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February 4, 2021

***Via Electronic Mail and First Class Mail***

Melanie A. Bachman, Esq.  
Executive Director  
Connecticut Siting Council  
10 Franklin Square  
New Britain, CT 06051

RE: ***Petition No. 1310A*** – Quinebaug Solar, LLC petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 50 megawatt AC solar photovoltaic electric generating facility on approximately 561 acres comprised of 29 separate and abutting privately-owned parcels located generally north of Wauregan Road in Canterbury and south of Rukstela Road and Allen Hill Road in Brooklyn, Connecticut. Reopening of this petition based on changed conditions pursuant to Connecticut General Statutes §4-181a(b).

Dear Ms. Bachman:

On April 24, 2020, the Connecticut Siting Council (“Council”) approved the above-referenced Petition. On November 20, 2020, the Council approved the facility’s Partial Development and Management Plan (“Partial D&M Plan”), and delegated approval of any changes to the D&M Plan to Council staff in accordance with Regulations of Connecticut State Agencies (“RCSA”) §16-50j-62(b).

In the Partial D&M Plan, Quinebaug Solar, LLC (“Petitioner”) indicated to the Council that Connecticut Light and Power d/b/a Eversource Energy (“Eversource”) would be granted a perpetual easement to access the project site to install transmission facilities and conduct regular maintenance of the Canterbury Switching Station and associated infrastructure. The Partial D&M Plan included a drawing depicting this portion of the project at Attachment A, Figure 3. This drawing is enclosed again for reference.

During discussions with Eversource, it became evident that an additional transfer of property adjacent to the Canterbury Switching Station will be necessary to interconnect the facility.

Melanie A. Bachman, Esq.  
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The property at issue is shaded in the enclosed plan drawing titled “Lot 4 Access and Easement.”<sup>1</sup> Access to this property is required so that Eversource transmission facilities can cross from Eversource’s transmission corridor and reach the Canterbury Switching Station. The Petitioner is providing this additional information to the Council as it will expand the area initially identified in the Partial D&M Plan and approved by the Council.

Moreover, due to the challenges presented by site conditions within the area identified as the “Proposed Access Easement for Solar Power Facilities” in Attachment A, Figure 3, the Petitioner is proposing to alter the path of this easement, which if approved will now abut the Collector Substation and Canterbury Switching Substation. This modification is likewise reflected in the Lot 4 Access and Easement plan drawing.

Accordingly, pursuant to RCSA §16 50j 62(b), the Petitioner requests Council staff approval of the minimal expansion to the area identified as the Canterbury Switching Station and the modification to the access easement originally approved in the Partial D&M Plan.

Please feel free to contact the undersigned or David Bogan (860-541-7711) should you have any questions regarding this submission.

Very truly yours,



Stephen Bright

Enclosures

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<sup>1</sup> Lot 4 Access and Easement is being provided to demonstrate the additional property to be transferred to Eversource, as well as the alternations to the course of the access road. The absence of any other features included in Attachment A, Figure 3 of the Partial D&M plan should not be read to propose any additional modifications.

**CERTIFICATION**

I hereby certify that on February 4, 2021, the foregoing was delivered by electronic mail, in accordance with § 16-50j-12 of the Regulations of Connecticut State Agencies, to all parties and intervenors of record, as follows:

Troy and Meghan Sposato  
192 Wauregan Road  
Canterbury, CT 06331  
[megsposato@yahoo.com](mailto:megsposato@yahoo.com)  
[tsposato9@yahoo.com](mailto:tsposato9@yahoo.com)

Kathleen M. Shanley  
Manager – Transmission Siting  
Eversource Energy  
P.O. Box 270  
Hartford, CT 06141-0270  
[kathleen.shanley@eversource.com](mailto:kathleen.shanley@eversource.com)

