

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

IN RE: :
 :
 :
 A PETITION FOR A DECLARATORY RULING : PETITION NO. 1407
 THAT A CERTIFICATE OF :
 ENVIRONMENTAL COMPATIBILITY AND :
 PUBLIC NEED IS NOT REQUIRED FOR THE :
 CONSTRUCTION, OPERATION AND :
 MAINTENANCE OF A 1.975 MWAC SOLAR :
 PHOTOVOLTAIC PROJECT OFF EAST PEARL :
 ROAD IN TORRINGTON, CONNECTICUT : JUNE 19, 2020

SUPPLEMENTAL PUBLIC OUTREACH INFORMATION

Pursuant to Section 16-50k(a) and Section 4-176(a) of the Connecticut General Statutes (“CGS”) and Section 16-50j-38 *et seq.* of the Regulations of Connecticut State Agencies (“RCSA”), Torrington Solar One, LLC and VCP, LLC d/b/a Verogy (collectively “Verogy” or “Petitioner”) filed the above-captioned Petition for Declaratory Ruling (the “Petition”) with the Connecticut Siting Council (the “Siting Council”) for the construction, maintenance and operation of a 1.975 megawatt (“MW”) alternate current (“AC”) ground-mounted solar photovoltaic (“PV”) facility off East Pearl Road in Torrington, Connecticut (the “Project”).

In the Petition, Verogy describes the significant public outreach effort undertaken to ensure that municipal officials, abutting landowners and the general public were fully aware of the Project. Details regarding the public outreach effort are included in Section V. and Exhibit C of the Petition.

More recently, on June 11, 2020, Verogy was invited to attend (virtually) the Torrington City Council meeting on June 15, 2020 and provide the full City Council with information on the Project. A summary of the Verogy presentation and the City Council’s comments is provided below. Presentation materials are also attached.

Supplemental Public Outreach

On June 15, 2020, Verogy appeared (virtually) before the Torrington City Council and presented information about the Project, the need for clean renewable energy in Connecticut, Verogy's public outreach efforts to date and the significant modifications Verogy made to the project plans to address concerns raised by three (3) adjacent land owners on the north side of East Pearl Road. Comments from the City Council focused on two principle issues.

1. ***The Council asked Verogy if it considered the municipal landfill as an alternative location for the solar facility.*** Verogy explained that it was aware of several other agreements between the City and other solar developers since 2014 for use of the landfill, none of which were successful. However, this was the first time the City mentioned the use of the landfill to Verogy. After the City Council meeting, Verogy completed a preliminary feasibility analysis of the landfill. Verogy discovered that a majority of the landfill maintains grades in excess of 20%, leaving only a very small area available for development. The installation of solar arrays on steep (more than 20%) slopes, on a capped landfill and the design and installation of associated stormwater improvements for such a development would add significantly to the cost of the project making it far less likely that the project would be able to obtain state financial incentives needed for development. Development of a solar facility on the steep slopes at the landfill would also likely be inconsistent with the Stormwater General Permit requirements for solar facilities in Connecticut, including the impending Appendix I requirements which we expect the Connecticut Department of Energy and Environmental Protection will be adopting later this year.

2. *The Property has been used by Torrington residents for recreational purposes for years.* Verogy representatives explained to the City Council that the Project will utilize only 17% of the land area of the Property (a 11.15-acre portion of the larger 66.4-acre parcel). The remainder of the Property, including the athletic fields in the northwest portion of the Property would remain undisturbed. The City currently has a license agreement with the Catholic Cemeteries Association for the use of the Bishop Donnelly field athletic complex, which includes a softball field and soccer field and related parking areas. The license agreement with the Catholic Cemeteries Association is at no cost to the City. Use of Bishop Donnelly field will not be affected by the Project.

VEROOGY

Torrington Solar One, LLC
[Torrington Solar One LLC Petition No. 1407](#)

