STATE OF CONNECTICUT

SITING COUNCIL

*

GRE 314 EAST LYME, LLC * MARCH 14, 2013 * (7:00 p.m.)

(7.00 p.m.

PETITION FOR A DECLARATORY RULING

THAT NO CERTIFICATE OF

ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED IS REQUIRED FOR THE

PROPOSED CONSTRUCTION AND OPERATION * PETITION NO. 1056

OF A 5.0 MEGAWATT SOLAR

PHOTOVOLTAIC RENEWABLE ENERGY GENERATING PROJECT OFF GRASSY HILL

ROAD AND WALNUT HILL ROAD, EAST LYME, CONNECTICUT

BEFORE: ROBIN STEIN, CHAIRMAN

BOARD MEMBERS: Colin C. Tait, Vice Chairman

Robert Hannon, DEEP Designee Michael Caron, PURA Designee

Edward S. Wilensky
Daniel P. Lynch, Jr.
Philip T. Ashton
James J. Murphy, Jr.
Dr. Barbara Bell

STAFF MEMBERS: Linda Roberts, Executive Director

Robert Mercier, Siting Analyst Melanie Bachman, Staff Attorney

APPEARANCES:

FOR THE PETITIONER, GRE 314 EAST LYME, LLC:

PULLMAN & COMLEY, LLC 90 State House Square

Hartford, Connecticut 06103-3702 BY: LEE HOFFMAN, ESQUIRE

POST REPORTING SERVICE HAMDEN, CT (800) 262-4102

1	Verbatim proceedings of a hearing
2	before the State of Connecticut Siting Council in the
3	matter of a petition by GRE 314 East Lyme, LLC, held at
4	the East Lyme Town Hall, 108 Pennsylvania Avenue,
5	Niantic, Connecticut, on March 14, 2013 at 7:00 p.m., at
6	which time the parties were represented as hereinbefore
7	set forth
8	
9	
10	CHAIRMAN ROBIN STEIN: Good evening,
11	ladies and gentlemen. I'd like to call to order this
12	public hearing of the Siting Council. My name is Robin
13	Stein and I'm the Chairman.
14	Other members of the Council here this
15	evening are Mr. Hannon, who is the designee from the
16	Department of Energy and Environmental Protection;
17	Director Caron, the designee from the Public Utilities
18	Regulatory Authority; Mr. Ashton; Senator Murphy; Dr.
19	Bell; and Mr. Wilensky.
20	Members of the staff who are present are
21	Linda Roberts, Executive Director; Melanie Bachman, Staff
22	Attorney; and Robert Mercier, the Siting Analyst.
23	Gail Gregoriades is the court reporter and
24	Aaron DeMarest the audio technician.

1	This is a continuation of a hearing that
2	began at 3:00 p.m. this afternoon. Copies of the hearing
3	program and the Council's Citizen's Guide to Siting
4	Council Procedures are available to members of the public
5	in the back there.
6	This hearing is held pursuant to the
7	provisions of Title 16 of the Connecticut General
8	Statutes and of the Uniform Administrative Procedure Act
9	upon a petition from GRE 314 East Lyme LLC for a
10	Declaratory Ruling that no Certificate of Environmental
11	Compatibility and Public Need is required for the
12	proposed construction and operation of a 5-megawatt solar
13	photovoltaic renewal energy generating project located
14	off Grassy Hill Road and Walnut Hill Road in East Lyme,
15	Connecticut. The petition was received by the Council on
16	December 17, 2012.
17	The Petitioner published notice of this
18	public hearing on February 22, 2013 in The Day newspaper.
19	The Council's legal notice of the time and date of this
20	hearing was published in The Day newspaper on January 28,
21	2013.
22	Upon this Council's request, the
23	Petitioner erected a sign at the proposed site so as to
24	inform the public of the name of the Petitioner, the type

1	of facility, and hearing date and location and contact
2	information of the Council.
3	This afternoon members of the Council,
4	staff, and public personally conducted a field review of
5	the proposed site in order to firsthand observe the
6	potential effects of the proposal.
7	This hearing tonight is reserved first for
8	the public to make short statements into the record.
9	These public statements are not subject to questions to
10	either the to members of the Council or the applicant,
11	and the statements will become part of the record for
12	Council consideration. The sign-up sheet and a number
13	of people have already signed is also available in the
14	back.
15	As a reminder again to all, off-the-record
16	communication with a member of the Council or a member of
17	the Council staff upon the merits of this petition is
18	prohibited by law.
19	And I also wish to note for those who are
20	here and for the benefit of your friends and neighbors
21	who are unable to join us for this public comment
22	session, that you or they may send in written statements
23	to the Council within 30 days of today. And such written
24	statements will be given the same weight as if spoken at

1	the hearing.
2	We ask that each person making a public
3	statement in these proceedings to confine your statements
4	to the subject matter before the Council and to avoid
5	unnecessary repetition so that we may hear all of the
6	concerns that you and your neighbors may have.
7	Please be advised that the Council again
8	cannot answer questions from the public about the
9	proposal.
10	A verbatim transcript will be made of this
11	hearing and deposited at the East Lyme and Montville Town
12	Clerks' offices for the convenience of the public.
13	I will say though that if you do have
14	questions, we'll note them. And if we have and if
15	time permits, we'll try to elicit the answers, but we
16	have quite a number of people that have signed up, so
17	so we we will we will attempt them after everybody
18	has spoken.
19	I'll now start with the list. And I
20	apologize in advance if I mispronounce your names. We'll
21	do the best we can. The first speaker is Mr. Nickerson,
22	the 2nd Selectman. And also again if everybody could

obviously say your name and -- and spell -- spell it for

the stenographer. Thank you.

