent: Tuesday, August 5, 2025 4:06 PM
To: Elinor_Carbone@torringtonct.org
Cc: Hoffman, Lee D.; Sam Valone; Jeffrey J. Macel; Bruce McDermott
Subject: Lodestar Energy - West Hill Road Solar Project - Torrington
Attachments: Letter to Torrington City Council - Supplemental Municipal Consultation - Mayor Carbone.pdf

Mayor Carbone:

Please find attached correspondence from Lodestar Energy related to a solar project being developed on West Hill Road. Should you wish to provide any feedback regarding this project, we would appreciate hearing from you on or before October 4, 2025. Please contact Attorney Lee Hoffman or Sam Valone of Lodestar Energy if you have any questions or wish to set up a meeting to discuss further.

Best,

Kate Boucher

Kathryn E. Boucher (She/Her/Hers)
Attorney

Pullman & Comley LLC
90 State House Square
Hartford, CT 06103-3702
T 860 424 4372 • F 860 424 4370
keboucher@pullcom.com • www.pullcom.com

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Boucher, Kathryn E.

From: Boucher, Kathryn E.
Sent: Tuesday, August 5, 2025 4:06 PM
To: Daniel Jerram
Cc: Hoffman, Lee D.; Sam Valone; Jeffrey J. Macel
Subject: Lodestar Energy - West Hill Road Solar Project - Torrington
Attachments: Letter to New Hartford Board of Selectmen - Supplemental Municipal Consultation - First Selectman Jerram.pdf

First Selectman Jerram:

Please find attached correspondence from Lodestar Energy related to a solar project being developed on West Hill Road in Torrington. Should you wish to provide any additional feedback regarding this project, we would appreciate hearing from you on or before October 4, 2025. Please contact Attorney Lee Hoffman or Sam Valone of Lodestar Energy if you have any questions or wish to set up a meeting to discuss further.

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Boucher, Kathryn E.

From: Boucher, Kathryn E.
Sent: Tuesday, August 5, 2025 4:07 PM
To: Jay.Case@housegop.ct.gov
Cc: Hoffman, Lee D.; Sam Valone; Jeffrey J. Macel
Subject: Lodestar Energy - West Hill Road Solar Project - Torrington
Attachments: Letter to Representative Jay Case - Supplemental Municipal Consultation.pdf

Representative Case:

Please find attached correspondence from Lodestar Energy related to a solar project being developed on West Hill Road in Torrington. Should you wish to provide any feedback regarding this project, we would appreciate hearing from you on or before October 4, 2025. Please contact Attorney Lee Hoffman or Sam Valone of Lodestar Energy if you have any questions or wish to set up a meeting to discuss further.

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Boucher, Kathryn E.

From: Boucher, Kathryn E.
Sent: Tuesday, August 5, 2025 4:07 PM
To: Honig@senatedems.ct.gov
Cc: Hoffman, Lee D.; Sam Valone; Jeffrey J. Macel
Subject: Lodestar Energy - West Hill Road Solar Project - Torrington
Attachments: Letter to Senator Paul Honig - Supplemental Municipal Consultation.pdf

Senator Honig:

Please find attached correspondence from Lodestar Energy related to a solar project being developed on West Hill Road in Torrington. Should you wish to provide any feedback regarding this project, we would appreciate hearing from you on or before October 4, 2025. Please contact Attorney Lee Hoffman or Sam Valone of Lodestar Energy if you have any questions or wish to set up a meeting to discuss further.

