

# **EXHIBIT C**

### PROJECT DESCRIPTION

- Torrington Solar One is a solar project located at 236 East Pearl Road in Torrington
- The **1.975** MW ac system will generate enough electricity to power **456** average homes for a year
- The project site is designed to have minimal environmental impacts with no disruption to wetlands or core forest



### BENEFITS TO TORRINGTON

- Increasing new annual municipal tax revenues with no additional burden on town services
- Infrastructure upgrades that improve the reliability of Torrington's electrical grid
- Reduction in energy demand during peak usage will decrease energy costs for ratepayers statewide
- Strengthened renewable energy resources that produce electricity locally with zero pollution
- The creation of **12** construction jobs and **2** new full-time jobs in the region



### ACHIEVING THE **100% ZERO CARBON TARGET BY 2040** & ENVIRONMENTAL BENEFITS

- As a Class I Renewable Energy Source, Torrington Solar One will help support the goals set forth in Governor Lamont's September 2019 Executive Order No. 3 → **100% zero carbon target for the electricity sector by 2040**
- Once operational, the project will offset the equivalent of 2,695 metric tons of CO2 annually, the same amount as 44,555 tree seedlings grown for 10 years or 6,686,177 cars being taken off the road
- The project is designed to have minimal environmental impacts with no disruption to wetland or core forest habitats
- When completed, the project will use an estimated 15 acres out of a total 66 acres, leaving the balance of the parcel to continue its prior land use characteristics

### APPROVAL PROCESS

Verogy requires approval from the Connecticut State Siting Council, who has jurisdiction over projects like Torrington Solar One. We will also be working closely with municipal departments in Torrington throughout the development of this project. Torrington Solar One will also obtain a General / SWPP Permit from CT DEEP.

## ESTIMATED PROJECT CALENDAR

**AUGUST 2019:** Design phase completed

**FEBRUARY 2019:** Interconnection approvals from Eversource

**MAY 2020:** Completion of environmental studies

**MAY 2020:** Application submitted to Connecticut Siting Council

**SEPTEMBER 2020:** Connecticut Siting Council decision issued

**OCTOBER 2020:** Construction groundbreaking

**JANURARY 2021:** Project completion



### Solar Energy 101

- 1. Solar Panels**  
Collect energy from the sun
- 2. Inverters**  
Converts DC Electricity to AC Electricity
- 3. Utility Infrastructure**  
Electricity is delivered to the circuit that connects to the substation
- 4. Delivery to Consumers**  
Power is delivered to residential and business consumers through the local grid.

## CONTACT US

Verogy is committed to keeping members of the Torrington community informed about our projects, please feel free to contact us with questions or concerns. Residents with questions about the approval process can contact Verogy's Director of Development, Bryan Fitzgerald at [development@verogy.com](mailto:development@verogy.com) or (203) 257-3375.

### Project Contact:

Bryan Fitzgerald

Director of Development

[development@verogy.com](mailto:development@verogy.com)

(203) 257-3375

## ABOUT VEROGY

Verogy is a Hartford-based solar developer focused on commercial, industrial and small utility scale projects. Built on 50+ years of combined industry experience, the professionals at Verogy have developed, financed and constructed hundreds of solar projects across the United States.

For more information, visit [www.verogy.com/torrington-solar-one](http://www.verogy.com/torrington-solar-one)

## Solar Photovoltaic

*How does a solar photovoltaic (PV) system work?*

Solar panels absorb the sun's energy and convert it into DC electricity. The DC electricity is converted to AC electricity through inverters, which is then delivered to the local utility's infrastructure.

*How much energy will the solar array generate?*

Torrington Solar One will generate 3,811 MWh/year. This is enough renewable energy to power 456 homes for an entire year and offset 2,695 tons of carbon dioxide.

## Local Benefits

*What are the local benefits of having solar generation?*

In general, energy production takes place at power plants, which can be located a significant distance from where the electricity is used. Local energy production such as Torrington Solar One will help strengthen the electricity grid in Torrington through more reliable, advanced infrastructure. Additionally, solar generation is a renewable energy, which delivers locally produced power with zero emissions.

*What are the municipal benefits?*

Once operational, The City of Torrington will receive annual tax revenues from Verogy for an estimated 20 years. Additionally, there will be no burdens placed on municipal infrastructure or demands on Torrington services.

## Construction & Operation

*How long will construction take?*

Following all state and local approvals, construction will take approximately 5 months.

*How will the solar array be maintained?*

Maintenance visits by Verogy staff will take place onsite every one to two months. Once the solar array is operational, Verogy will monitor energy production remotely.

*What is the lifespan of this solar array?*

Torrington Solar One has an overall lifespan of 35 years.

*What will happen to the array at the end of its lifespan?*

At the end of its lifespan, Torrington Solar One will be decommissioned and removed from the property. Once cleared, the land will be restored to its original condition.