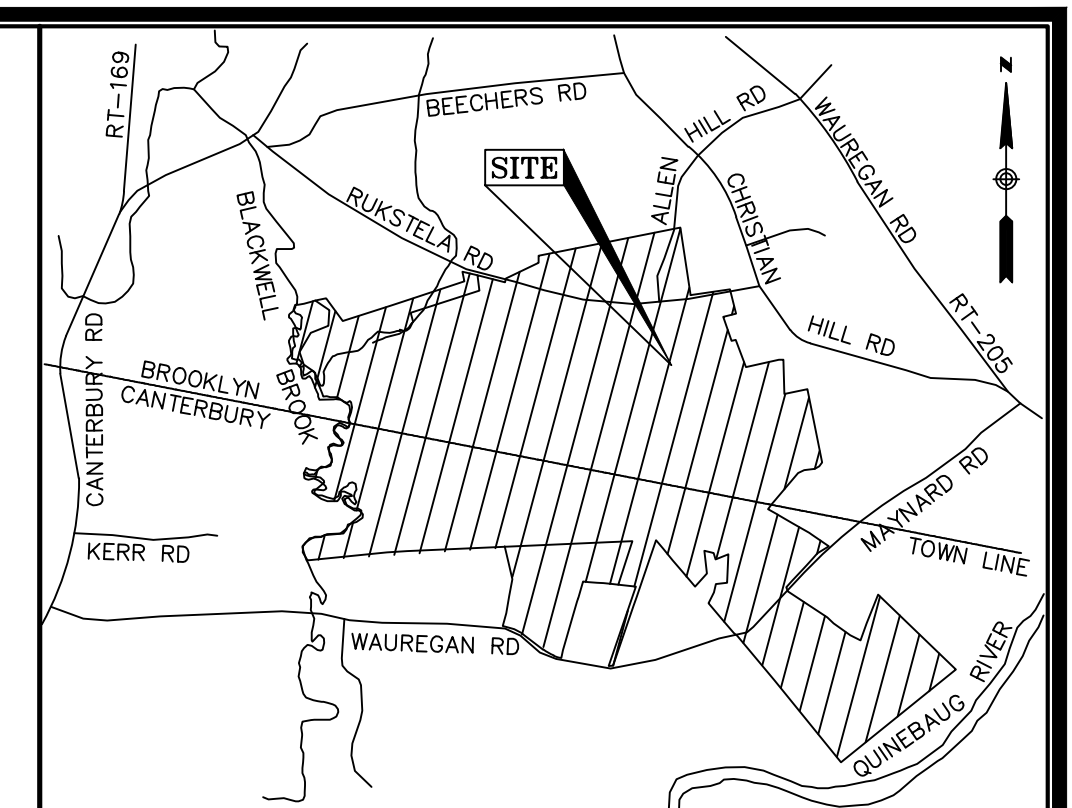
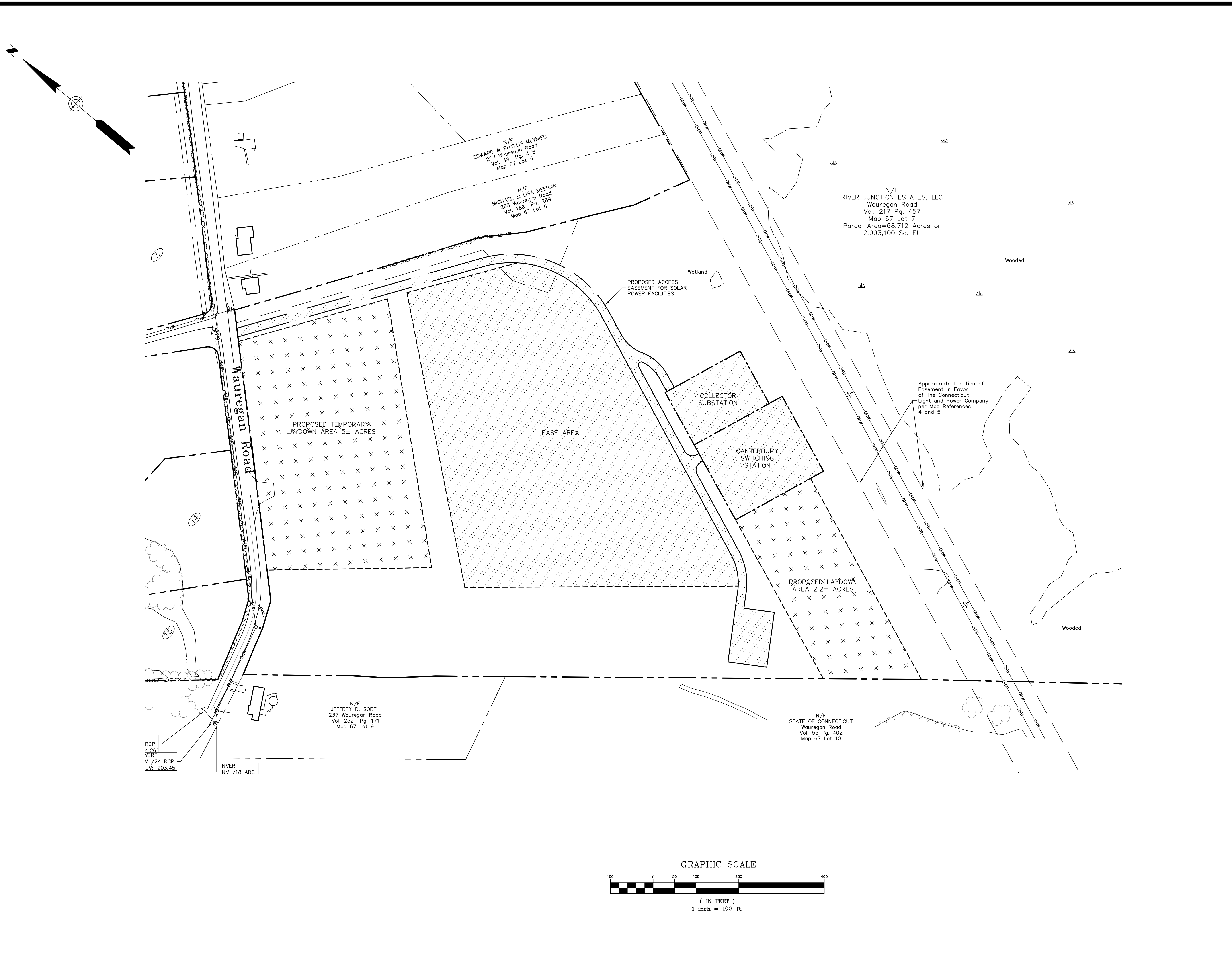
Jeffery D. Cochran  
Senior Counsel  
Eversource Energy  
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[jeffery.cochran@eversource.com](mailto:jeffery.cochran@eversource.com)