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Lee D. Hoffman
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August 5, 2025

VIA CERTIFIED MAIL AND ELECTRONIC MAIL Elinor_Carbone@torringtonct.org

Mayor Elinor Carbone
Chairman, Torrington City Council
140 Main Street
Torrington, CT 06790

Re: Connecticut Siting Council Docket 532 – LSE Serpens LLC (Lodestar Energy) application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a 3.0-megawatt-AC solar photovoltaic electric generating facility and associated equipment on 13 parcels located south of West Hill Road (Parcel Nos. 253/003/018; 253/003/033 through 043 and 053-003-045), Torrington, Connecticut and associated electrical interconnection

Dear Mayor Carbone:

I am writing on behalf of my client, LSE Serpens LLC (“Lodestar Energy”), who proposes to construct a 3.0 MW ground-mounted solar photovoltaic electric generating facility (“Facility”) to be wholly located in the City of Torrington, Connecticut. The Facility will be developed on an approximately 19.6-acre portion (the “Project Area”) of land owned by James Bobinski and Maura Steele. The current landowners own 13 parcels totaling 41.33 acres, which are part of an expired subdivision. The expired subdivision will be canceled with the development of the Facility.

Technical information concerning the project is available for download at <https://pullcom.sharefile.com/d-s14cf7e64b64249b1b8e44c55e1da445b>. Lodestar can also send you a hard copy of the materials upon request. This Facility is under the exclusive jurisdiction of the Connecticut Siting Council, and Lodestar Energy has filed an application with the Council for their review and approval.¹ Lodestar is available to answer any questions you have about the proposed Facility. Should you wish to do so, we can set up a meeting to discuss with you and/or any other members of the Torrington City Council.

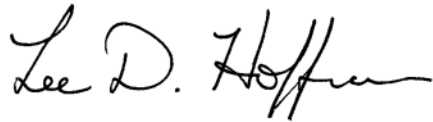
Should you wish to provide any feedback regarding this project, we would appreciate hearing from you on or before October 4, 2025. Please contact me or Sam Valone of Lodestar Energy

¹ The complete Connecticut Siting Council docket record is available at https://portal.ct.gov/csc/1_applications-and-other-pending-matters/applications/4_docketnos500s/docket-no-532.

Page 2

(svalone@lodestarenergy.com) should you have any questions regarding this filing or wish to set up a meeting to discuss further.

Sincerely,

A handwritten signature in black ink, reading "Lee D. Hoffman". The signature is written in a cursive, flowing style.

Lee D. Hoffman

cc: Bruce McDermott, Harris Beach Murtha, City of Torrington Counsel



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August 5, 2025

VIA CERTIFIED MAIL AND ELECTRONIC CONTACT FORM

Council Member Paul Cavagnero
Torrington City Council
140 Main Street
Torrington, CT 06790

Re: Connecticut Siting Council Docket 532 – LSE Serpens LLC (Lodestar Energy) application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a 3.0-megawatt-AC solar photovoltaic electric generating facility and associated equipment on 13 parcels located south of West Hill Road (Parcel Nos. 253/003/018; 253/003/033 through 043 and 053-003-045), Torrington, Connecticut and associated electrical interconnection

Dear Council Member Cavegnero:

I am writing on behalf of my client, LSE Serpens LLC (“Lodestar Energy”), who proposes to construct a 3.0 MW ground-mounted solar photovoltaic electric generating facility (“Facility”) to be wholly located in the City of Torrington, Connecticut. The Facility will be developed on an approximately 19.6-acre portion (the “Project Area”) of land owned by James Bobinski and Maura Steele. The current landowners own 13 parcels totaling 41.33 acres, which are part of an expired subdivision. The expired subdivision will be canceled with the development of the Facility.

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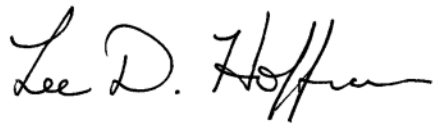
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Page 2

(svalone@lodestarenergy.com) should you have any questions regarding this filing or wish to set up a meeting to discuss further.

Sincerely,

A handwritten signature in black ink, reading "Lee D. Hoffman". The signature is written in a cursive, flowing style.