236 East Pearl Road, Torrington, CT
41.829115, -73.074919

Torrington City Council Meeting

June 15th, 2020

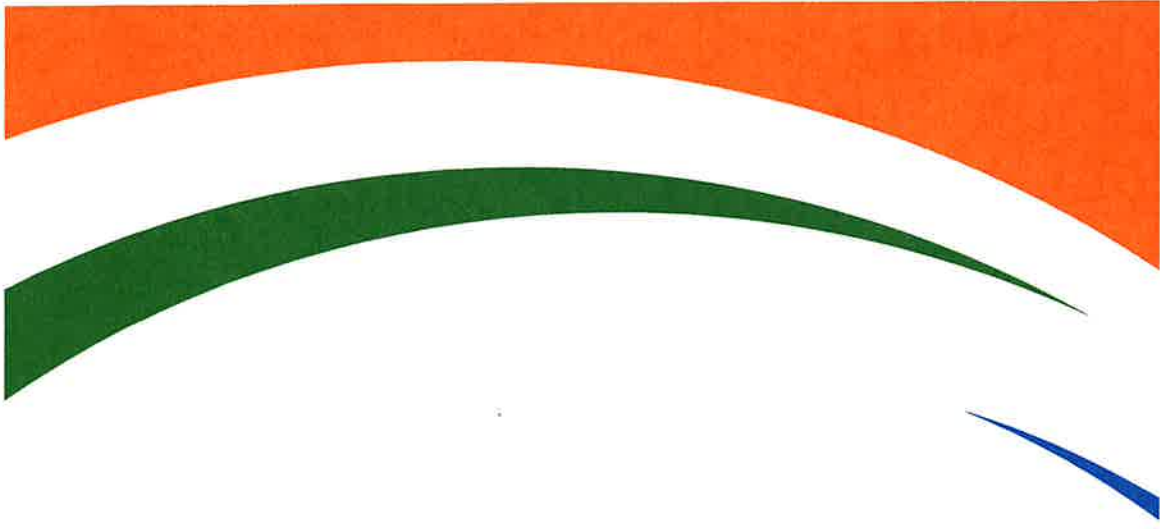


TABLE OF CONTENTS

I. Torrington Solar One

i. Company and Project Overview

ii. Public Outreach

iii. Design Progression

iv. Project Specifics – Site Plan & Renderings

v. Project Benefits

i. Tax Revenue

ii. Permitting Fees

iii. Virtual Net Metering – Potential savings benefit via

State Program

Attendees:

William Herchel, Verogy
Steven DeNino, Verogy
Bryan Fitzgerald, Verogy

Brad Parsons, All Points Technology
Corporation

Patrick McGloin, Gaffney Bennet
Public Relations



A vertically-integrated solar developer, delivers comprehensive solutions for commercial and utility-scale solar energy projects throughout the United States.

COMPANY PROFILE

Established: 2017
Staff: 6 co-founders, 15 team members
Industry Experience: 50+ years combined

Please visit verogy.com/torrington-solar-one for more information or to get in contact

OUR COMPANY

Verogy is a Hartford based company investing in Connecticut's clean economy, with dozens of projects and greater than 100 MWs of capacity under development.

We work with municipalities, small and large businesses as well as landowners throughout Connecticut to produce sustainable, comprehensive solar solutions.

TORRINGTON SOLAR ONE

PROJECT PROFILE

- 236 East Pearl Road, Torrington, CT
 - 41.829115, -73.074919
- Project Capacity
 - 1.9 MWac / 2.7 MWdc
 - 7,150 Solar Modules (Solar Panels)
 - Driven post, fixed tilt racking, string level inverters
 - Electricity production is remotely monitored, and the system can be de-energized remotely
- Total parcel acreage: 66.45 acres
 - Project acreage inside the fence: 9.0 acres
 - Project acreage outside the fence: 2.55 acres
 - Total acreage: 11.55 acres
- Site Selection
 - Gradual slopes 2% - 4% slopes – designed to CT DEEP Standards
 - No clearing of forest habitat
 - Close proximity to electrical infrastructure required for interconnecting the facility to the Eversource distribution network

PUBLIC NEED

- Torrington Solar One supports Connecticut's energy policies as set forth in CGS § 16a-35k,
 - Including the goal to "develop and utilize renewable energy resources, such as solar and wind energy, to the maximum practicable extent."
 - The Project will provide clean, renewable, solar-powered electricity and assist the State in meeting its legislatively mandated obligations under the Renewable Portfolio Standard: **40% Class I by 2030**
- 100% Renewable Energy Generation with zero emissions
 - ~3,560 Megawatt Hours of Class I renewable Energy per year without any air emissions, including greenhouse gas emissions
 - Equivalent offset of 2,517 Metric Tons of CO2 Emissions annually
 - Equivalent to powering 426 average homes annually
 - The Project will generate most of its power at peak times, when the demand for electricity is greatest

TORRINGTON SOLAR ONE

TORRINGTON SOLAR ONE PROJECT CHARACTERISTICS

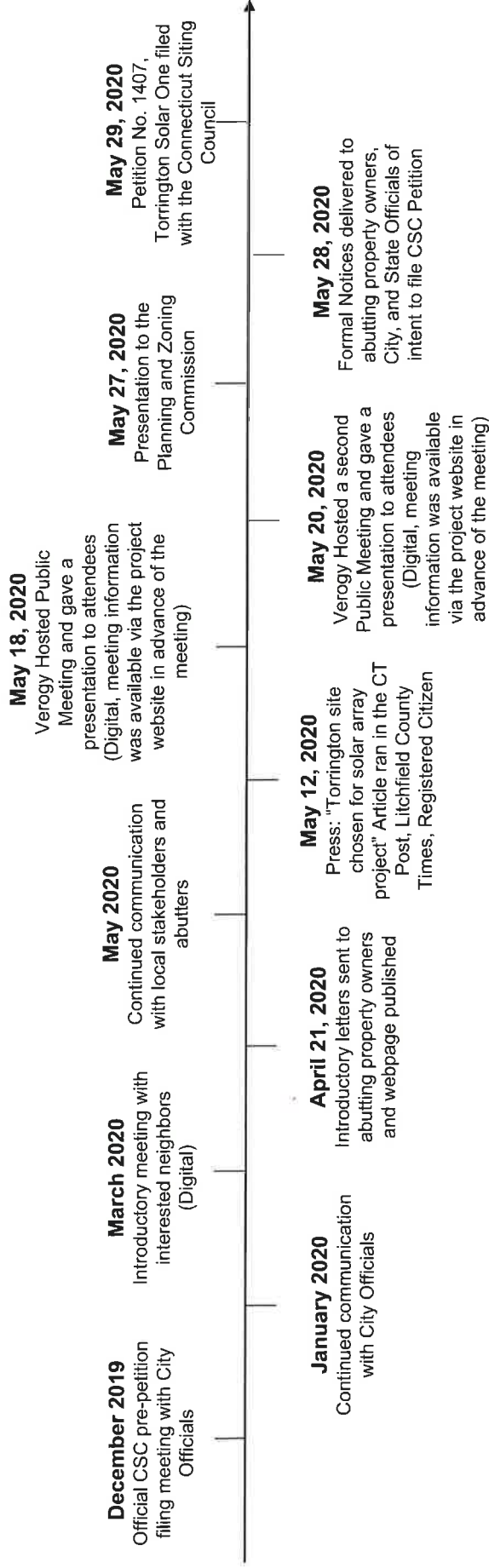
- Key Characteristics
 - Simple Construction, minor site work, limited (if any) tree removal
 - See design on following slides
 - Quiet neighbor, minimal onsite activity post construction
 - No emissions or odors
 - Effectively silent, inverter fans produce ambient hum
 - No requirement of city services needed
 - No traffic
 - No water consumption
 - No fuel consumption
 - Economic benefit to the City of Torrington
 - See detail on following slides
- Environmental
 - Environmental Assessment completed for Torrington Solar One determined that the project would **not** have an undue adverse environmental impact