Marianne Barbino Dubuque  
Carmody Torrance Sandak & Hennessey LLP  
P.O. Box 1110  
Waterbury, CT 06721-1110  
[mdubuque@carmodylaw.com](mailto:mdubuque@carmodylaw.com)



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Stephen Bright



**LOCUS MAP (N.T.S.)**

**LEGEND**

- ABUTTERS LOT LINE
- PROPERTY LINE
- EASEMENT
- OVERHEAD WIRES
- STONE WALL
- TREE LINE
- WETLAND LINE
- UTILITY POLE
- DECIDUOUS TREE
- CONIFER TREE
- SIGN (SINGLE POSTED)
- SIGN (DOUBLE POSTED)
- MAILBOX
- BENCHMARK
- WETLANDS

**SPECIAL AREAS:**

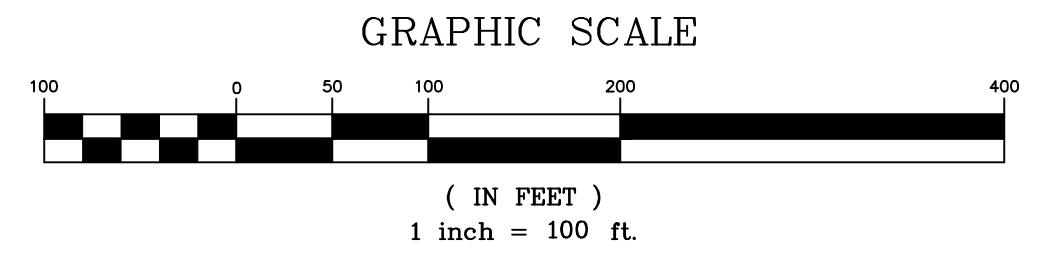
- SOLAR POWER FACILITIES AREA
- LAYDOWN AREA