## Location & Site Selection

*Why was this location chosen?*

The site was selected due to its minimal impact to both neighboring property owners and the environmental conditions of the area. The project is located on land that is pre-cleared and not located on core forest, helping to minimize tree clearing. The array itself will not impact any wetlands and appropriate setbacks from neighboring properties have been incorporated into the project's site design. Additionally, the site is in close proximity to the electrical infrastructure necessary to interconnect this project to the Eversource distribution network.

*Are there any dangers living near a solar array?*

There are no known dangers or adverse effects of living near a solar array.

### *Will the project create glare or other visual impacts?*

Solar panels are designed to absorb light in order to maximize their efficiency and generally reflect about 2% of sunlight. The panels that will be used at Torrington Solar One are about 10 feet tall; due to the existing vegetation and topography of the site, there will be limited views of the project. Additionally, Verogy will identify areas in the neighborhood that may experience visual impacts and use vegetative screening and other techniques to limit these impacts.

## **Torrington Solar One and the Environment**

### *What will happen to the existing land, forest, and trees on the property currently?*

This project was designed with the least possible impact on the existing environment of the property with limited to no tree trimming taking place during construction.

### *What measures will be taken to protect wildlife that visit or live on the property?*

A full survey of the land will be conducted as part of the approval process. Verogy will be working with environmental professionals to conduct numerous studies on the property, including:

- **Natural Diversity Database:** Identify the endangered, threatened and special concern species and significant natural communities on or nearby the property
- **USFWS:** Consultation in regard to Section 7 and 10 of the Endangered Species Act
- **Soil:** Identify the types of soil and their uses
- **Wetlands:** Identify any existing wetland areas in order to avoid impact

Verogy takes its commitment to sustainability and the environment very seriously. We will continue to work with our environmental engineers and other stakeholders to ensure that Torrington Solar One's impacts are as limited as possible.

## **Approval Process**

### *What is the approval process for Torrington Solar One?*

Verogy requires approval from the Connecticut State Siting Council, which has jurisdiction over projects like Torrington Solar One. We will also be working closely with municipal departments in Torrington throughout the development of this project.

Residents with questions about the approval process can contact Verogy's Director of Development, Bryan Fitzgerald at [bfitzgerald@verogy.com](mailto:bfitzgerald@verogy.com) or (203) 257-3375.

## **Contact Us**

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Project Contact:

Bryan Fitzgerald

Co-Founder, Director of Development

[bfitzgerald@verogy.com](mailto:bfitzgerald@verogy.com)

(203) 257-3375

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April 16, 2020

Mrs. Elinor Carbone  
Mayor  
City of Torrington  
140 Main Street  
Torrington, CT 06790

**Re: Torrington Solar One**

Dear Mayor Carbone,

I'm reaching out to provide an update on the solar energy project we have been developing in Torrington. As you may remember from our prior conversations, the proposed project, Torrington Solar One, is located on the property at 236 East Pearl Road. The project's design calls for a 1.9-megawatt system located on approximately 12 of the parcel's 66 acres. Once completed, Torrington Solar One is projected to generate enough energy to power 456 homes for a year, while generating zero pollution or carbon emissions.

We had hoped to have the opportunity to meet with area residents in person to share information about Torrington Solar One, however the recent rise of COVID-19 prevents us from being able to do so at this time. While we can't meet face to face, we will be reaching out to residents to share the enclosed fact sheet, and let them know that our website – [www.verogy.com/torrington-solar-one](http://www.verogy.com/torrington-solar-one) – is now live. The website, which we will keep updated with the latest project information, has detailed background and images of our proposal; it also includes a form where visitors can share their thoughts with us. We will encourage residents to visit our website and share comments or questions through the Contact Us section at the bottom of the page. We are happy to share with you the feedback and questions we receive from neighbors.

In addition to sharing with you our plans to reach out to neighbors, we wanted to be sure to inform you that the City of Torrington owns property to the Northwest of the proposed project. Below is the property owned by The City of Torrington that abuts the project:

- 200 Middle School Drive

As the owner of the property above, we encourage you to share any comments or questions you might have.

We're looking forward to investing in Torrington and appreciate your feedback, as well as that of our neighbors, as we work to finalize our proposed project.

Sincerely,

Bryan Fitzgerald  
Director of Development  
[Verogy.com](http://Verogy.com) | 150 Trumbull Street, 4<sup>th</sup> Floor  
Hartford, CT 06103  
203.257.3375