PUBLIC OUTREACH

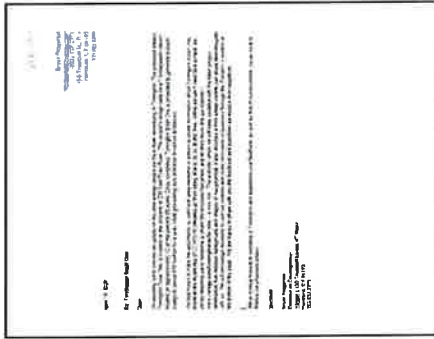
Verogy has enacted a comprehensive community outreach program

- Since April 21st interested parties have been able to access the most up to date information on the project's webpage: www.verogy.com/torrington-solar-one/



PUBLIC OUTREACH

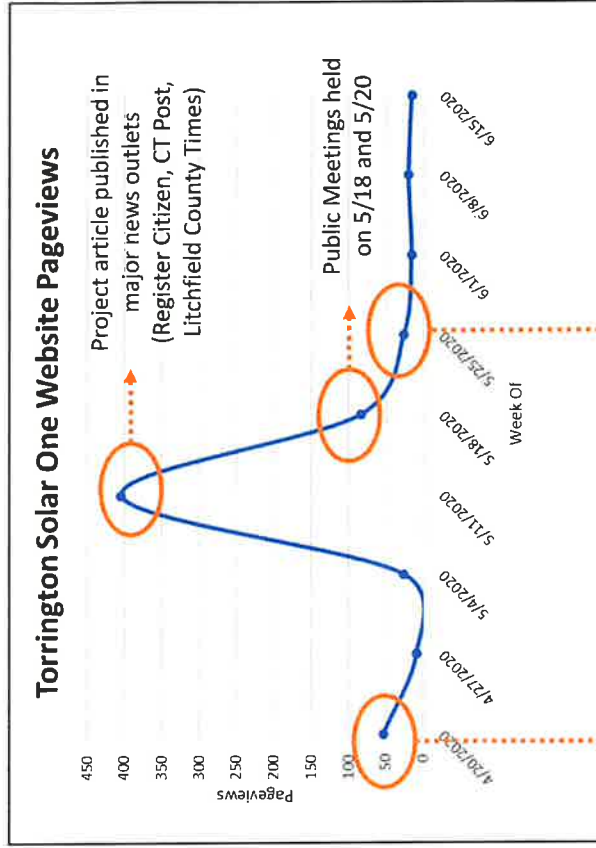
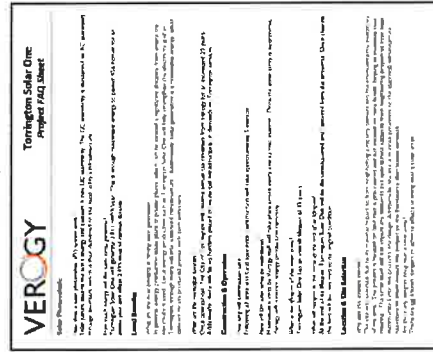
Informational Materials and Project Visibility Abutter Letter



Fact Sheet



FAQ / Q&A Sheet



Public Outreach initiated, Letters delivered, website live

Presentation made to Torrington Planning & Zoning Commission (5/27)
Petition filed with the Connecticut Siting Council (5/29)

DESIGN PROGRESSION

VERSION I

- 3.5 MW / 12,096 Solar Modules
- ~17 Acre Project area
- 50' front yard setback (per zoning)
- Access from Torrington Street

VERSION II

- 1.975 MW / 7,695 Solar Modules – **reduced by 36%** due to wetland habitats delineated on parcel
- ~12.5 Acre Project area – **reduced by 26.5%** due to wetlands habitats delineated on parcel
- 50' front yard setback (per zoning)
- Access from East Pearl, center of array area – moved from Torrington Street due to wetland habitats delineated on parcel

ZONING INFORMATION

LOCATION: EAST PEARL ROAD, TOWN OF TORINGTON

ZONING: R-40 (RESIDENTIAL SINGLE-FAMILY) AND R-155 (SINGLE-FAMILY RESIDENCE ZONING)