REVISION	DATE	DESCRIPTION
	08/14/2020	REVISED LABELING AND HATCH STYLES

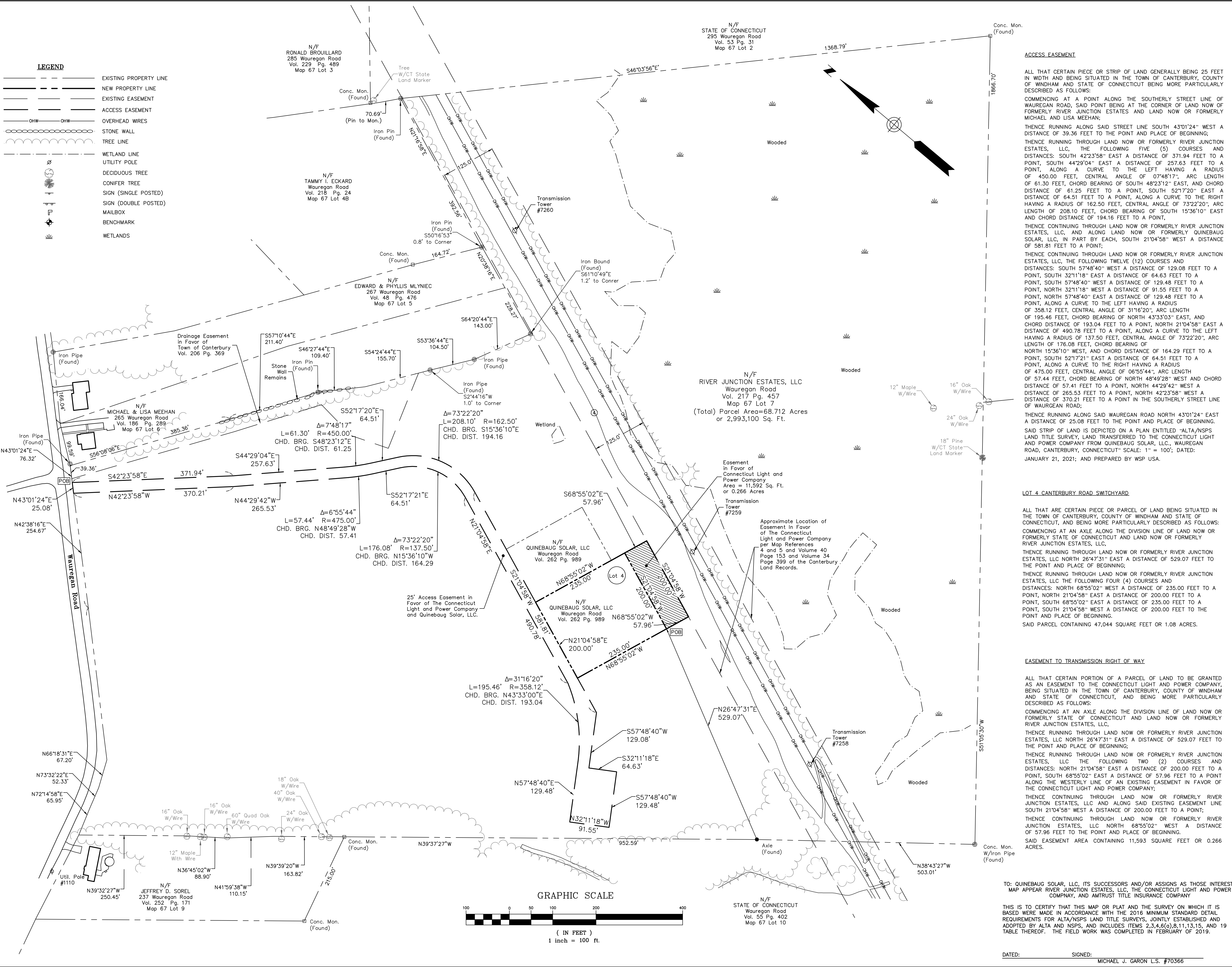
LAND OF  
 RIVER JUNCTION ESTATES, LLC,  
 WAUREGAN AND RUKSTELA ROADS  
 BROOKLYN, CONNECTICUT