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1	MR. MARK NICKERSON: I'm Mark Nickerson,
2	Deputy First Selectman of East Lyme. It's N-i-c-k-e-r-s-
3	o-n.
4	Welcome to East Lyme. Thank you, Siting
5	Council, for making this public hearing available to our
6	residents by having it here. I understand that not all
7	of this session needs to be here, but you chose to have
8	it, and we do appreciate that. Thank you for your hard
9	work on behalf of all, the applicants, the people who
10	wish to speak tonight, and the people who aren't here who
11	will have to live with your decision for decades.
12	The town officially remains neutral on
13	this position, but we are neutral as long as this project
14	remains a taxable concern. And we understand you don't
15	decide that and other people in Hartford do, but there
16	are decisions being made about such developments. And we
17	hope this will be a taxable concern should you vote in
18	that favorable way.
19	Again welcome to our town. I'm sorry you
20	had to come in early March when the lions are still
21	roaring, but we hope you come back in the summer and
22	spend the weekend and eat in our restaurants and shop in
23	our shops. Thank you.
24	CHAIRMAN STEIN: Thank you. And we did

1 enjoy one of your restaurants not too long ago. The next 2 person on the list is Joseph Smith. MR. JOSEPH SMITH: Good evening. My name 3 4 is Joseph Smith, S-m-i-t-h. 5 I'm the building official for the Town of I had been at the first part of the hearing 6 East Lyme. 7 this afternoon and I returned so that I could address some of the items that were brought up during the first 8 9 part of the hearing. 10 Fire protection was mentioned and really 11 was not well addressed. It's something that really needs 12 to be considered. I don't know if anybody -- if any of the designers have met with either the fire marshal's 13 14 office or any of the fire chiefs, but fire protection is a very important item. Solar arrays do catch fire. 15 16 While the panels themselves may be non-combustible, 17 there's miles of conductors that are flammable and they do burn, they're -- they become damaged either through 18 19 corrosion or through damage by animals. I don't know why 20 the animals like to eat wires. 21 So what I see here is a ground mounted 22 system over dormant grass, and in the middle of summer there's a very real possibility of a grass fire. I don't 23

know if the fire marshal or fire chiefs need vehicle

1 access through the site or through the arrays themselves, 2 but it's something to probably bring to their attention 3 early on in design so that that's not something that 4 we're trying to work out next summer during the permit 5 process. There was mention of a wood framed 6 7 building that's going to become an educational use of 8 some sort. It's not common to have a wood framed two-9 story educational use building. I'm not in any way 10 objection to it. I think it's a great idea. I think it 11 would be really good to have the school children to be 12 able to come out and look at something of this type, but their safety and their accessibility needs to be 13 14 addressed like I said now rather than during the permit process. If you're going to invite school children and 15 16 you're going to have them on a second floor, well you've 17 got to think about how you're going to get all the school children to the second floor. A stairway may not be all 18 19 that you need. 20 You've got to look at the number of If you're going to build -- or bring a school 21 occupants. 22 bus full of kids, you know, is one bathroom enough. 23 you need two bathrooms? Do you need multiple fixtures?

The building could start to get a little complicated.

1 And that building itself is going to need fire 2 protection. Most schools have sprinklers. I don't know if that's something that you would need. I have done no 3 4 code review with this. The information that I know of 5 with this project is what I heard earlier today, so I've had no opportunity to look up from my own end any of 6 7 these questions. 8 How is this going to be protected from 9 damage from either vandals or from animals. 10 mentioned earlier about animals doing damage. 11 ground-mounted system and there's conductors on the backs 12 of these arrays -- I've seen a few ground-mounted systems, small ones at residences, I've never seen a big 13 14 one. You know, if it's in your own backyard, you can 15 keep an eye on it. But if it's out in the middle of a 16 place that's unattended, I think it's very important --17 it could be something that you handle in your own design 18 that you can protect all of this from damage either from 19 -- you know, from vandals or from animals or whatever. 20 But I think it would be good if these 21 items are worked out, particularly the fire protection 22 items with the fire marshal's office earlier on. 23 you very much.

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Thank you. The -- Luanne

CHAIRMAN STEIN:

1 Lange. 2 MS. LUANNE LANGE: I am Luanne Lange. Chair of the Historic Properties Commission in town. 3 The 4 commission is three years old, and all the information 5 that has been gathered are from the town archives, 2007-2008 town files, and calls to the State Historic 6 7 Preservation Office. 8 First, to answer a question that was 9 raised this afternoon, the Tinker House is not registered 10 with the State on the National Register. The house does 11 date to the 1780's, which can be documented in the Lyme 12 tax deeds because East Lyme was not formed until later. And so all of our tax deeds that go back farther, go to 13 14 the Lyme records. 15 Further, I found that there are some other inconsistencies in some of the things that have been 16 17 stated, and this includes the lack of records at the 18 State Office of Historic Preservation. Other 19 documentation that is available locally is the Tinker 20 family cemetery that exists on the property adjacent to 21 this property that we're talking about. 22 The Historic Properties Commission is wondering how, if any, this solar project farm, which is 23

identified as on Grassy Hill Road, how this affects the

1	agreement that was reached during the process for the
2	approval of the original Chase Walnut Hill Subdivision,
3	of which the solar farm project is a part. If the
4	subdivision approval lapses in 10 years without an
5	extension, what will happen to the Tinker House
6	agreement? This potential lack of approval and a
7	potential new application process brings to mind the
8	salability of the house as it is today without and
9	does it have hope of preservation.
10	Earlier today I was delighted to hear Mr.
11	Landino reply absolutely not when asked if the Tinker
12	House was to be demolished. However, when one witnesses
13	the neglect and deterioration of the property since 2007,
14	it is a little bit difficult to take this seriously.
15	The Tinker House changed hands from a
16	lovingly maintained historic home to a buyer who sold it
17	for development within a year. The well used poster I
18	have, which is in the back of the room, shows the
19	condition of the house at the time it was purchased. I
20	have with me further interior photos taken in January
21	2012 showing the results of neglect over the last four to
22	five years, including holes in the roof, etcetera,
23	etcetera, and a lot of interior damage.
24	Several commission efforts to communicate

1 with the present owner went -- have gone unanswered. 2 Squirrels have continued their destruction through holes in the roof and various places. A restoration plan for 3 4 the house was in the files. It is a well-designed 5 replacement structure to externally look like the existing original house with use of old windows, 6 7 etcetera, and is to be built on the original foundation. 8 However, since the original house was on Walnut Hill Road 9 -- and I think it's 81 or 82, I'm not sure about that 10 address -- and the house now on the town deed records is listed as being on No. 1 William Tinker Lane, or a 11 12 similar name to that, there is a question as to whether the original location would be honored. 13 14 The commission is not questioning the value of the solar farm. It is questioning the words of 15 16 promise and the future of the 1700's Tinker House, now 17 neglected to potential demolition in any future plans for 18 that property. Thank you. 19 CHAIRMAN STEIN: Thank you. We have two 20 people that signed up, and as far as I can see they both 21 represent the NRWC, the Niantic River Watershed 22 Committee, Donald Danila and John Jasper. Do you have similar or different -- I mean --23 24 A VOICE: Mr. Jasper is not here.

