



Sat 10/31/2020 1:13 PM

Cindy Schienda <cindyschienda@gmail.com>

Re: Watertown Solar One - Phone Conversation with Joe Schienda of 217 Hinman Road

To  Bryan Fitzgerald

Hi Bryan

We have no objections or concerns with the proposal.

Thank you for reaching out to us.

Joe & Cindy Schienda

On Fri, Oct 30, 2020 at 10:26 AM Bryan Fitzgerald <[bfitzgerald@verogy.com](mailto:bfitzgerald@verogy.com)> wrote:

Hi Joe & Cindy,

I hate to be a pester but based on the situation I described in my letter, would you mind confirming that you have received and reviewed the materials we provided regarding the Watertown Solar One Project and that you have no objections or concerns with the proposal?

Thanks in advance, have a nice weekend.

Bryan Fitzgerald

Director of Development

[Verogy](#) | [150 Trumbull Street](#), 4<sup>th</sup> Floor

Hartford, CT 06103

M: 203.257.3375



**From:** Cindy Schienda <[cindyschienda@gmail.com](mailto:cindyschienda@gmail.com)>  
**Sent:** Thursday, October 29, 2020 6:14 PM  
**To:** Bryan Fitzgerald <[bfitzgerald@verogy.com](mailto:bfitzgerald@verogy.com)>  
**Subject:** Re: Watertown Solar One - Phone Conversation with Joe Schienda of 217 Hinman Road

Thank you

On Tue, Oct 27, 2020 at 11:35 AM Bryan Fitzgerald <[bfitzgerald@verogy.com](mailto:bfitzgerald@verogy.com)> wrote:

Hi Joe –

Bryan Fitzgerald here from Verogy, we just spoke on the phone this morning at about 11:30.

Thanks again for reviewing the materials we sent to you in the mail, we are glad to hear that you share our support for solar energy.

Please feel free to reach out if you ever have any questions.

Thank you,

Bryan Fitzgerald

Director of Development

[Verogy](#) | [150 Trumbull Street](#), 4<sup>th</sup> Floor

Hartford, CT 06103

M: 203.257.3375



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C: 203-509-9055  
O: 860-274-7000  
[216 Davis Street](#)  
[Oakville, CT 06779](#)

[www.cindyschiendarealtor.com](http://www.cindyschiendarealtor.com)

[www.myagentseller.com/cindy-schienda](http://www.myagentseller.com/cindy-schienda)

What is your home's value?

Your Referrals Are Always Appreciated.

--

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What is your home's value?

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October 19<sup>th</sup>, 2020

Joseph & Cynthia Schienda  
217 Hinman Road  
Watertown, CT 06795  
Attn: Joseph & Cynthia Schienda

**Re: Watertown Solar One**

Mr. & Mrs. Schienda:

I am reaching out to introduce you to Verogy a Hartford-based renewable energy developer focused on developing, constructing, and operating solar farms. We are currently developing a project in Watertown, and we apologize for not notifying you of this proposed project on an earlier date. The delay in our communication regarding this project was unintentional, and the circumstances that precipitated such delay will soon become clear. For complete detail on the project, which is currently in front of the Connecticut Siting Council for review, please visit this link here: [https://portal.ct.gov/CSC/3\\_Petitions/Petition-Nos-1411-1420/Petition-No-1417---Watertown-Solar](https://portal.ct.gov/CSC/3_Petitions/Petition-Nos-1411-1420/Petition-No-1417---Watertown-Solar)

During our public outreach process in June 2020, and prior to filing a petition with the Connecticut Siting Council, we relied on the Watertown Geographic Information System (GIS) for the identities of any and all abutting property owners. As you can see in the attached, the Watertown GIS mapping system still indicates, incorrectly so, that the owner of a ~68-acre parcel at 279 Hinman Road is Renee Hodge (Attachment 1). Based on this information from the Watertown GIS, we notified Renee Hodge of the project thinking she was the owner of the full ~68-acre parcel. In recent days, we have learned that the ~68-acre parcel known as 279 Hinman Road on the Watertown GIS, was subdivided and that you are the actual owners of the ~ 65-acre parcel known as 217 Hinman Road. That parcel at 217 Hinman Road abuts a property owned by the Catholic Cemeteries Association of the Archdiocese of Hartford to the east. The proposed solar project, which we refer to as Watertown Solar One, will be located on a small portion of the Catholic Cemeteries Association of the Archdiocese of Hartford property.

Specifically, the proposed project will be located at 669 Platt Road, to the southeast 217 Hinman Road (see Attachment 2). The project's design calls for a 1.975-megawatt system located on approximately 16 acres. The proposed project is intended to be located south of the Mt. Olivet Cemetery, and approximately 1,650 feet from the house at 217 Hinman Road. Based on the Viewshed Analysis (see Attachment 3) that was completed, there are no anticipated views of the proposed solar array from your home or property. Once completed, Watertown Solar One is projected to generate enough energy to power 470 homes for a year, while generating zero pollution or carbon emissions each year.