**wsp** WSP USA Inc.  
 500 Winding Brook Dr. 1st Floor  
 Glastonbury, CT 06033  
 860-659-0444

Drawn By	ZM	Date	FEBRUARY 28, 2020	Job No.	190226A
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Checked By	MG	Book No.	N/A		

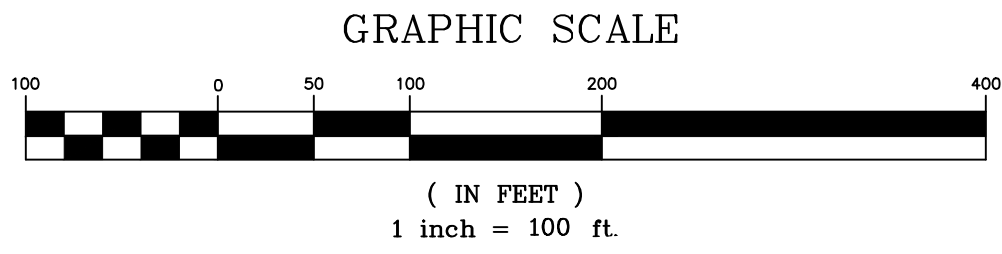






**LEGEND**

---	EXISTING PROPERTY LINE
---	NEW PROPERTY LINE
---	EXISTING EASEMENT
---	ACCESS EASEMENT
OHW OHW	OVERHEAD WIRES
-----	STONE WALL
-----	TREE LINE
-----	WETLAND LINE
-----	UTILITY POLE
-----	DECIDUOUS TREE
-----	CONIFER TREE
-----	SIGN (SINGLE POSTED)
-----	SIGN (DOUBLE POSTED)
-----	MAILBOX
-----	BENCHMARK
-----	WETLANDS



**ACCESS EASEMENT**

ALL THAT CERTAIN PIECE OR STRIP OF LAND GENERALLY BEING 25 FEET IN WIDTH AND BEING SITUATED IN THE TOWN OF CANTERBURY, COUNTY OF WINDHAM AND STATE OF CONNECTICUT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ALONG THE SOUTHERLY STREET LINE OF WAUREGAN ROAD, SAID POINT BEING AT THE CORNER OF LAND NOW OF FORMERLY RIVER JUNCTION ESTATES, LLC AND LAND NOW OR FORMERLY MICHAEL & LISA MEEHAN;

THENCE RUNNING ALONG SAID STREET LINE SOUTH 43°01'24" WEST A DISTANCE OF 39.36 FEET TO THE POINT AND PLACE OF BEGINNING;

THENCE RUNNING THROUGH LAND NOW OR FORMERLY RIVER JUNCTION ESTATES, LLC, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SOUTH 42°23'58" EAST A DISTANCE OF 371.94 FEET TO A POINT, SOUTH 44°29'04" EAST A DISTANCE OF 257.63 FEET TO A POINT, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET, CENTRAL ANGLE OF 07°48'17", ARC LENGTH OF 61.30 FEET, CHORD BEARING OF SOUTH 48°23'12" EAST, AND CHORD DISTANCE OF 61.25 FEET TO A POINT, SOUTH 52°17'20" EAST A DISTANCE OF 64.51 FEET TO A POINT, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 162.50 FEET, CENTRAL ANGLE OF 73°22'20", ARC LENGTH OF 208.10 FEET, CHORD BEARING OF SOUTH 15°36'10" EAST AND CHORD DISTANCE OF 194.16 FEET TO A POINT;

THENCE CONTINUING THROUGH LAND NOW OR FORMERLY RIVER JUNCTION ESTATES, LLC AND ALONG LAND NOW OR FORMERLY QUINEBAUG SOLAR, LLC, IN PART BY EACH, SOUTH 21°04'58" WEST A DISTANCE OF 581.81 FEET TO A POINT;