- 1 he had -- I don't know what his plans are. I know he had
- 2 to leave the earlier session, so --
- 3 CHAIRMAN STEIN: Alright. Well why don't
- 4 you come up then, sir. And again, spell your last name
- 5 too. Thank you.
- 6 MR. DONALD DANILA: Thank you. My name is
- 7 Donald Danila, D-a-n-i-l-a.
- 8 I'm one of the Town of East Lyme's
- 9 representatives on the Niantic River Watershed Committee.
- 10 This body has members from the four towns comprised in
- 11 the Niantic River Basin, that being East Lyme, Waterford,
- 12 Salem, and Montville, as well as a Connecticut DEEP
- 13 member and a coordinator from the Eastern Connecticut
- 14 Conservation District. The purpose of this committee is
- 15 to restore and preserve the Niantic River Watershed
- 16 through inter-municipal cooperation, encouraging the
- sound development of land practices that mitigate
- 18 pollution within the watershed, and support all property
- 19 uses, including shell fishing, swimming, natural habitat
- and the drinking water supply.
- I wish to note that although I've had
- discussions about the project under consideration with
- other committee members, the comments that I am making
- are my own and have not been formally endorsed by the

1 committee.

Personally, I've had over 40 years
experience as a professional fisheries biologist, so I'm
familiar with fish and aquatic habitats and ecology,
water quality, and many other environmental issues. This
project lies within the watershed of Cranberry Meadow
Brook, a tributary of Lattimer Brook, which in turn is
the major fresh water tributary to the Niantic River
estuary.

I'm a member of the committee's monitoring subcommittee and for the past 11 months have taken water quality samples once a month throughout Lattimer Brook from its source in Salem to just above its discharge into the Niantic River. I've also sampled at a station in lower Cranberry Meadow Brook, that being the bridge road crossing on Walnut Hill Drive just above Route 161. More recently, we added another station in upper Cranberry Meadow Brook at a Grassy Hill Road crossing of the brook, which I believe is northwest and upstream of this proposed project. The major goal of this monitoring is to measure the input of nitrate from Lattimer Brook into the Niantic River to determine how much of this nutrient is being input, when it is being input, and perhaps where this nutrient is coming from within the system. The

upper Cranberry Meadow Brook station was added because we believe this system is picking up some nitrate as Cranberry Meadow Brook makes its way down Walnut Hill Road.

We also routinely sample other water quality parameters, water temperature, dissolved oxygen, PH, and conductivity. Our sampling to date indicates that for most of the latter water quality parameters and the non-measured but observed water clarity, turbidity, and a lack of significant alga blooms and the type of aquatic insect life found in the streams appear -- both Lattimer Brook and Cranberry Meadow Brook appear to be able to support healthy populations of all aquatic life, including cold water trout fisheries. In fact, Cranberry Meadow Brook routinely has cooler water, oxygen, and more neutral PH than are found in Lattimer Brook.

My concern with this project is the detention basins that will be used on the site and their potential discharge into Cranberry Meadow Brook. Now the materials I read about this project made it unclear to me as to the volume of stormwater that might be discharged. It's somewhat ironic to note that during a hearing for a proposed solar project site that the sun will also warm up any water retained in the project's detention basins.

1	It's the potential discharge of this warmer water to
2	Cranberry Meadow Brook itself or its tributaries that is
3	my concern.
4	I was happy to hear that earlier in this
5	proceeding the applicant will not use any fertilizer on
6	its property, which might eliminate any nitrate or
7	phosphate discharge into the watershed. However, the
8	possible presence of warm stagnant or semi-stagnant water
9	in detention basins might encourage the growth of
10	blue/green algae, which can fix atmospheric nitrogen. I
11	would encourage the further oversight of the engineering
12	and other aspects of this project with respect to
13	stormwater discharges.
14	I'm hopeful that for this green energy
15	project, the applicant will use all the best management
16	plans to reduce or eliminate any degradation to Cranberry
17	Meadow Brook, Lattimer Brook, and the Niantic River
18	estuary. Thank you for the opportunity to speak.
19	CHAIRMAN STEIN: Thank you. Mark
20	Christensen.
21	MR. MARK CHRISTENSEN: Hi. My name is
22	Mark Christensen, C-h-r-i-s-t-e-n-s-e-n.
23	I'm a member of the East Lyme Conservation
24	of Natural Resources Commission, and our charge in life

1 is to protect our natural resources here in town. 2 that end, the commission has asked me to raise the following questions. We are neither for nor against the 3 4 project. We just want to ask some questions and bring up 5 -- (tape stopped) -- one question regards the buffer 6 strips along neighboring properties, were evergreen trees 7 to be planted there, White Spruce or something of that 8 nature, and also it should be kept in mind there's a lot 9 of deer through there, so something like an Arborvitae 10 wouldn't work. They may have already taken this into 11 consideration, but these were the questions I've been 12 asked to ask. 13

Item 2 -- Question 2: There were subdivision restrictions put on -- put in force for this land when it was previously a subdivision. Will those restrictions still been enforced?

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Question 3: Detention basins are to be constructed on the eastern boundary of the property in what had been listed as open space near some wetlands I believe. That is -- that is on the subdivision plan. So will they need to go to the local wetlands body to get approval for construction of those detention basins first? They appear to be within a hundred feet.