Lee D. Hoffman

cc: Bruce McDermott, Harris Beach Murtha, City of Torrington Counsel



Lee D. Hoffman
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August 5, 2025

VIA CERTIFIED MAIL AND ELECTRONIC CONTACT FORM

Council Member Stephen Ivain
Torrington City Council
140 Main Street
Torrington, CT 06790

Re: Connecticut Siting Council Docket 532 – LSE Serpens LLC (Lodestar Energy) application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a 3.0-megawatt-AC solar photovoltaic electric generating facility and associated equipment on 13 parcels located south of West Hill Road (Parcel Nos. 253/003/018; 253/003/033 through 043 and 053-003-045), Torrington, Connecticut and associated electrical interconnection

Dear Council Member Ivain:

I am writing on behalf of my client, LSE Serpens LLC (“Lodestar Energy”), who proposes to construct a 3.0 MW ground-mounted solar photovoltaic electric generating facility (“Facility”) to be wholly located in the City of Torrington, Connecticut. The Facility will be developed on an approximately 19.6-acre portion (the “Project Area”) of land owned by James Bobinski and Maura Steele. The current landowners own 13 parcels totaling 41.33 acres, which are part of an expired subdivision. The expired subdivision will be canceled with the development of the Facility.

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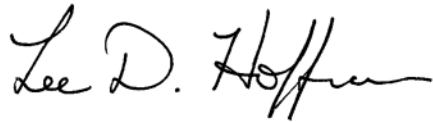
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(svalone@lodestarenergy.com) should you have any questions regarding this filing or wish to set up a meeting to discuss further.

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Lee D. Hoffman

cc: Bruce McDermott, Harris Beach Murtha, City of Torrington Counsel



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August 5, 2025

VIA CERTIFIED MAIL AND ELECTRONIC CONTACT FORM

Council Member David Oliver
Torrington City Council
140 Main Street
Torrington, CT 06790

Re: Connecticut Siting Council Docket 532 – LSE Serpens LLC (Lodestar Energy) application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a 3.0-megawatt-AC solar photovoltaic electric generating facility and associated equipment on 13 parcels located south of West Hill Road (Parcel Nos. 253/003/018; 253/003/033 through 043 and 053-003-045), Torrington, Connecticut and associated electrical interconnection

Dear Council Member Oliver:

I am writing on behalf of my client, LSE Serpens LLC (“Lodestar Energy”), who proposes to construct a 3.0 MW ground-mounted solar photovoltaic electric generating facility (“Facility”) to be wholly located in the City of Torrington, Connecticut. The Facility will be developed on an approximately 19.6-acre portion (the “Project Area”) of land owned by James Bobinski and Maura Steele. The current landowners own 13 parcels totaling 41.33 acres, which are part of an expired subdivision. The expired subdivision will be canceled with the development of the Facility.

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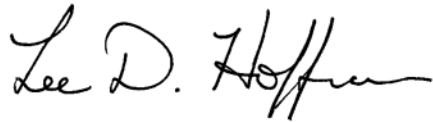
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Lee D. Hoffman

cc: Bruce McDermott, Harris Beach Murtha, City of Torrington Counsel



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August 5, 2025

VIA CERTIFIED MAIL AND ELECTRONIC CONTACT FORM

Council Member Anne L. Ruwet
Torrington City Council
140 Main Street
Torrington, CT 06790

Re: Connecticut Siting Council Docket 532 – LSE Serpens LLC (Lodestar Energy) application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a 3.0-megawatt-AC solar photovoltaic electric generating facility and associated equipment on 13 parcels located south of West Hill Road (Parcel Nos. 253/003/018; 253/003/033 through 043 and 053-003-045), Torrington, Connecticut and associated electrical interconnection

Dear Council Member Ruwet:

I am writing on behalf of my client, LSE Serpens LLC (“Lodestar Energy”), who proposes to construct a 3.0 MW ground-mounted solar photovoltaic electric generating facility (“Facility”) to be wholly located in the City of Torrington, Connecticut. The Facility will be developed on an approximately 19.6-acre portion (the “Project Area”) of land owned by James Bobinski and Maura Steele. The current landowners own 13 parcels totaling 41.33 acres, which are part of an expired subdivision. The expired subdivision will be canceled with the development of the Facility.