THENCE CONTINUING THROUGH LAND NOW OR FORMERLY RIVER JUNCTION ESTATES, LLC, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: SOUTH 57°48'40" WEST A DISTANCE OF 129.08 FEET TO A POINT, SOUTH 32°11'18" EAST A DISTANCE OF 64.63 FEET TO A POINT, SOUTH 57°48'40" WEST A DISTANCE OF 129.48 FEET TO A POINT, NORTH 32°11'18" WEST A DISTANCE OF 61.55 FEET TO A POINT, NORTH 57°48'40" EAST A DISTANCE OF 129.48 FEET TO A POINT, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 358.12 FEET, CENTRAL ANGLE OF 31°16'20", ARC LENGTH OF 195.46 FEET, CHORD BEARING OF NORTH 43°33'03" EAST, AND CHORD DISTANCE OF 193.04 FEET TO A POINT, NORTH 21°04'58" EAST A DISTANCE OF 490.78 FEET TO A POINT, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 137.50 FEET, CENTRAL ANGLE OF 73°22'20", ARC LENGTH OF 176.08 FEET, CHORD BEARING OF NORTH 15°36'10" WEST, AND CHORD DISTANCE OF 164.29 FEET TO A POINT, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, CENTRAL ANGLE OF 06°55'44", ARC LENGTH OF 57.44 FEET, CHORD BEARING OF NORTH 48°49'28" WEST AND CHORD DISTANCE OF 57.41 FEET TO A POINT, NORTH 44°29'42" WEST A DISTANCE OF 265.53 FEET TO A POINT, NORTH 42°23'58" WEST A DISTANCE OF 370.21 FEET TO A POINT IN THE SOUTHERLY STREET LINE OF WAUREGAN ROAD;

THENCE RUNNING ALONG SAID WAUREGAN ROAD NORTH 43°01'24" EAST A DISTANCE OF 25.08 FEET TO THE POINT AND PLACE OF BEGINNING;

SAID STRIP OF LAND IS DEPICTED ON A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, LAND TRANSFERRED TO THE CONNECTICUT LIGHT AND POWER COMPANY FROM QUINEBAUG SOLAR, LLC, WAUREGAN ROAD, CANTERBURY, CONNECTICUT" SCALE: 1" = 100'; DATED: JANUARY 21, 2021; AND PREPARED BY WSP USA.

**LOT 4 CANTERBURY ROAD SWITCHYARD**

ALL THAT ARE CERTAIN PIECE OR PARCEL OF LAND BEING SITUATED IN THE TOWN OF CANTERBURY, COUNTY OF WINDHAM AND STATE OF CONNECTICUT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN AXLE ALONG THE DIVISION LINE OF LAND NOW OR FORMERLY STATE OF CONNECTICUT AND LAND NOW OR FORMERLY RIVER JUNCTION ESTATES, LLC,

THENCE RUNNING THROUGH LAND NOW OR FORMERLY RIVER JUNCTION ESTATES, LLC NORTH 26°47'31" EAST A DISTANCE OF 529.07 FEET TO THE POINT AND PLACE OF BEGINNING;

THENCE RUNNING THROUGH LAND NOW OR FORMERLY RIVER JUNCTION ESTATES, LLC THE FOLLOWING FOUR (4) COURSES AND DISTANCES: NORTH 68°55'02" WEST A DISTANCE OF 235.00 FEET TO A POINT, NORTH 21°04'58" EAST A DISTANCE OF 200.00 FEET TO A POINT, SOUTH 68°55'02" EAST A DISTANCE OF 235.00 FEET TO A POINT, SOUTH 21°04'58" WEST A DISTANCE OF 200.00 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINING 47,044 SQUARE FEET OR 1.08 ACRES.

**EASEMENT TO TRANSMISSION RIGHT OF WAY**

ALL THAT CERTAIN PORTION OF A PARCEL OF LAND TO BE GRANTED AS AN EASEMENT TO THE CONNECTICUT LIGHT AND POWER COMPANY, BEING SITUATED IN THE TOWN OF CANTERBURY, COUNTY OF WINDHAM AND STATE OF CONNECTICUT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN AXLE ALONG THE DIVISION LINE OF LAND NOW OR FORMERLY STATE OF CONNECTICUT AND LAND NOW OR FORMERLY RIVER JUNCTION ESTATES, LLC,

THENCE RUNNING THROUGH LAND NOW OR FORMERLY RIVER JUNCTION ESTATES, LLC NORTH 26°47'31" EAST A DISTANCE OF 529.07 FEET TO THE POINT AND PLACE OF BEGINNING;