Question 4: Right-of-way for open space

1 on the -- I think it was a 26-acre parcel -- it was 2 referred to as a 22-acre, but that's on -- it's not associated with this land any more, but there is a right-3 4 of-way that is needed to access that from where a road was to have been built. So the concern was that any 5 6 fencing or gates, or what have you, not block that access 7 to the open space land down below. 8 Item 5 -- Question 5: Lighting and 9 security. We wouldn't want to see tower lighting up 10 there. It is a rural zone and we wouldn't want it to be 11 lit up like a Wal-Mart parking lot. It's out in the 12 middle of nowhere. And although they need to have their property secure, maybe some kind of low level lighting, 13 14 something not on towers. That would be an important 15 item. Item 6 -- Question 6: Regarding the 16 17 decibel levels of the inverters, I think the residents 18 want to know exactly what that number might be and -- so 19 they can have some relationship to what the noise might 20 sound like, some -- some number they can hang a hat on. 21 Question 7: The endangered species -- if 22 there are any endangered species on the site. There have been bobcats seen through there, even a mountain lion has 23

been seen there in the past. While I realize -- while we

- realize they need to fence in their property, if they

 could minimize the amount of fencing that occurs so that
- 3 it doesn't foul up the wildlife movement because that's
- 4 going to send the wildlife into neighborhoods instead of
- 5 into the state forest across the road.
- 6 And then finally, the last question, when
- 7 the power comes out of this property, are the power lines
- 8 that exist on Walnut Hill capable of handling a five-
- 9 megawatt load? I guess that's what's coming out of
- 10 there. Those -- while I'm not an electrician, but do
- they need to put up new lines through there or get a new
- 12 right-of-way for those? Is that okay to run it along the
- 13 road?
- 14 So those are the questions we had. And as
- 15 I say, we're neither for nor against, just wondering.
- 16 Thank you.
- 17 CHAIRMAN STEIN: Thank you. The next
- 18 speaker is Bob -- Hudema? I don't know --
- 19 MR. BOB HUDEMA: Bob Hudema. I live on 41
- 20 Grassy Hill Road. I own the hayfields. I'm the
- 21 adjoining property on the north side. My family has
- owned that property. And the property here in question
- my cousin owned for 60 years, the Mushinskis.
- This hill they're on is known as Pigeon

1 Hill, and the Indians called it Pagan Hill, it's known to 2 have a lot of lightning strikes being as it's the highest elevation in the area. Many a time I've mowed both 3 4 properties and had to get off the tractor because the 5 lightning bolts were hitting the limbs. Now I assume that these solar panels are 6 7 held with metal, metal that's attracted by lightning. And I thought no big deal. And then I went I got onto my 8 9 computer to see what the solar panels are made of. 10 panels are made of over 50 toxins, which are cancer 11 causing. It's -- there's cadmium arsenic in it. And I'm 12 no scientist, so I ain't going to go down the list of all the dangerous stuff, but the problem is if lightning hits 13 14 these solar panels and the -- and these panels break and 15 these toxins get into your water supply -- and everybody 16 up there has got a drilled well -- how do you stop that. 17 The panels -- most panels last 15 to 25 years according to my computer. But if you get them from China, there's 18 19 no quality control whatsoever, so it's a crap game. 20 I was going to talk about the migratory 21 When I was a boy, we had quail all over the animals. 22 place. And they've disappeared for over 30 years. We're finally getting coveys of quail showing back up because 23 24 that area is perfect for quail reproduction. And after

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30 years of not seeing quail, we have about 150 to 200
covey of quail population there, which we're glad to see
it come back. It's been missing like I say for over 30
years. That might be something you'd want to take into
consideration.

And there are mountain lions coming through, the coyotes are coming through. I personally shot over 13 because they're out in my hayfields killing the fawns. So I always carry a rifle on my tractor to eliminate that. They're going to put a six-foot fence all the way around my property. That pushes this dangerous game closer to people's houses. On occasion mountain lions do attack children, adults, and coyotes do the same thing.

At first in looking at this thing, I thought it was a great idea. But it's a tossup now because if we ruin our water supply -- and one-quarter of the people are getting sick right now are from toxins and this adds to it, how many cancer cases do we need. And we don't have a miracle pill yet to cure cancer.

And I thank you for your time. And I'm going to give one of you the paperwork that I got off the computer.

24 CHAIRMAN STEIN: Thank you. Joan -- is it

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1	Bangston?
2	MS. JOAN BANGSON: Good evening. I'm Joan
3	Quasnuski Bangson (phonetic). My property would take the
4	biggest impact on his new addition, the parcel of land
5	that has been added. I am very, very concerned about the
6	environment impact on humans, animals, vegetation,
7	wetlands, and protected species that are documented on
8	this property that no study has been done yet.
9	I was here at the earlier meeting. And
10	what I have read is the lifespan of this project is about
11	25 years. I would like to know if there's been a study.
12	I personally have four horses, guinea hens.
13	Originally I was part of complaining about
14	the subdivision that was coming. There is a buffer zone
15	that was agreed upon between the original first property
16	and the property he accumulated last summer, which he
17	apparently has added because he didn't have enough room.
18	There is a documented 30-foot buffer zone to prevent
19	something like this from happening.
20	I was here also to hear the statement made
21	that he was in control of that property, which we
22	consider in the neighborhood the Onawa property. This
23	property has had a lot of problems. The road with the
24	high incline goes right by my property. And while under

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1 his control a vernal pool was filled in. The town told 2 him to stop, and it was 2006, and he was told to put sandbags -- hay bales up, black material, and it would be 3 4 corrected when it officially changed hands. Because of 5 this, my lower pasture floods. I am not a happy camper. Security. I don't know exactly what is 6 7 going to be put up there. But as I look out my kitchen 8 window, I will -- I see where this road is now, 9 impassible, totally impassible. I have chased kids away 10 from there because there are buildings up there. And it was also stated that there's a 11 12 vacant house up there and no one has really lived in it, maybe they stayed overnight. Well with the history of 13 14 the property, Onawa property was a preserve for wild 15 animals. It came with a great deal of controversy 16 because rats came, all kinds of violations, and it was 17 raided for illegal pot growing and was shut down. It has 18 never been cleaned up. They had -- that building up 19 there was where animals were operated on, medicine was 20 stored. I don't know what happened to that. I really

And that road will definitely become an

feel that the fact that this was not in the original

presentation to DEEP, we need -- we really need to look

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at it.