Date	Participants	Summary	Location	Verogy / Consultant Attendees	Notes
12/10/2019	Torrington Mayor - Elinor Carbone, Jerry Rollett - Torrington Public Works, Martin Connor - Torrington Planning & Zoning, Erin Wilson - Torrington Economic Development	Official CSC pre-petition filing meeting	Torrington Town Hall	William Herchel - Verogy Bryan Fitzgerald - Verogy	Mayor Carbone to facilitate an intro meeting with the Ruwet Family (Anne Ruwet is a City Council Woman)
12/13/2019	New Hartford First Selectman - Dan Jerram	Official CSC pre-petition filing meeting (New Hartford within 2,500' of array)	New Hartford Town Hall	William Herchel - Verogy Bryan Fitzgerald - Verogy	First Selectman Jerram in support of project, will let them know when we will file.
1/14/2020	Juliet Bryan-Powell, Karen Allen, Yvonne Bolton, Oswald Inglesse, Chris Stone, Neal Williams - CT DEEP	Solar Check-in Stormwater Siting Process	DEEP - 79 Elm St Hartford	William Herchel - Verogy, Bryan Fitzgerald - Verogy, Josh Hughes - Capital Consulting, Brad Parsons - All Points Technology Corp	Meeting with DEEP team members regarding stormwater and solar siting / permitting. Discussed "Appendix I" and Stormwater GP Process
1/28/2020	Neal Williams, Chris Stone - CT DEEP	first Pre-Application Meeting (Storm water / GP)	DEEP - 79 Elm St Hartford	Steve DeNino - Verogy, Bryan Fitzgerald - Verogy, Kyle Perry - Verogy, Brad Parsons - All Points Technology Corp	First Pre application meeting for stormwater / GP. Discussed current site conditions and preliminary stormwater controls both pre and post.
3/18/2020	Anne Ruwet, Jeane Ruwet, Tom Barron, Carrol Barron, Mike Rosa, Christine Rosa	Intro meeting with Anne Ruwet (Torrington Councilwoman) and Torrington Neighbors on East Pearl Road	Zoom Meeting (Conference Call)	Will Herchel-Verogy, Bryan Fitzgerald-Verogy, Jenna Behan-Verogy, Patrick McGloin-Gaffney Bennet PR	Hosted this meeting to talk with direct neighbors prior to administering an initial public outreach campaign. We mentioned that the project area was 50' from East Pearl Road we received recommendations to increase the setback from East Pearl Road. Verogy response was to work to increase that setback from East Pearl Road further.
3/21/2020	Carrol Barron (East Pearl Road Resident)	Bryan Spoke with Carrol on Saturday afternoon as a follow up to our intro call that previous Wednesday afternoon.	Phone Call From Carrol Barron	Bryan Fitzgerald - Verogy	Spoke with Carrol regarding similar solar project locally that her and her husband could drive by and view. Also let Carrol know that we are working to increase our setback from East Pearl Road.
4/16/2020	Mayor Carbone, City Planner Martin Connor, Public Works Director Ray Drew	Email to City officials informing of Public Outreach campaign that was going to be distributed to neighbors.	Email to City Officials	Email from Bryan Fitzgerald	
4/21/2020	Verogy	Public Outreach Campaign Start	Verogy	Public Outreach Materials distributed to neighbors	Public Outreach Materials distributed to neighbors, project webpages made live and available to the public
5/13/2020	Mayor Carbone	Project Update, topics include public outreach, public meeting scheduling, taxes, Virtual Net Metering opportunities	Conference Call	Bryan Fitzgerald - Verogy William Herchel - Verogy	General project update, timing, public input and meetings. Personal property taxes, Virtual Net Metering opportunities
5/16/2020	Gary Meyer (East Pearl Road Resident)	Bryan spoke with Gary on Saturday regarding the upcoming public meeting and Bryan sent the meeting invitation to Gary via email that day.	Phone call from Gary Meyer	Bryan Fitzgerald - Verogy	Phone call with Gary to discuss the upcoming public meeting, Bryan sent meeting invitation to Gary via email.
5/18/2020	Michael Rosa, Christine Rosa, Heather Berti, Jason Cardillo, Gary Meyer, Jeremiah Ruwet	Public Meeting Number 1	Digital / Video Conference	Bryan Fitzgerald - Verogy William Herchel - Verogy Jenna Behan - Verogy Steve Denino - Verogy Kyle Perry - Verogy Patrick McGloin - Gaffney Bennet Public Relations	Verogy gave a presentation on the project, the development period, environmental studies conducted, site selection criteria, and timing moving forward. Questions were asked by public participants and responded to by Verogy
5/20/2020	Michael Rosa, Christine Rosa, Heather Berti, Jason Cardillo, Gary Meyer, Tom Barron, Carol Barron	Public Meeting Number 2 (Verogy hosted second public meeting in 3 days to ensure members of the public had the opportunity to ask questions and hear about the project from the developers.	Digital / Video Conference	Bryan Fitzgerald - Verogy William Herchel - Verogy Jenna Behan - Verogy Steve Denino - Verogy Kyle Perry - Verogy Patrick McGloin - Gaffney Bennet Public Relations	Verogy gave a presentation on the project, the development period, environmental studies conducted, site selection criteria, and timing moving forward. Questions were asked by public participants and responded to by Verogy
5/27/2020	Torrington PZC	Torrington PZC Regular Meeting	Digital / Video Conference	Bryan Fitzgerald - Verogy William Herchel - Verogy Jenna Behan - Verogy Steve Denino - Verogy Kyle Perry - Verogy Patrick McGloin - Gaffney Bennet Public Relations	Verogy gave presentation to the Torrington PZC to share updates to the project as a result of public meetings and feedback, as well as to share timing on the submission to CSC.