THENCE RUNNING THROUGH LAND NOW OR FORMERLY RIVER JUNCTION ESTATES, LLC THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 21°04'58" EAST A DISTANCE OF 200.00 FEET TO A POINT, SOUTH 68°55'02" EAST A DISTANCE OF 57.96 FEET TO A POINT ALONG THE WESTERLY LINE OF AN EXISTING EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY;

THENCE CONTINUING THROUGH LAND NOW OR FORMERLY RIVER JUNCTION ESTATES, LLC AND ALONG SAID EXISTING EASEMENT LINE SOUTH 21°04'58" WEST A DISTANCE OF 200.00 FEET TO A POINT;

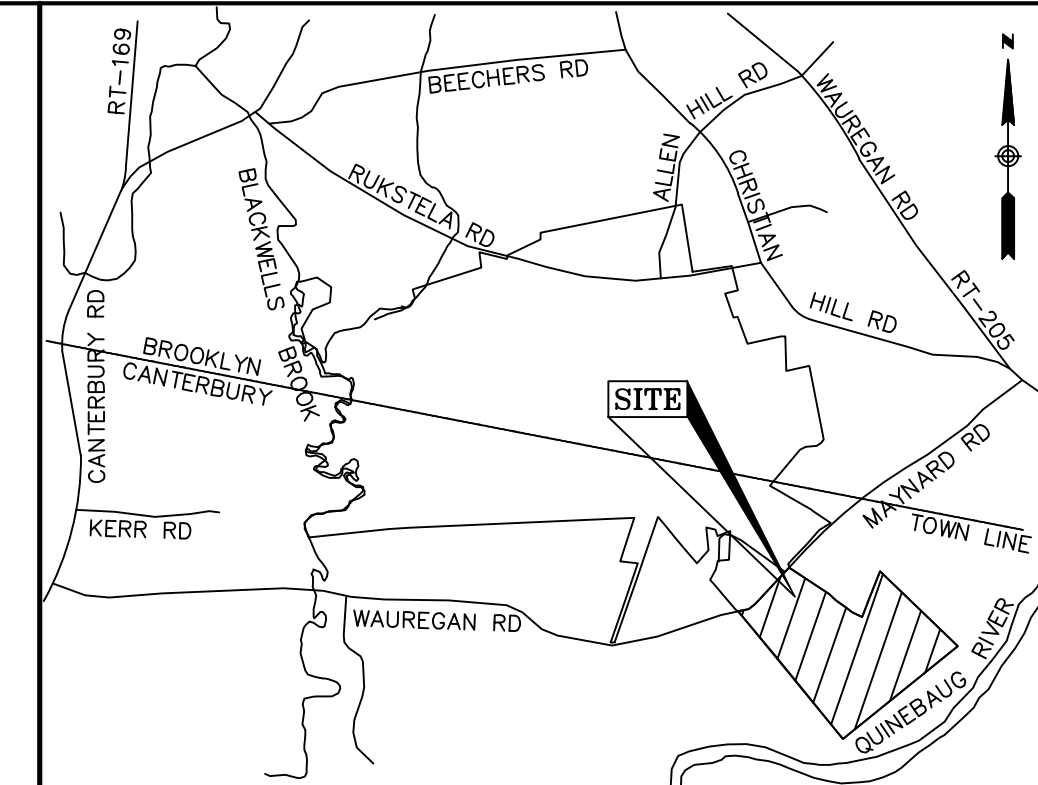
THENCE CONTINUING THROUGH LAND NOW OR FORMERLY RIVER JUNCTION ESTATES, LLC NORTH 68°55'02" WEST A DISTANCE OF 57.96 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID EASEMENT AREA CONTAINING 11,593 SQUARE FEET OR 0.266 ACRES.

TO: QUINEBAUG SOLAR, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THOSE INTERESTS MAP APPEAR RIVER JUNCTION ESTATES, LLC, THE CONNECTICUT LIGHT AND POWER COMPANY, AND AMTRUST TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,6(a),8,11,13,15, AND 19 TABLE THEREOF. THE FIELD WORK WAS COMPLETED IN FEBRUARY OF 2019.