1 issue because they took some of the grade down. 2 vernal pool, I have pictures of it. It just was done the wrong way. In something -- that this is so new, so big, 3 4 so important to everybody that lives there, it has to be 5 dealt with very cautiously. All reports need to be put in there. Environmental studies have not been done on 6 that property. Actually, the property was surveyed by 7 8 one of the applicant's corporations and it turns out I 9 own more of the road that goes up there. And it is not 10 wide enough to put a car through or a truck unless part 11 of my property was bought or you had to blast to get 12 through the hill. I -- my consideration here is please look 13 14 at everything, make sure you have documentation of everything that needs to be done. This is the future. I 15 16 have a brook running through my property. And years ago 17 we had fish. I mean they would jump. We have Spotted Salamanders up on that property. I know the property 18 19 well, it's been in the family for years. And when my dad 20 passed, I bought it to keep it in the family. There -- there's too many questions that 21 22 have not been answered earlier. Studies need to be done. That road is impassible. And if the terrain is changed 23 24 any more, my property will be ruined. And -- and we

- 1 already had a problem and it's never been fixed. Thank
- 2 you for your time.
- 3 CHAIRMAN STEIN: Thank you. Roseanne
- 4 Hardy?
- 5 A VOICE: I'll pass.
- 6 CHAIRMAN STEIN: You pass, okay. John --
- 7 and I'm not sure how to pronounce it -- Bialowans, Jr.
- 8 MR. JOHN BIALOWANS, JR.: Close enough.
- 9 CHAIRMAN STEIN: Thank you.
- 10 MR. BIALOWANS: Hi. I'm John Bialowans,
- Junior, 61 Walnut Hill Road, B-i-a-l-o-w-a-n-s.
- 12 I'm pro and con about this project. But
- my main concern is that maintenance road that he's put in
- between my property and Belkey's. My grandparents own
- that land that he just purchased. They own a good part
- of Pigeon Hill and everything else. My main concern was
- 17 about the -- that maintenance road, that if he could put
- a gate down on the bottom because many kids go up there
- 19 and I have trails out in the woods and they go over there
- with their mini-bikes and their four-wheelers and
- 21 everything else. And I have pulled many kids off their
- 22 bikes and everything else, saying don't go on my
- 23 property. That's my biggest concern about this whole
- 24 project, is the security of it and everything else, is

- because -- I'm just wondering about that, just that that
 road is going to bring more vagrants up that end of town
- 3 and everything else.
- 4 And also if they're going to have to lower
- 5 that road to be built, it's going to be all ledge. Right
- 6 now it's on top of ledge. And we're wondering about when
- 7 they start blasting, the only -- was that they had to
- 8 rock split it so that they wouldn't cause damage to the
- 9 wells, because I have, you know, a dug well and
- 10 everything else, and -- and I have a couple of ponds on
- my property that are spring fed, and I hope that they do
- 12 not change the water course that's there. And that's it.
- 13 Thank you.
- 14 CHAIRMAN STEIN: Thank you. Carol -- is
- 15 it Murko?
- 16 MS. CAROL MURKO: Yes. Thank you. Hello.
- 17 My name is Carol Murko Bialowans, I live at 61 Walnut
- 18 Hill Road in East Lyme. I don't use the Bialowans, but I
- 19 thought I'd throw it in.
- One of my concerns is about the access
- 21 road, the maintenance road that they were talking about,
- 22 which is the same thing that John was talking about.
- 23 When the previous landowner tried to get a variance --
- you know, get permission to build on it, there was a very

big concern about that steep grade and the fact that it is a drivable road, but it is pretty much straight up and then straight down. It's a lot of ledge and then goes down into sand.

Also too there's an area there where there is a wetlands crossing. And the previous owner was supposed to make sure that that crossing was preserved, whether it meant by putting in, you know, some kind of a structure to go over it and replace the piping that's there because it's rather old and dilapidated. And I would just want to make sure that all of that was still followed personally because that little wetland spring feeds the vernal pool on our property and, you know, I wouldn't want to see anything happen to that. So you know, I know he said the maintenance road wouldn't be used that much, maybe once or twice a year, but -- but still I would not want to see that waterway go away.

And again the security as John has said, you know, you get kids, you get people that are curious. And if you don't have security, they're going to be going up there to see what's up there. Thank you very much, I appreciate it.

23 CHAIRMAN STEIN: Thank you. Is it Craig

or Greg Peterson.

1 MR. CREIG PETERSON: Creig, that's C-r-e-2 i-q, Peterson, s-o-n, 56 Walnut Hill Road. I'm -- I'm across and slightly down from the far -- by the 3 4 Bialowans' house. 5 And I have a serious concern. After 20, 25 years, when the solar site goes out of use, Mr. 6 7 Landino has suggested that if he can't get CL&P I guess to buy into it further, he'll take it down. That leaves 8 9 the property more or less vacant with sedimentation ponds 10 and so forth. And while it was in use, he implied that 11 the sedimentation ponds would need some maintenance, at 12 least twice a year. If not, what happens to those ponds when nobody is there taking care of the property? What 13 14 can the future expect of that. 15 I'm also very concerned about the whole issue of how this went though. Mr. Landino stated in his 16 17 testimony that really his plan to -- in two weeks -- he was forced in two weeks to submit this to the State. 18 19 Anybody who has spent some time researching what he found 20 around this, would suggest that perhaps the whole thing was rushed through because of changes in legislation. 21 22 The fact that the federal government's support, the 50/50 deal was going to stop at the end of the year, so it 23 24 seemed to be a very rushed deal to get this in. And as

29

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I've listened to the testimony, I get the feeling that it

2 continues to be kind of slipshod in its approach. So I

3 would caution you to look at it and think carefully about

4 it. But again, my major concern is what happens once the

5 site dissolves, is dead, what happens.

6 CHAIRMAN STEIN: (Indiscernible) --

AUDIO TECHNICIAN: Mr. Chairman, your

8 microphone.

7

9 CHAIRMAN STEIN: Oh, sorry. I've gone

10 through the list of everybody who signed up. I'll

11 attempt to elicit answers to some of the questions. Some

of the information is within reports that have already

13 been submitted and letters, so I'm not going to go

14 through everything.