USE: PV SOLAR ARRAY

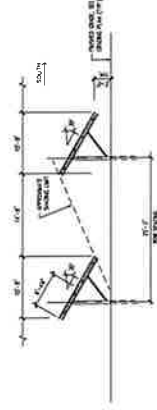
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	8,177 SQ. FT.	4,240 SQ. FT.	NO
2	MINIMUM LOT WIDTH	200 FEET	100 FEET	NO
3	MINIMUM LOT DEPTH	N/A	150 FEET	NO
4	MINIMUM FRONT SETBACK	50 FEET	50 FEET	NO
5	MINIMUM SIDE SETBACK	25 FEET	25 FEET	NO
6	MINIMUM REAR SETBACK	100 FEET	100 FEET	NO
7	MINIMUM BUILDING HEIGHT	25 FEET	N/A	NO
8	MINIMUM OPEN SPACE	20 PERCENT	T.B.L.	NO

ARRAY SYSTEM INFORMATION

ITEM #	ITEM	PROPOSED
1	TOTAL ARRAY	5.5 MW DC
2	PANEL TYPE	310 W
3	TOTAL PANELS	13,288
4	TOTAL INVERTERS	18
5	PANEL TILT	30°

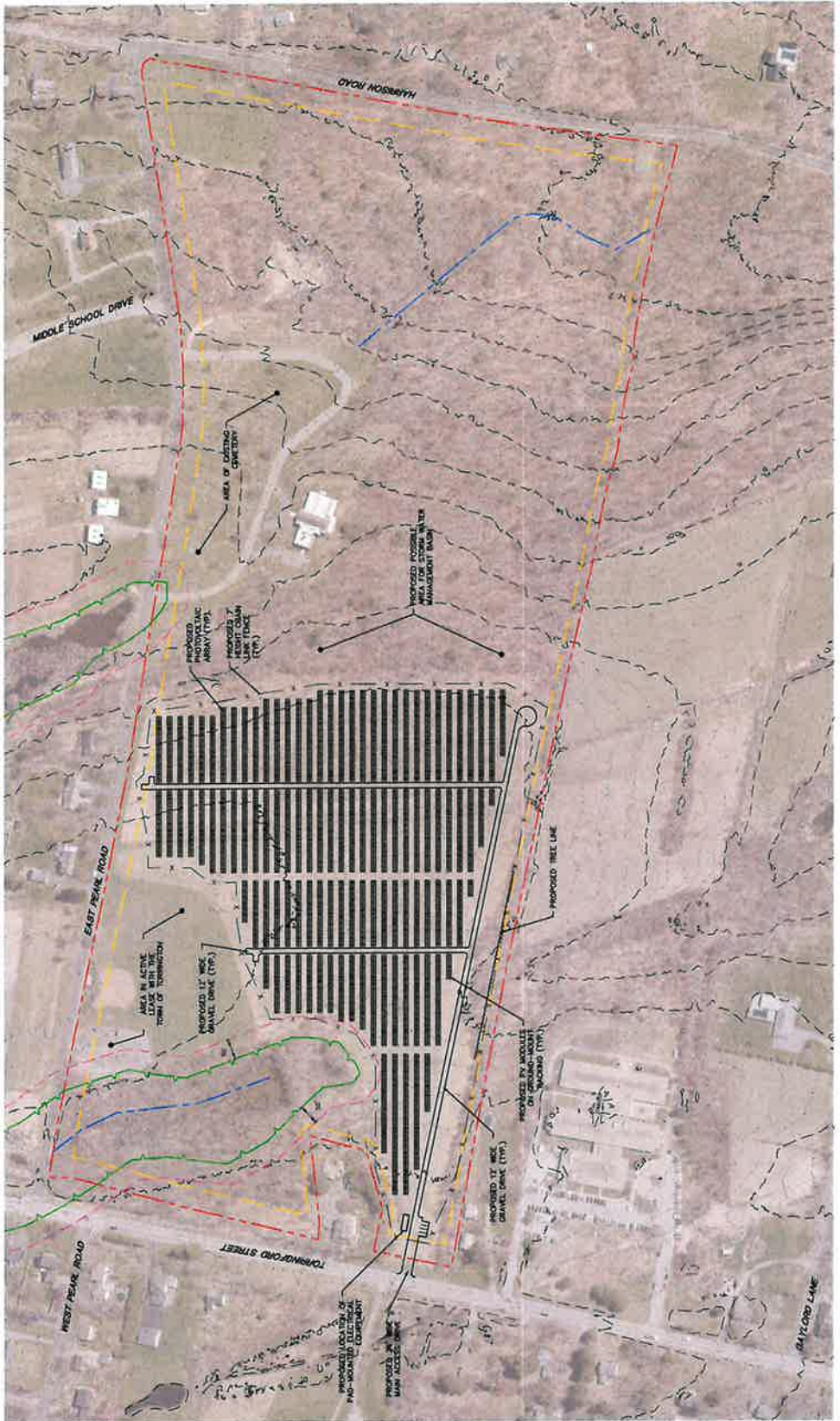
LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- APPROXIMATE WETLAND LINE
- WETLAND SETBACK LINE
- STREAM LINE



RACKING SECTION (DRIVEN POST)

