



STATE OF CONNECTICUT  
CONNECTICUT SITING COUNCIL

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July 9, 2013

TO: Parties & Intervenors

FROM: Melanie Bachman, Acting Executive Director *MB*

RE: **PETITION NO. 1056** - GRE 314 East Lyme, LLC petition for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed construction and operation of a 5.0 MW Solar Photovoltaic Renewable Energy Generating Project located on Grassy Hill Road and Walnut Hill Road, East Lyme, Connecticut.

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In accordance with Conn. Gen. Stat. § 4-181a (c), which provides that an agency “may, without further proceedings, modify a final decision to correct any clerical error...,” the Connecticut Siting Council hereby issues the enclosed errata sheets in connection with the above-referenced proceeding.

The errata sheets include a revision to Finding of Fact # 30, page 3, and a revision to page 1 of the Opinion. Revisions are underlined. The revisions are necessary to provide the correct address of one of the parcels comprising the site.

Please remove the old pages and insert the corrected ones.

*This errata sheet corrects Finding of Fact #30 on Page 3. Page 3 previously read:*

Petition 1056: East Lyme  
Findings of Fact  
Page 3

23. The original DEEP RFP depicted the site as encompassing only the 44 Grassy Hill Road and Walnut Hill Road Rear properties. The other properties, already under contract, were purchased by GRE and included as part of the project when it became known more space would be needed to accommodate the proposed solar field. (GRE 1, Tab B; GRE 2, Q. 13; Tr. 1, pp. 52-54)
24. Elevations range from 190 feet above mean sea level (amsl) at the southwest portion of the property to 333 feet amsl at the north end of the property. Existing slopes range from 2 to 25 percent. (GRE 1, Tab E, p. 2)
25. The property consists of a mix of woodlands, wetlands, and old field areas and has not been used since 2008. (GRE 1, pp. 4, 7)
26. A wide forested wetland corridor traverses the center of the property in a north-south direction. Old field areas are located east and west of this wetland corridor. (GRE 1, Tab d, GRE 2, R. 8)
27. Woodland is primarily located on the southern portion of the property, known as the Ader parcel. Several abandoned structures located on this parcel would be removed to develop the solar field. (GRE 1, Tab d, GRE 2, R. 8; Tr. 1, p. 17-21; DEEP comments of March 13, 2013)
28. An occupied residence is located at the north end of the 40 Grassy Hill Road parcel. An existing 1,300-foot long driveway accesses this residence and extends to the abandoned fields where the project is proposed. (GRE 1, Tab C; Tr. 1, pp. 17-21)
29. The property has two sections of frontage on Walnut Hill Road. One is at 89 Walnut Hill Road that contains an abandoned residence, known as the "Tinker House". The other is a 160-foot wide area adjacent to 65 Walnut Hill Road that contains an existing 1,200 foot long dirt road that access the Ader Parcel (refer to Figure 1). (GRE 1, Tab C; GRE 2, R. 8)
30. Existing access to the property is the driveway serving the residence at 40 Grassy Hill Road, the driveway at 89 Grassy Hill Road, and from the dirt access road adjacent to 65 Walnut Hill Road that enters the southern portion of the property. (GRE 1, Tab C - Sheets EC-2, EC-3)
31. The property is within the Town of East Lyme rural district zone. (GRE 1, p. 7)
32. Land use to the north, south and east is a mix of fields and woodlands. Developed residential properties are predominately west of the site. (GRE 1, p. 7)
33. The property was selected for the project due to its large size, the ability to avoid wetlands and other environmentally sensitive areas during development, favorable topography and proximity to electrical infrastructure and roadways. (GRE 1, p. 7)

#### Solar Field Equipment

34. GRE proposes to install 17,500 photovoltaic (PV) modules at the site. GRE refers to the solar installation as the "Antares Solar Field". (GRE 1, pp. 1, 3)
35. The proposed PV modules are rated at 220-240 watts. (GRE 1, Tab B)

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*This errata sheet corrects Page 1 of the Opinion. Page 1 previously read:*

<b>PETITION NO. 1056</b> - GRE 314 East Lyme, LLC petition for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed construction and operation of a 5.0 MW Solar Photovoltaic Renewable Energy Generating Project located on Grassy Hill Road and Walnut Hill Road, East Lyme, Connecticut. }	Connecticut
	Siting
	Council
	May 16, 2013

### Opinion

On December 12, 2013, GRE 314 East Lyme, LLC (GRE) submitted a petition to the Connecticut Siting Council (Council) for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need (Certificate) is required for the construction and operation of a 5.0 megawatt (MW) Solar Photovoltaic Generating facility located at Grassy Hill Road and Walnut Hill Road in East Lyme, Connecticut. GRE refers to the project as the “Antares Solar Field.”

The project would be a “grid-side distributed resources” facility, as defined in Connecticut General Statutes § 16-1(a)(43). It was submitted in response to a Request for Proposal (RFP) for zero emission Class I renewable energy source generation facilities issued by Connecticut’s Department of Energy and Environmental Protection (DEEP) in December, 2011. DEEP’s RFP was issued in accordance with the requirements of Section 127 of Public Act 11-80, *An Act Concerning the Establishment of the Department of Energy and Environmental Protection and Planning for Connecticut’s Energy Future*.

GRE’s project would consist of the installation of up to 17,500 solar photovoltaic (PV) panels and associated ground equipment on a 75-acre property located south of Grassy Hill Road and east of Walnut Hill Road. The property is comprised of five contiguous parcels that are owned by GRE. It consists of a mix of woodlands, wetlands, and old field areas and was the site of an approved subdivision that never went forward.

With the exception of an occupied single-family home on the #40 Grassy Hill Road parcel, the property has not been in use since 2008. An abandoned home known as the “Tinker House” is located on the #89 Grassy Hill Road parcel. Existing access is from one of three points: a driveway at 40 Grassy Hill Road, a driveway at #89 Grassy Hill Road, and a dirt access drive adjacent to #65 Walnut Hill Road that enters the southern portion of the property.

Land use to the north, south and east is a mix of fields and woodlands. Developed residential properties abut the site to the west. GRE donated an approximate 22-acre portion on the east side of the property to the East Lyme Land Trust in 2007. The donated land is east of the wetland corridor that traverses the property and is accessible to the public by an easement.

The project area, including the solar field and associated drainage improvements, would be located on 35 acres of the western portion of the property. Associated project equipment includes eight inverters, a maintenance/office/educational building, and solar field access roads. The solar field would be enclosed by a six-foot high chain link fence on the north, south and east sides and a six-foot high stockade fence installed on the west side. The project would be interconnected to the Connecticut Light & Power (CL&P) distribution network at an existing 23-kV distribution feeder located along Walnut Hill Road. A final interconnection study is under development.

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