15 I will start with the last comment, only

16 to the fact that the Siting Council intends to take their

time and we will deliberate, we will take into account

18 everything. So I hope the word slipshod you're not

19 implying that we're part of that, but we intend to take

our time and make sure that this is -- whatever decision

21 we reach will be done with due process, which is one of

the reasons why we spend all day here. And we're not

23 making a decision tonight, so that's clear.

The questions on security, and we've heard

1 several different opinions about whether or not it should 2 be fenced and what part of it should be fenced, and also relating to the access to the land trust land, so could 3 4 you just briefly describe your plan for security. 5 you could also mentioned maybe lighting too as to how this will be taken care of. 6 Thank you. 7 MR. ROBERT LANDINO: Thank you, Mr. 8 Chairman. Bob Landino. 9 Security was meant to be -- (mic feedback) 10 -- okay? 11 AUDIO TECHNICIAN: Go ahead. MR. LANDINO: Security was meant to be 12 accomplished with fencing. And we had talked and are 13 willing to provide close circuit television. We actually 14 15 thought that the neighbors might not want that, but we're 16 certainly willing to provide it if it gives everyone a 17 higher level of comfort. Again that's all able to be 18 interfaced with computers, and we are fine to provide that if that's the desire of the commission. 19 20 But you know, this is a site that's fairly 21 well insulated. It's not visible from the street. 22 would be fenced and secured in that manner. And to the

pretty good indication of that through the way we monitor

extent that anything is tampered with, we -- we have a

23

1	these digitally. But if folks are worried about vagrants
2	or young people, you know, causing some nuisances, we
3	certainly would be willing to talk about a CC TV system.
4	I there was some reference to lighting.
5	We would not recommend lighting in the array. There
6	might be some low level lighting around the building
7	itself simply to provide functionality. But we would not
8	think it would be beneficial to anyone to have any type
9	of lighting within the array itself. Most CC TV
10	technologies today are functional with very low levels of
11	lights. So even in moonlight you could you could
12	detect any issues related to vagrants or vandals.
13	CHAIRMAN STEIN: And just part of that is
14	will there be unimpeded access to get to the land trust
15	land or will that have to go through a gate
16	MR. LANDINO: Yeah no, we actually
17	the land trust land is on the on the north side of the
18	site. And that is actually not near excuse me the
19	right-of-way, the access easement for the land trust land
20	is located on the perimeter of the north side of the
21	site. So where we are proposing our solar array does not
22	conflict with that at all. It would remain in place.
23	And would in fact remain in place in perpetuity.
24	CHAIRMAN STEIN: Okay. Thank you.

1	Another question, the issue of lightning storms
2	MR. LANDINO: Yeah
3	CHAIRMAN STEIN: are you somehow
4	protected from
5	MR. LANDINO: they're all you know,
6	there's lightning protection built into all of these
7	systems. And maybe I don't know, Andrew, if you know
8	any more detail, but we can certainly provide the Siting
9	Council with information on lightning protection, but we
10	would certainly provide that and make sure that that was
11	in place. That's a part of every system that is a
12	ground-mounted system. Do you have any
13	MR. ANDREW CHESTER: No.
14	MR. LANDINO: Yeah.
15	CHAIRMAN STEIN: I don't know if you have
16	to answer this, but you've you've heard the comments
17	from the building official
18	MR. LANDINO: Yeah
19	CHAIRMAN STEIN: relative to if you
20	plan to have a place for education
21	MR. LANDINO: That's a good point
22	CHAIRMAN STEIN: you have to you
23	have to look into all aspects of
24	MR. LANDINO: I don't think we would

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1 propose an elevator in the building. But if that -- he 2 raises all valid points -- every single one of his points were valid. I would suggest that if we do something with 3 4 a meeting room, we keep it on the first floor so that 5 it's -- there's, you know, an equal opportunity for access by all. And you know, we thought about having it 6 7 be on the second floor only because of the view, we thought it would, you know, help in understanding, but 8 9 certainly we would be willing to give tours of the 10 facility to students. And putting that room on the first 11 floor wouldn't be a problem. 12 CHAIRMAN STEIN: I -- I don't want to get into all the details about the subdivision and 13 14 restrictions, but just two questions --15 MR. LANDINO: Sure --16 CHAIRMAN STEIN: -- is there an approved 17 subdivision? And if so, for how many lots? 18 MR. LANDINO: Yeah, there is an approved 19 subdivision on about a little over half of the parcel 20 that's being proposed for solar. And I believe -- and I'm sure the neighbors know this, and I don't mean to 21 22 misstate it, but I believe it's 24 lots in total. CHAIRMAN STEIN: So it -- so -- okay. 23 24 Just -- I just think that's important to get that on the

1 I'm assuming your environmental experts are record. 2 aware of what should be planted for buffer strips that don't attract deer. Is that safe to --3 MR. LANDINO: Yeah, Michael -- Michael 4 5 Klein, yeah. MR. MICHAEL KLEIN: Mr. Chairman, we're --6 the biggest problem with deer in terms of establishing 7 8 buffer strips is they --9 A VOICE: No, press -- done on the front -10 11 (pause - audio adjustment) MR. KLEIN: The biggest problem with deer 12 in establishing buffer strips is they eat the plantings, 13 14 and so we -- we try to use species that the deer don't 15 like as much. But because the basic goal here is to use 16 native plants that don't require long-term maintenance 17 and provide habitat for other forms of wildlife, there's 18 a little bit of a conflict there. Typically it would 19 require some deer protection at the earliest stages of 20 the plantings in order to keep the deer from eating 21 them. 22 The -- I'm not sure what the other concern about deer -- I think there was a question about deer 23 24 damage in the arrays. And the fencing is also designed

1 to -- in addition to human security, it's designed to 2 keep the deer out also so that they don't cause damage in 3 the arrays. 4 CHAIRMAN STEIN: Okay, thank you. 5 question about the amount of water that would go into the detention basins that would ultimately -- could end up in 6 7 the brook that was mentioned. Could you just comment on 8 how much water we're talking about and whether it would 9 have a significant impact. 10 MR. LANDINO: Sure. I'll let Ray and 11 Chris give the details, but just at a high level, the 12 purpose of the basins are simply to detain the difference in the pre-development and post-development rates of 13 14 runoff. And these are similar to rooftops on houses where the water is clean, it's not polluted by cars or 15 16 trucks as a parking lot would be. And so to replicate 17 the existing condition, our engineers proposed a 18 detention basin system. 19 And one of the concerns is what happens to 20 those basins if the panels go away. Well there's no need for them anymore, the functionality of them becomes 21 22 diminimus because there's no increased rate as a result of the water moving off the panels is more quickly than 23 24 they would over ground cover. So with that, maybe Ray

could provide some technical data as to the volume and amounts that we're talking about.