NOT TO SCALE. DIMENSIONS BASED ON INFORMATION OBTAINED FROM TOWN OF TORINGTON. DATE: 02/20/2024



SK-2

THE SKETCH PLAN

PROPOSED PV SOLAR ARRAY
EAST PEARL ROAD
TORINGTON, CONNECTICUT



CONCEPT

NO.	DATE	REVISION
1		10/20/10 FOR REVIEW RJP
2		10/20/10 FOR REVIEW RJP
3		
4		
5		
6		
7		
8		

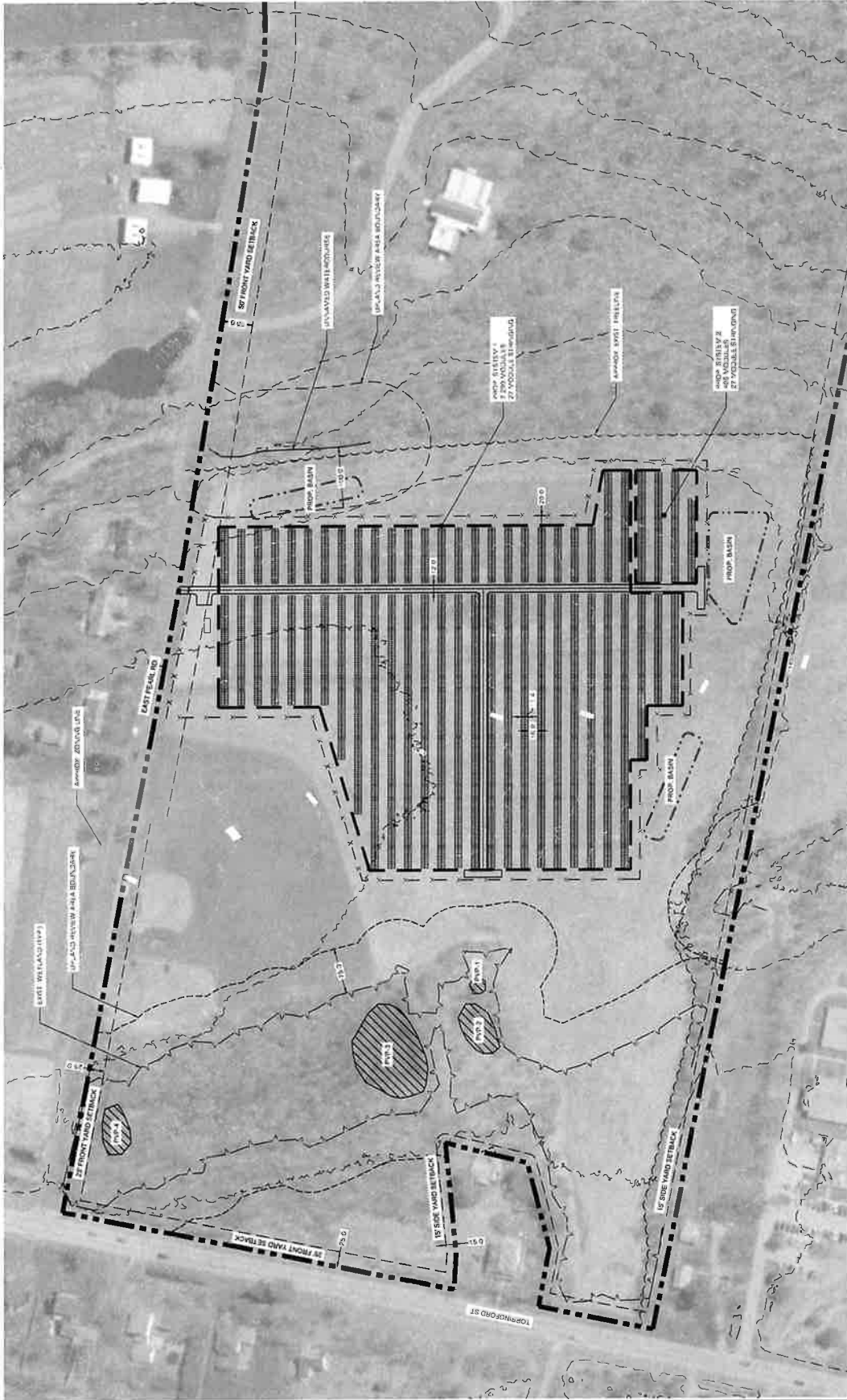
DESIGN PROFESSIONAL OF RECORD
 NAME: JAMES J. MURPHY
 FIRM: JAMES J. MURPHY &
 COMPANY: ALUMINUM TECHNOLOGY
 CORPORATION, INC.
 ADDRESS: 45 LANCASHIRE STREET
 OFFICE: WASHINGTON, CT 06097
 ADDRESS: ---
 ADDRESS: ---

TORRINGTON SOLAR ONE
 SITE: EAST PEARL ROAD
 ADDRESS: TORRINGTON, CT
 APPLIC. NO.: CT131818
 DRAWN BY: JT
 DATE: 10/19/10 CHECKED BY: RJP

SHEET TITLE:

CONCEPT PLAN

SHEET NUMBER:
CP-1



NOTES ON KEY DESIGN CHANGES

- Design changes from Version II to Version III were made after consultation with neighboring property owners
- Specifically:
 - Increased front yard setback
 - Reduction in modules and project area from increased front yard setback
 - Relocated access road to soften views
 - Increased landscaping efforts to soften views