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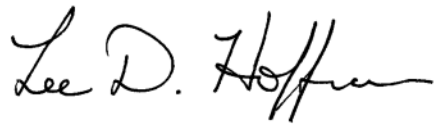
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Lee D. Hoffman

cc: Bruce McDermott, Harris Beach Murtha, City of Torrington Counsel



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www.pullcom.com

August 5, 2025

VIA CERTIFIED MAIL AND ELECTRONIC CONTACT FORM

Council Member Molly Spino
Torrington City Council
140 Main Street
Torrington, CT 06790

Re: Connecticut Siting Council Docket 532 – LSE Serpens LLC (Lodestar Energy) application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a 3.0-megawatt-AC solar photovoltaic electric generating facility and associated equipment on 13 parcels located south of West Hill Road (Parcel Nos. 253/003/018; 253/003/033 through 043 and 053-003-045), Torrington, Connecticut and associated electrical interconnection

Dear Council Member Spino:

I am writing on behalf of my client, LSE Serpens LLC (“Lodestar Energy”), who proposes to construct a 3.0 MW ground-mounted solar photovoltaic electric generating facility (“Facility”) to be wholly located in the City of Torrington, Connecticut. The Facility will be developed on an approximately 19.6-acre portion (the “Project Area”) of land owned by James Bobinski and Maura Steele. The current landowners own 13 parcels totaling 41.33 acres, which are part of an expired subdivision. The expired subdivision will be canceled with the development of the Facility.

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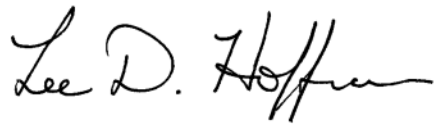
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August 5, 2025

VIA CERTIFIED MAIL AND ELECTRONIC CONTACT FORM

Council Member Drake L. Waldron
Torrington City Council
140 Main Street
Torrington, CT 06790

Re: Connecticut Siting Council Docket 532 – LSE Serpens LLC (Lodestar Energy) application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a 3.0-megawatt-AC solar photovoltaic electric generating facility and associated equipment on 13 parcels located south of West Hill Road (Parcel Nos. 253/003/018; 253/003/033 through 043 and 053-003-045), Torrington, Connecticut and associated electrical interconnection

Dear Council Member Waldron:

I am writing on behalf of my client, LSE Serpens LLC (“Lodestar Energy”), who proposes to construct a 3.0 MW ground-mounted solar photovoltaic electric generating facility (“Facility”) to be wholly located in the City of Torrington, Connecticut. The Facility will be developed on an approximately 19.6-acre portion (the “Project Area”) of land owned by James Bobinski and Maura Steele. The current landowners own 13 parcels totaling 41.33 acres, which are part of an expired subdivision. The expired subdivision will be canceled with the development of the Facility.

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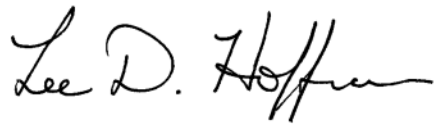
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Page 2

(svalone@lodestarenergy.com) should you have any questions regarding this filing or wish to set up a meeting to discuss further.

Sincerely,

A handwritten signature in black ink that reads "Lee D. Hoffman". The signature is written in a cursive, flowing style.

Lee D. Hoffman

cc: Bruce McDermott, Harris Beach Murtha, City of Torrington Counsel

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Hello,

The contact form for City Council Member Waldron is broken:

<https://www.torringtonct.org/user/44/contact> Please advise the best way to send him an electronic letter.