MR. RAYMOND GRADWELL: Thanks -- thanks, Bob. We did design some detention basins to attenuate peak discharges that would leave the site in two points of study we analyzed. And we analyzed the two, the ten and the hundred-year storm for both the pre-development conditions and the post-development conditions. And we ran, you know, hydrologic models for both those scenarios. And we designed two detention ponds -- two small detention ponds on the east side of the site to attenuate those discharges, post-development to pre-development rates. So the water leaving the site discharge-wise in cubic feet per second is equivalent or less than what goes there today.

CHAIRMAN STEIN: And am I correct in understanding that the water -- obviously talking about a significant rainstorm that would go into the detention system would not be heated for any reason? I mean it doesn't normally rain when the sun is out, so -- because there was a question of whether the water going into the brook from the detention systems would be of I guess a higher temperature, and therefore have some adverse impact. Is that -- could you just confirm that I'm

1	correct, that that would not be the case or
2	MR. GRADWELL: That's more or less
3	correct. The water will hit the panel, run off the
4	panel, and then run across the ground where it has a lot
5	of area, a lot of length before it has the opportunity to
6	run into the detention pond and cool.
7	CHAIRMAN STEIN: You did I guess in the
8	previous meeting mention or talked about the restoration,
9	if I'm using the term correctly, of what's called the
10	Tinker House
11	MR. LANDINO: Yes
12	CHAIRMAN STEIN: because I was confused
13	by a statement
14	MR. LANDINO: Yes
15	CHAIRMAN STEIN: is that restored
16	the actual house restored or
17	MR. LANDINO: No, no
18	CHAIRMAN STEIN: being restored?
19	MR. LANDINO: Let me and I can answer
20	the questions that were raised. As part of our approval
21	of the original subdivision, a condition of that approval
22	was that we would restore that house prior to commencing
23	with our development because of a concern of its historic
24	quality. We purchased the house after those approvals

1 were in place. Around 2007 the economy hit the skids and 2 low and behold the house is worth about 60 percent of what it was at the point of purchase. And that's 3 4 obviously not anyone's concern in this room other than 5 ours. We have paid taxes on the property as an 6 7 approved subdivision since then. We do maintain the 8 property. We cut the grass. We -- actually Chris, who 9 happens to be in the room tonight, and he probably 10 doesn't want to answer these questions, but Chris is a 11 structural engineer, and we had him review the building 12 after we purchased it. And the claims or the concepts of it being in good condition when we bought it was in fact 13 14 the opposite. It was virtually in critical condition. 15 Almost every aspect of it was in complete disrepair. And 16 so we were in a bit of a quandary to spend the amount of 17 money that we needed to spend to bring it up to 18 serviceable condition and sell it at a significant loss 19 when we had no imminent intention of beginning the 20 subdivision because of the economy. 21 So our intention is to restore it. 22 Whether it's a condition of our approval or not, it's what we would all an asset that -- you know, like it's a 23 24 neighborhood -- it's a neighborhood asset, it needs to be

1 done, and we are hopeful to do that soon, hopefully in 2 the next year or 18 months. But it needs a huge amount of work and it has to do mostly with the condition it 3 4 came in when we took over the property. 5 I personally have never been contacted by the woman who spoke. Either if she could -- there's 6 7 always miscommunications and there's always the 8 possibility of something getting lost in the mail. 9 she could show us an e-mail or a letter or even the 10 suggestion that she called me, I'm accessible to many of 11 the neighbors in the community. Mr. Chairman, in deference to the group, it was somewhat of a 12 controversial public hearing process when the subdivision 13 14 was approved. So you know, I tried my best to remain 15 accessible to everyone post-approval. There are several 16 neighbors that hunt on the property and I signed their 17 release forms and have maintained a reasonable 18 relationship with them over the years. So if there's 19 anyone that ever wants to communicate with me, I think 20 folks know me as someone who will always return a call 21 and always have a conversation about things and answer 22 questions. But I have not been contacted officially by anyone from that group since the time of that approval. 23 24 But you know, it is not -- it is in disrepair, it is not

-- the restoration has not been completed to answer the 1 2 question. CHAIRMAN STEIN: Okay, thank you. And I 3 4 take that as somewhat of an invitation, that if anybody 5 in the audience has any questions after the hearing or at some subsequent time or date, they can feel free to 6 7 contact the applicant --8 MR. LANDINO: You have my cell phone --9 CHAIRMAN STEIN: -- as the Siting Council 10 is not part of that. But -- there was a question on the 11 ability of the existing power lines to handle the load 12 from this facility once it's been constructed. I understand that the feasibility study --13 MR. LANDINO: Right --14 15 CHAIRMAN STEIN: -- is under review by 16 CL&P. I don't know if there's anything else you'd want 17 to add to that? 18 MR. LANDINO: That's a very good question 19 that was raised I believe by Mr. Christensen. That's the 20 point I believe of the study that's currently being conducted by CL&P. We commissioned that study and I 21 believe, you know, it's in the process. And what could 22 happen potentially is that there is another line that 23 24 needs to be run from our property to Flanders Road.