VERSION III

- 1.975 MW / 7,150 Solar Modules – **reduced by 7%** from version II, removed modules closest to East Pearl to create larger setback from northern property line,
- ~11.55 Acre Project area – **reduced by 7%** from version II, reduced project area closest to East Pearl to create larger setback from northern property line
- 75' front yard - setback **increased by 50%**
- Relocated access road to north eastern corner to soften neighboring views
- Increased landscaping design to soften neighboring views

TORRINGTON
SOLAR ONE, LLC
150 TRUMBULL STREET
4TH FLOOR
HARTFORD, CT, 06103



NO.	DATE	REVISION
1	08/13/20	INTERCONNECT SCREENING
2		
3		
4		
5		

DESIGN PROFESSIONAL OF RECORD
PROJECT NO. 2020-0001
COMP. BY: JONATHAN P. BROWN
CORPORATION
ADDRESS: 1000 MAIN STREET, STE 311
WATERLOO, CT 06495
OWNER: TORRINGTON SOLAR ONE, LLC
ADDRESS: 150 TRUMBULL STREET
HARTFORD, CT 06103

NOT FOR CONSTRUCTION

TORRINGTON SOLAR ONE, LLC
SITE: EAST PEARL ROAD
ADDRESS: TORRINGTON, CT
APT FILING NUMBER: CT191919
DATE: 02/28/2020 CHECKED BY: J.P.

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
OP-1



DATE: 02/28/2020
DRAWN BY: J.P. BROWN
CHECKED BY: J.P. BROWN
PROJECT NO: 2020-0001

SITE PLAN

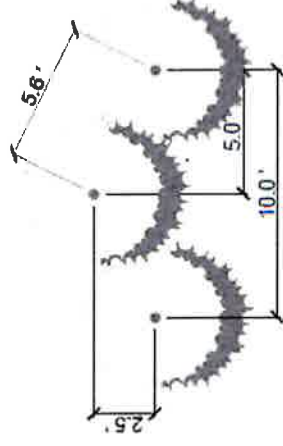
Visual Renderings

Modifications to the project design as a result of public meetings held with neighbors and community members:

- Moving the array farther from the parcel boundary on East Pearl Road
- Increasing the installation of landscape/vegetative visual screening
- New options for the access road including its location and extending vegetative screening

LANDSCAPING PROTOCOL

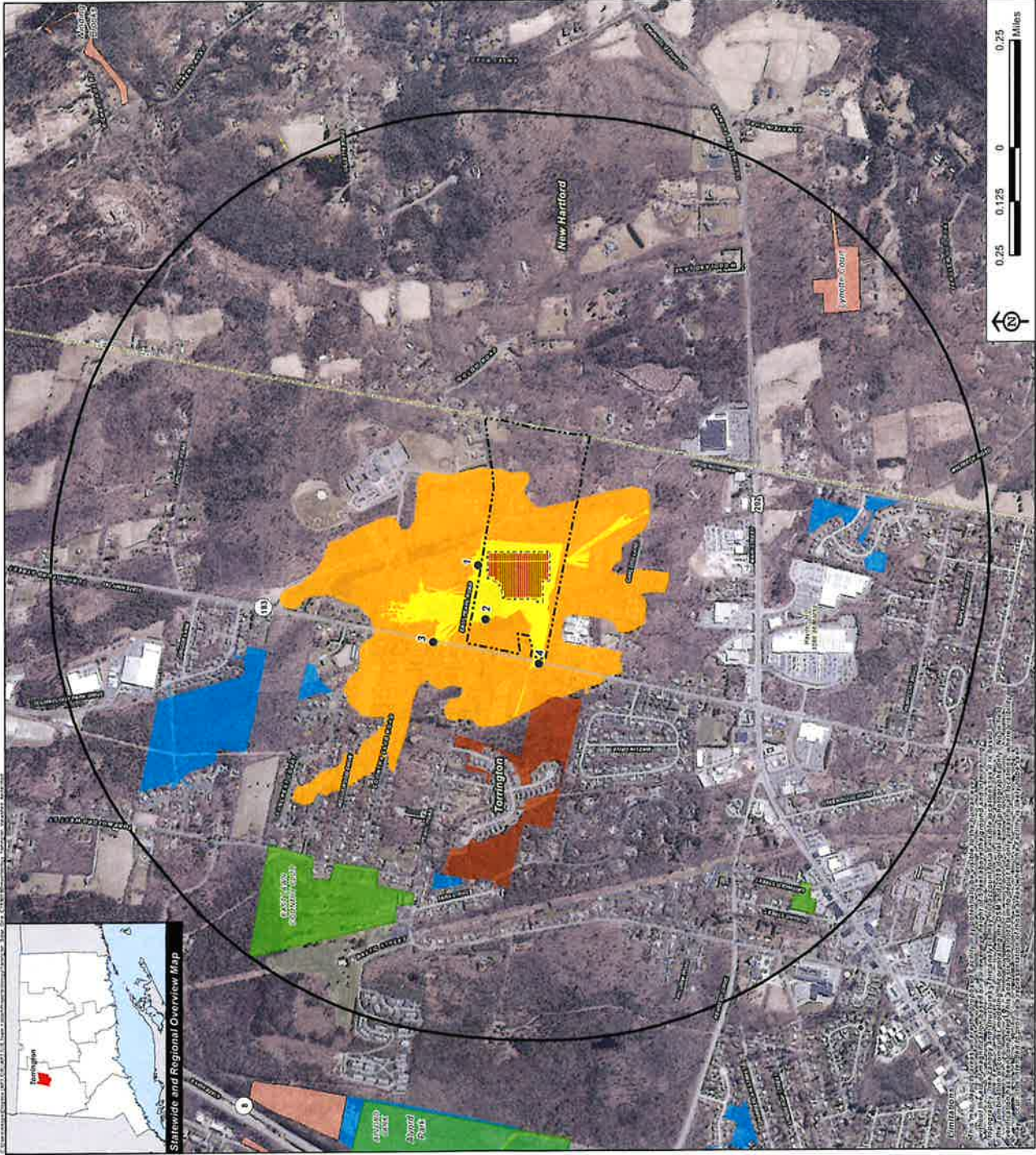
This protocol will be followed along the northern fence line where landscaping is necessary to improve the aesthetics and site lines of neighbors