Thank you,

Kate Boucher

Pullman & Comley LLC

Please provide the following information

Your Name: *

Kathryn Boucher

Your E-mail Address: *

keboucher@pullcom.com

Phone Number:

860-424-4372

Address

Street

City

State

- None -



Zipcode

Organization:

Pullman & Comley LLC

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Lee D. Hoffman
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f 860 424 4370
lhoffman@pullcom.com
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August 5, 2025

VIA CERTIFIED MAIL AND ELECTRONIC MAIL

First Selectman Daniel V. Jerram
First Selectman, Town of New Hartford
530 Main Street
P.O. Box 316
New Hartford, CT 06057

Re: Connecticut Siting Council Docket 532 – LSE Serpens LLC (Lodestar Energy) application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a 3.0-megawatt-AC solar photovoltaic electric generating facility and associated equipment on 13 parcels located south of West Hill Road (Parcel Nos. 253/003/018; 253/003/033 through 043 and 053-003-045), Torrington, Connecticut and associated electrical interconnection

Dear First Selectman Jerram:

I am writing on behalf of my client, LSE Serpens LLC (“Lodestar Energy”), who proposes to construct a 3.0 MW ground-mounted solar photovoltaic electric generating facility (“Facility”) to be wholly located in the City of Torrington, Connecticut. While this Facility will not be located in New Hartford, it is within 2500 feet of the Town of New Hartford’s boundary with the City of Torrington.

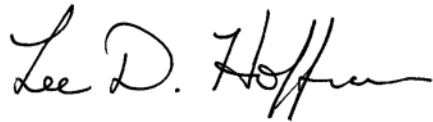
As you are aware, this Facility is under the exclusive jurisdiction of the Connecticut Siting Council, and Lodestar Energy has filed an application with the Council for their review and approval.¹ Lodestar Energy is available to answer any questions you have about the proposed Facility, including to discuss the Town’s concerns about stormwater impacts. Since the time of the Town’s last meeting with Lodestar Energy, the Connecticut Department of Energy and Environmental Protection has indicated that the Facility will meet its requirements for a construction stormwater general permit. The most up to date technical information concerning the project is available for download at <https://pullcom.sharefile.com/d-s14cf7e64b64249b1b8e44c55e1da445b>. Lodestar Energy can also send you a hard copy of the materials upon request.

¹ The complete Connecticut Siting Council docket record is available at https://portal.ct.gov/csc/1_applications-and-other-pending-matters/applications/4_docketnos500s/docket-no-532.

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Should you wish to do so, we can set up a meeting to discuss with you and/or any other members of the New Hartford Board of Selectmen. Should you wish to provide any feedback regarding this project, we would appreciate hearing from you on or before October 4, 2025. Please contact me or Sam Valone of Lodestar Energy (svalone@lodestartenergy.com) should you have any questions regarding this Facility or wish to set up a meeting to discuss further.

Sincerely,

A handwritten signature in black ink that reads "Lee D. Hoffman". The signature is written in a cursive style with a large, stylized "L" and "H".

Lee D. Hoffman



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August 5, 2025

VIA CERTIFIED MAIL AND ELECTRONIC CONTACT FORM

Selectman Alesia R. Kennerson
Town of New Hartford
530 Main Street
P.O. Box 316
New Hartford, CT 06057

Re: Connecticut Siting Council Docket 532 – LSE Serpens LLC (Lodestar Energy) application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a 3.0-megawatt-AC solar photovoltaic electric generating facility and associated equipment on 13 parcels located south of West Hill Road (Parcel Nos. 253/003/018; 253/003/033 through 043 and 053-003-045), Torrington, Connecticut and associated electrical interconnection

Dear Selectman Kennerson:

I am writing on behalf of my client, LSE Serpens LLC (“Lodestar Energy”), who proposes to construct a 3.0 MW ground-mounted solar photovoltaic electric generating facility (“Facility”) to be wholly located in the City of Torrington, Connecticut. While this Facility will not be located in New Hartford, it is within 2500 feet of the Town of New Hartford’s boundary with the City of Torrington.