1	We're not sure of that. We don't have any further
2	indication of that other than what Andrew Chester had
3	identified as being in the process of that study in the
4	earlier meeting.
5	CHAIRMAN STEIN: There was I don't know
6	whether it was a question or a suggestion that the access
7	road be gated at the entrance. Is that
8	MR. LANDINO: A good idea
9	CHAIRMAN STEIN: something you would
10	consider?
11	MR. LANDINO: Yeah, it's a good idea.
12	CHAIRMAN STEIN: A good idea, okay. I
13	think that answers most of the questions. It may not
14	answer all of them, but you can certainly follow up also
15	on the Siting Council's website with all the reports,
16	including reports and letters from DEEP and other state
17	officials that are part of the record. So I think we
18	make that available to everyone.
19	As I stated, the Council is not going to -
20	- other than in a few seconds of adjourning this, we're
21	not going to make any decision. And we'll have
22	deliberations. In fact, they won't begin until at least
23	a month because we are giving everybody a month if you
24	have any additional comments, and as I previously stated,

- 1 you can submit them in writing. So at this point I
- 2 declare the hearing -- what -- (pause) --
- 3 MR. LEE HOFFMAN: Mr. Chairman, if I may,
- 4 you -- before the break, you had asked us several
- 5 questions for which we have answers. And I also have one
- 6 redirect question. But the first question that you had -
- 7 the first question you had asked was the addresses for
- 8 the virtual renderings, the visual renderings. And it's
- 9 my understanding that Mr. Albino and Mr. Gradwell have
- 10 obtained those addresses. Gentlemen, if you would
- 11 provide those.
- 12 COURT REPORTER: One moment please.
- 13 (pause tape change)
- MR. HOFFMAN: Sorry. We're actually going
- to do that last apparently. Okay.
- 16 The -- the second thing is that you asked
- for cross-sectional drawings of the fill pieces and
- 18 whether or not we could get those to the Council today.
- 19 We have two full sets of drawings, they are labeled Sheet
- No. XSC, that's X-ray Sam Charlie, 0 through XCS5, that
- show cross-sectional drawings of the areas of cut and
- 22 fill. We have two complete set of drawings tonight that
- we can give to the Council. And if the Council would
- 24 also like 11-by-17 drawings of exactly the same thing, we

1 can provide those to the Council tomorrow. My thinking 2 is is that they could be marked for identification purposes and we can make them full exhibits in this 3 4 hearing should the Council so desire. 5 CHAIRMAN STEIN: We'll be fine with those two. Do you want to go through the -- it's up to you --6 7 to go through the verification and --8 MR. HOFFMAN: We might as well so that 9 they're part of the record. 10 CHAIRMAN STEIN: Okay. 11 MR. HOFFMAN: Mr. Albino and Mr. Gradwell, 12 you heard me discussing the drawings I previously 13 mentioned. Rather than go through them in detail, I'll 14 just ask you did you prepare or cause these drawings to 15 be prepared? MR. CHRIS ALBINO: We did. 16 17 MR. HOFFMAN: Mr. Gradwell. 18 MR. GRADWELL: We did. 19 MR. HOFFMAN: And do you have any changes 20 to these drawings? 21 MR. ALBINO: We do not. 22 MR. GRADWELL: No.

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correct to the best of your knowledge and belief?

23

24

MR. HOFFMAN: And are these drawings

1	MR. ALBINO: They are.
2	MR. GRADWELL: They are.
3	MR. HOFFMAN: With that I'd submit them as
4	full exhibits in the hearing.
5	CHAIRMAN STEIN: They're admitted as full
6	exhibits. Thank you.
7	(Whereupon, Petitioner Exhibit No. 9 was
8	received into evidence as full exhibits.)
9	MR. HOFFMAN: Okay. Next, Mr. Mercier
10	asked Mr. Chester how he came up with the sixty-four
11	hundred megawatt hour calculation on page 10 of the
12	petition. And I'd just ask Mr. Chester to explain. We -
13	- we re-ran the calculation during the break. And if,
14	Mr. Chester, you could describe what you did, that would
15	be appreciated?
16	MR. CHESTER: Sure. During the break I
17	used the Solar Advisory Model that we had discussed
18	previously and I uploaded all of the industry standard
19	calculations that are both on the plan and that are
20	standard in the industry, like degradation rates, we used
21	the accurate degree pitch of 25 degrees, we used the
22	actual module counts and wattages, and came up with six-
23	million, four-hundred, and fifty-eight thousand kilowatt
24	hours, which is accurate with the number depicted on page

- 1 10 of roughly six-thousand, four-hundred megawatt hours.
- 2 MR. HOFFMAN: And then finally, Mr.
- 3 Gradwell has the addresses for those visual renderings.
- 4 MR. GRADWELL: With respect to Rendered
- 5 View No. 1, the address is 14 Mountain View. And with
- 6 respect to Rendered View No. 3, the address is No. 95
- 7 Walnut Hill.
- 8 MR. HOFFMAN: And then lastly, I have one
- 9 redirect question for Mr. Klein. We had talked about the
- 10 multi-floral rose before during the proceedings, Mr.
- 11 Klein. Is that an invasive species? And what can you
- 12 tell me about how that comes to be listed as an invasive
- 13 species?
- 14 MR. KLEIN: Yes -- yes -- this is Michael
- 15 Klein. Multi-floral roses is invasive. It's listed on -
- 16 Connecticut actually has an official state list and
- 17 it's listed on that list. It's also listed on the Corps
- of Engineers list of invasive plants, and it's widely
- 19 known throughout the eastern part of the United States.
- The mythology, if you will, and I'm not
- 21 sure whether that's accurate or not, but the generally
- 22 accepted story is that it was widely distributed by the
- 23 predecessor to the Natural Resources Conservation Service
- 24 and the Soil Conservation Service as a replacement for

1	barbwire during the war. Which won, I don't know. If
2	you've ever tried to walk through it, it's much more
3	effective than barbwire, at least in my experience. The
4	fruits are attractive to a number of songbirds and it's
5	distributed through their feces, and it has become a very
6	significant invader of early successional land, farmland
7	in Connecticut and throughout the Eastern United States.
8	So the short answer is it's invasive. It
9	would interfere with the efficiency of the panels, but
10	it's not something that you'd want to have there anyways.
11	MR. HOFFMAN: Thank you. I have nothing
12	further, Mr. Chairman.
13	CHAIRMAN STEIN: Okay, thank you very
14	much.
15	The hearing is (pause) no, we're
16	going to I'm going to adjourn the hearing. If you
17	have additional questions, you can submit them in writing
18	as I mentioned before. So thank you all for your
19	participation and the hearing is closed.
20	
21	(Whereupon, the hearing adjourned at 8:05
22	p.m.)

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