8

SCREENING TREE SPACING (TYP.)

Scale: NTS





PHOTOGRAPHED ON 4/10/2020
2km focal length

EXISTING

PHOTO

1

LOCATION

EAST PEARL ROAD

ORIENTATION

SOUTH

DISTANCE TO SITE

+/- 120 FEET



Torrington Solar One, LLC



PROPOSED

PHOTO

1

LOCATION

EAST PEARL ROAD

ORIENTATION

SOUTH

DISTANCE TO SITE

+/- 120 FEET



Torrington Solar One, LLC



PHOTOGRAPHED ON 4/10/2020
24mm focal length

EXISTING

PHOTO
2

LOCATION
BISHOP DONNELLY FIELD

ORIENTATION
EAST

DISTANCE TO SITE
+/- 500 FEET



Torrington Solar One, LLC



PROPOSED

PHOTO

2

LOCATION

BISHOP DONNELLY FIELD

ORIENTATION

EAST

DISTANCE TO SITE

+/- 500 FEET



Torrington Solar One, LLC



PHOTOGRAPHED ON 4/10/2020
50mm focal length

EXISTING

PHOTO

3

LOCATION

TORRINGFORD STREET

ORIENTATION

SOUTHEAST

DISTANCE TO SITE

+/- 0.18 MILE



Torrington Solar One, LLC



PROPOSED

PHOTO
3

LOCATION
TORRINGFORD STREET

ORIENTATION
SOUTHEAST

DISTANCE TO SITE
+/- 0.18 MILE



Torrington Solar One, LLC



PHOTOGRAPHED ON 4/10/2024
5mm focal length

EXISTING

PHOTO
4

LOCATION
TORRINGFORD STREET

ORIENTATION
EAST

DISTANCE TO SITE
+/- 0.13 MILE



Torrington Solar One, LLC



PROPOSED

PHOTO

4

LOCATION

TORRINGFORD STREET

ORIENTATION

EAST

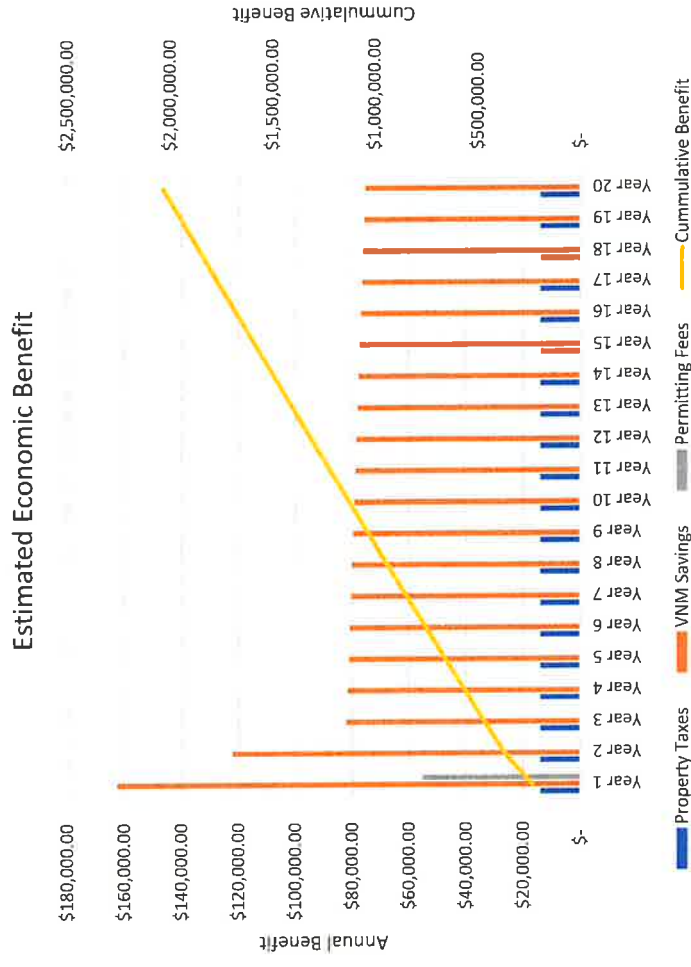
DISTANCE TO SITE

+/- 0.13 MILE



Torrington Solar One, LLC

PROJECT BENEFITS SUMMARY



1. Economic Benefits to Torrington
 - a) New taxpayer
 - b) Building & Electrical permit fees
 - c) Opportunities to provide electricity savings through participation in state level programs