DATED: \_\_\_\_\_ SIGNED: MICHAEL J. GARON L.S. #70366



**LOCUS MAP (N.T.S.)**

**GENERAL NOTES**

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS.
2. THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY AND IS INTENDED TO DEPICT PROPERTY LINES WITH RESPECT TO MONUMENTS FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, ROADWAYS, VISIBLE UTILITIES, AND CONTOURS.
3. THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-1.
4. THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
5. NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD83 EPOCH2011) AND ARE BASED ON GPS OBSERVATIONS PREPARED BY WSP USA.
6. PARCEL IS LOCATED IN THE RURAL DISTRICT ZONE PER THE TOWN OF CANTERBURY ZONING MAP WITH AN EFFECTIVE DATE OF OCTOBER 8, 2013.
7. PARCEL IS LOCATED IN ZONE C: "AREAS OF MINIMAL FLOODING" AS DEPICTED ON FIRM COMMUNITY PANEL NUMBER 090183-0010-A, PANEL 10 OF 30, EFFECTIVE DATE: OCTOBER 16, 1984.
8. UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY EXPLORED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
9. WETLANDS DEPICTED WERE DELINEATED BY TETRA TECH IN OCTOBER OF 2018 AND PLOTTED VIA GPS DERIVED MEASUREMENTS PERFORMED BY TETRA TECH AT THE TIME OF DELINEATION.
10. REFERENCE IS MADE TO PROFORMA FILE NO. FN-40833-CT-4.

**PLAN REFERENCES**

1. "PERIMETER SURVEY PREPARED FOR RAWSON MATERIALS, WAUREGAN ROAD, CANTERBURY, CONNECTICUT", SCALE: 1"=80'; REVISED DATE: JANUARY 3, 2007; PREPARED BY MESSIER & ASSOCIATES; AND RECORDED WITH THE CANTERBURY LAND RECORDS AS MAP NO. 1262.
2. "PROPERTY OF JOHN M. & GERTRUDE M. MARSALEK TO BE CONVEYED TO STATE OF CONNECTICUT, WAUREGAN ROAD, CANTERBURY, CONNECTICUT", SCALE: 1"=100'; DATE: DECEMBER, 1968; PREPARED BY HAROLD R. SANDERSON; AND RECORDED WITH THE CANTERBURY LAND RECORDS AS MAP NO. 179.
3. "SUBDIVISION PLAN PREPARED FOR C&G INVESTMENTS, WAUREGAN ROAD, CANTERBURY, CONNECTICUT", SCALE: 1"=80'; REVISED DATE: MAY 8, 1990; PREPARED BY KWP ASSOCIATES, AND RECORDED WITH THE CANTERBURY LAND RECORDS AS MAP NO. 653.
4. "SURVEY PLAN - FROM STA. 769+95.58 VICINITY OF WILKONIS TO STA. 658+35.79 VICINITY OF O. BOUCHARD, TOWNS OF CANTERBURY & BROOKLYN, TUNNEL - PLAINFIELD JCT. - TRACY", SCALE: 1"=200'; DATE: MARCH 15, 1971, AND PREPARED BY THE CONNECTICUT LIGHT AND POWER COMPANY.
5. "SURVEY PLAN - FROM STA. 688+70.80 VICINITY OF CHILD TO STA. 769+95.58 VICINITY OF A. WILKONIS ET. AL., TOWNS OF PLAINFIELD AND CANTERBURY, TUNNEL - PLAINFIELD JCT. - TRACY", SCALE: 1"=200'; DATE: MARCH 15, 1971; AND PREPARED BY THE CONNECTICUT LIGHT AND POWER COMPANY.

**REVISION**

DATE	DESCRIPTION
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**ALTA/NSPS LAND TITLE SURVEY**  
 LAND TRANSFERRED TO  
**THE CONNECTICUT LIGHT AND POWER COMPANY**  
 FROM  
**QUINEBAUG SOLAR, LLC.**  
 WAUREGAN ROAD CANTERBURY, CONNECTICUT



Drawn By	ZM	Date	OCTOBER 29, 2020	Job No.	190226A
Surveyed By	JG/ZM	Scale	1" = 100'	Sheet No.	1 OF 1
Checked By	MG				
Book No.	N/A				