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Lee D. Hoffman



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August 5, 2025

VIA CERTIFIED MAIL AND ELECTRONIC CONTACT FORM

Selectman Mary Beth Greenwood
Town of New Hartford
530 Main Street
P.O. Box 316
New Hartford, CT 06057

Re: Connecticut Siting Council Docket 532 – LSE Serpens LLC (Lodestar Energy) application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a 3.0-megawatt-AC solar photovoltaic electric generating facility and associated equipment on 13 parcels located south of West Hill Road (Parcel Nos. 253/003/018; 253/003/033 through 043 and 053-003-045), Torrington, Connecticut and associated electrical interconnection

Dear Selectman Greenwood:

I am writing on behalf of my client, LSE Serpens LLC (“Lodestar Energy”), who proposes to construct a 3.0 MW ground-mounted solar photovoltaic electric generating facility (“Facility”) to be wholly located in the City of Torrington, Connecticut. While this Facility will not be located in New Hartford, it is within 2500 feet of the Town of New Hartford’s boundary with the City of Torrington.

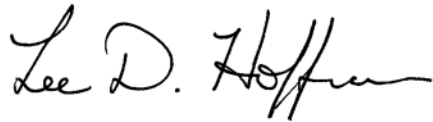
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Lee D. Hoffman

New Hartford, CT

A TOWN FOR ALL SEASONS



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Please include any questions or comments

Please advise on the best way to send Selectman Mary Beth Greenwood an electronic letter. She does not have a publicly available email address or a contact form on the Town's website.

Best,

Kate Boucher
Pullman & Comley, LLC



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A TOWN FOR ALL SEASONS

Town of New Hartford, CT

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August 5, 2025

VIA CERTIFIED MAIL AND ELECTRONIC MAIL Jay.Case@housegop.ct.gov

Representative Jay Case
Legislative Office Building
Room 4200
300 Capitol Avenue
Hartford, CT 06106

Re: Connecticut Siting Council Docket 532 – LSE Serpens LLC (Lodestar Energy) application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a 3.0-megawatt-AC solar photovoltaic electric generating facility and associated equipment on 13 parcels located south of West Hill Road (Parcel Nos. 253/003/018; 253/003/033 through 043 and 053-003-045), Torrington, Connecticut and associated electrical interconnection

Dear Representative Case:

I am writing on behalf of my client, LSE Serpens LLC (“Lodestar Energy”), who proposes to construct a 3.0 MW ground-mounted solar photovoltaic electric generating facility (“Facility”) to be wholly located in the City of Torrington, Connecticut. While this Facility will not be located in New Hartford, it is within 2500 feet of the Town of New Hartford’s boundary with the City of Torrington.

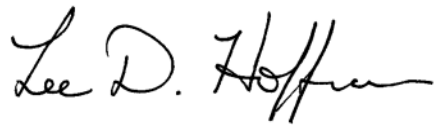
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August 5, 2025

VIA CERTIFIED MAIL AND ELECTRONIC MAIL Honig@senatedems.ct.gov

Senator Paul Honig
Deputy Majority Leader
Legislative Office Building
Room 2302
Hartford, CT 06106-1591

Re: Connecticut Siting Council Docket 532 – LSE Serpens LLC (Lodestar Energy) application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a 3.0-megawatt-AC solar photovoltaic electric generating facility and associated equipment on 13 parcels located south of West Hill Road (Parcel Nos. 253/003/018; 253/003/033 through 043 and 053-003-045), Torrington, Connecticut and associated electrical interconnection

Dear Senator Honig:

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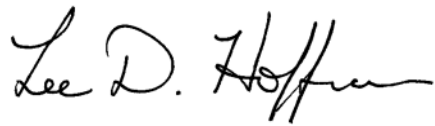
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Lee D. Hoffman