2. New economic development in clean energy infrastructure helping Connecticut meet legislatively mandated Clean Energy Goals set forth in the Renewable Portfolio Standard
 - a) Enough Clean Energy to power 426 homes annually
 - b) The equivalent of offsetting 2,517 metric tons of CO2 emissions each year
 - c) No local emissions
 - d) No water use, no impact to ground water resources

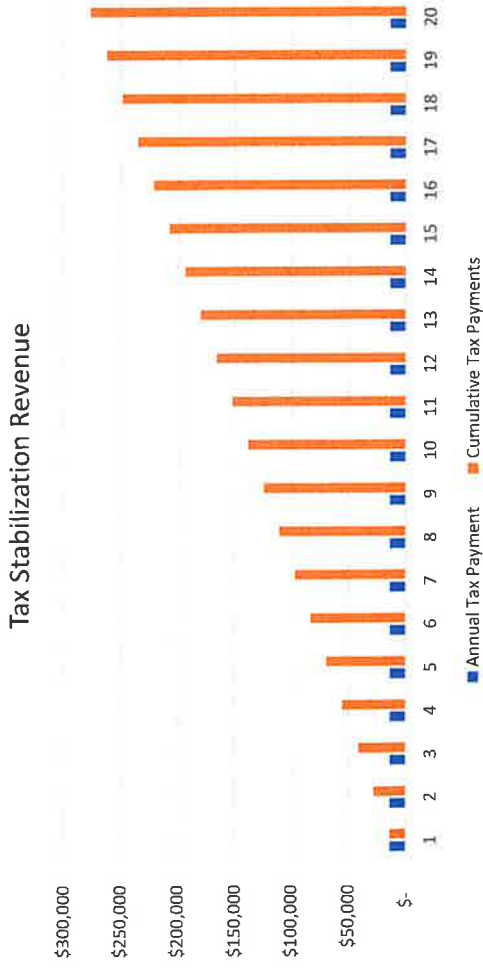
TAX STABILIZATION

Increase Torrington Tax Revenue with Little to No Draw on Existing Town Resources

- Property Currently Un-taxed
- No Traffic Congestion Concerns
- No Burden on Public School System
- No use of other Torrington Public Resources or Facilities

Tax Stabilization

- Verogy has requested a fixed TSA for the Project (Conn. Gen. Stat. 32-71a enables City and Project to enter this agreement)
- Verogy has based TSA rate at \$7,000 per MW AC (\$13,825 per year)
- Current CT proposed legislation fixes taxes at \$5,000 per MW AC



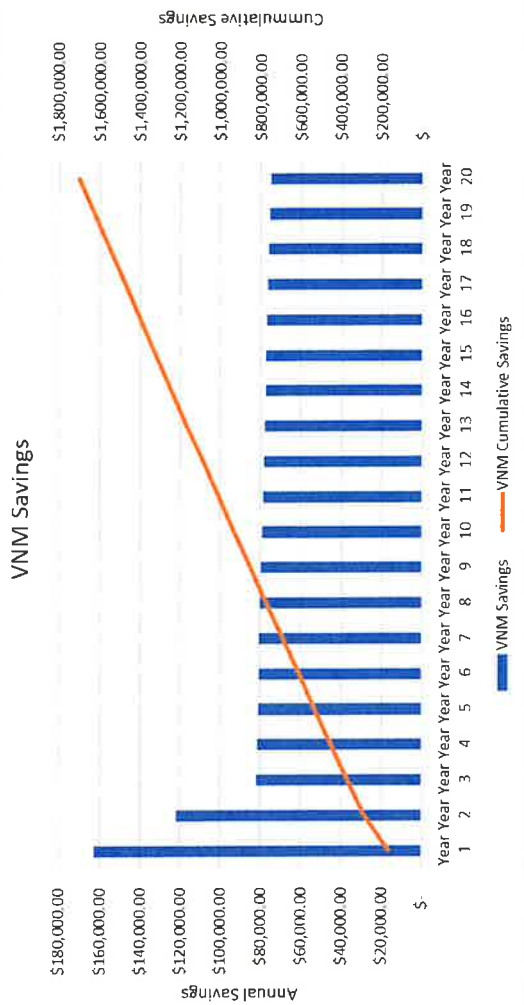
VIRTUAL NET METERING

Participate in State Level Programs such as Virtual Net Metering

- Torrington can purchase electricity produced by the solar energy array at a discount
- Offset electricity usage at five (5) City Facilities
- Procure renewable energy at discount for a fixed term

Municipal Virtual Net Metering

- Funding for Connecticut's Virtual Net metering program is currently capped. Proposed legislation is expected to increase funding this year (2020)
- Torrington Solar One has proposed participation in this program to City Officials
- Submission onto the waitlist would require the execution of a Letter of Intent (LOI) and access to five (5) city accounts for purposes of the completing the application to Eversource Energy
- Financial benefits include estimated savings in excess of \$1,600,000 over a 20-year period



QUESTIONS

Please visit [verogy.com/torrington-solar-one](https://www.verogy.com/torrington-solar-one) for more information
Or to get in touch development@verogy.com

VEROLOGY

VCP, LLC d / b / a Verogy

VEROGY • 150 TRUMBULL ST. • FL 4 • HARTFORD, CT 06103 • 860.288.7215