I would welcome the opportunity to speak with you by phone or meet with you at the proposed project site to discuss any aspects of the project or answer any questions you may have. Please feel free to call or email so we know you received this information. Again, all of the relevant project information including the Petition, Environmental Assessment, Visibility Assessment, and response to questions from the Connecticut Siting Council can be found here: [https://portal.ct.gov/CSC/3\\_Petitions/Petition-Nos-1411-1420/Petition-No-1417---Watertown-Solar](https://portal.ct.gov/CSC/3_Petitions/Petition-Nos-1411-1420/Petition-No-1417---Watertown-Solar). I look forward to talking to you.

Sincerely,

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




Name, Address, Parcel ID

Search Results

Parcel Details

279 HINMAN RD



**HODGE RENEE**  
279 HINMAN RD  
WATERTOWN, CT 6795  
Parcel ID: 59 9 1B  
Lot Size (AC): 68.360009  
Parcel Value:

Links

**Abutters**

- Record Card
- Property Map
- Photo
- Google Map

Parcel ID 59 9 1B

Map 59

Block 9

Lot 1B

Street Number 279

Street Name HINMAN RD

Location 279 HINMAN RD

Size 68.360009

AV PID 7128

Scroll

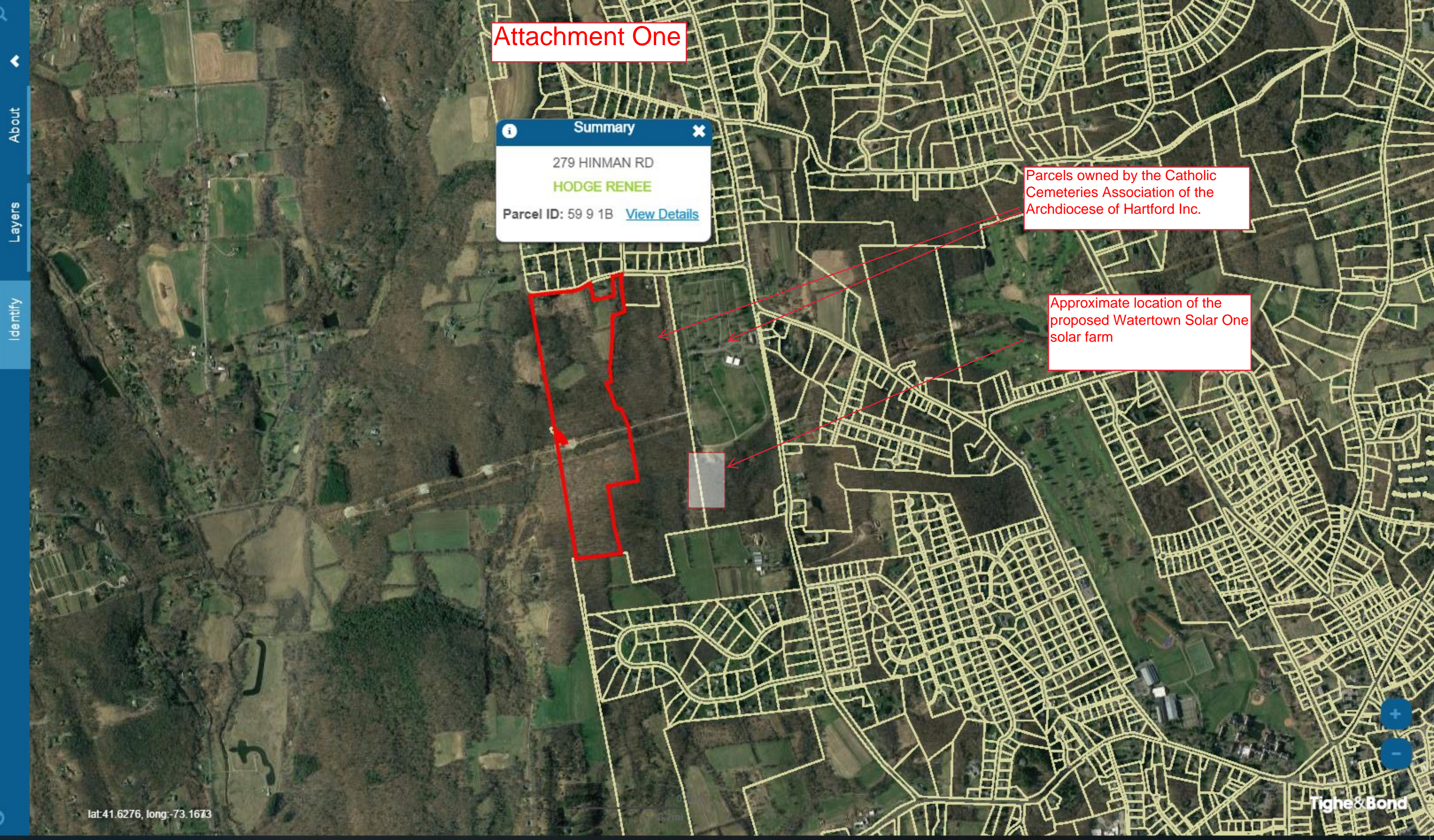
Attachment One

Summary

279 HINMAN RD  
**HODGE RENEE**  
Parcel ID: 59 9 1B [View Details](#)

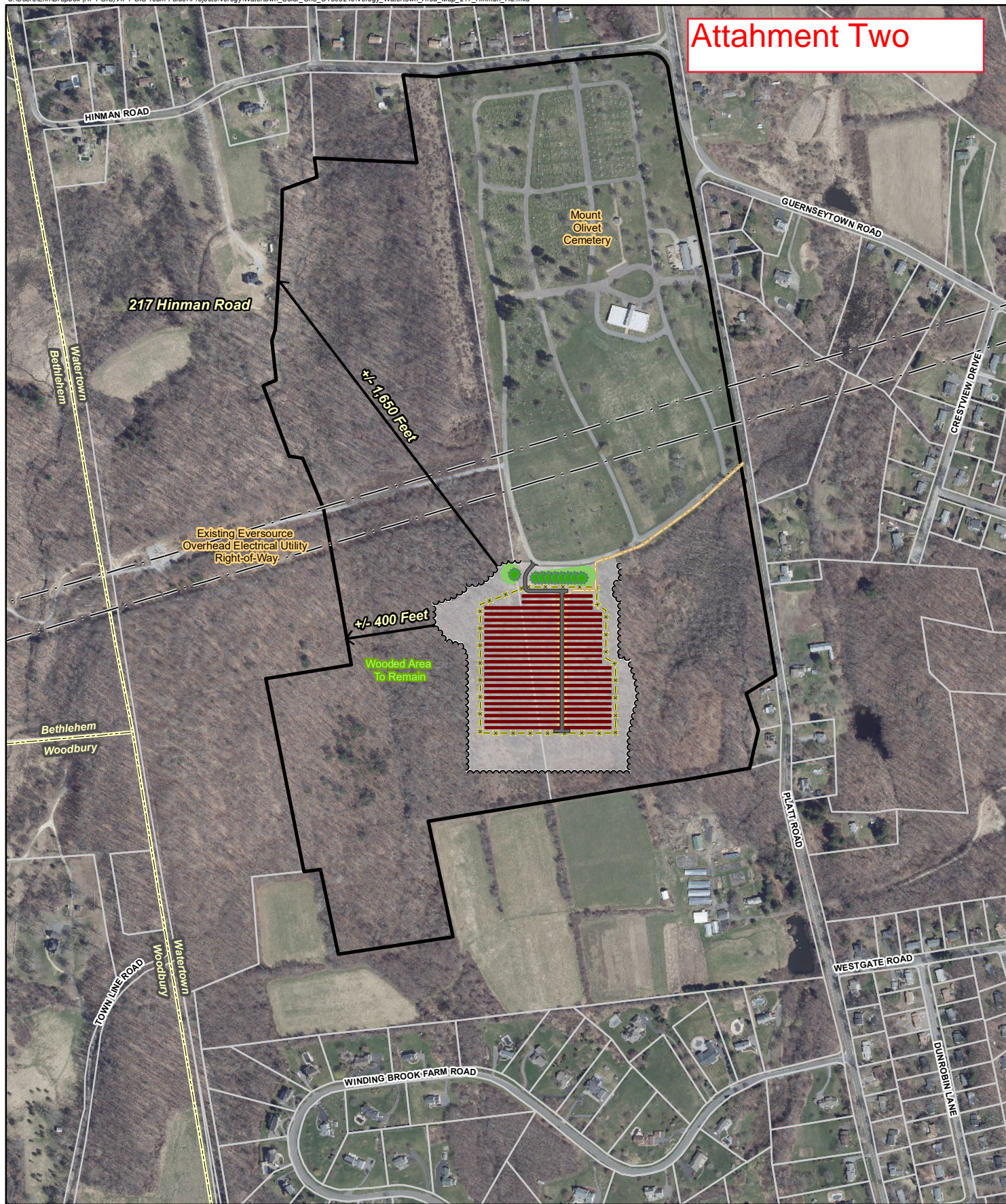
Parcels owned by the Catholic Cemeteries Association of the Archdiocese of Hartford Inc.

Approximate location of the proposed Watertown Solar One solar farm





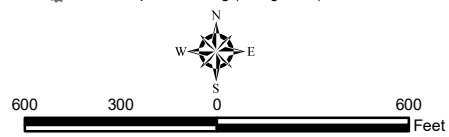
**Attachment Two**



- Legend**
- Site
  - Approx. Parcel Boundary
  - Municipal Boundary
  - Approximate Overhead Eversource Line
  - Limit Of Disturbance
  - Solar Modules
  - Gravel Access Road
  - Grass Berm
  - Treeline (Clearing Limit)
  - Perimeter Fence
  - Interconnection Path
  - Landscape Screening (Evergreens)

**Proposed Solar Facility Site Vicinity Map**  
 Proposed Solar Facility - Watertown Solar One  
 669 Platt Road  
 Watertown, Connecticut

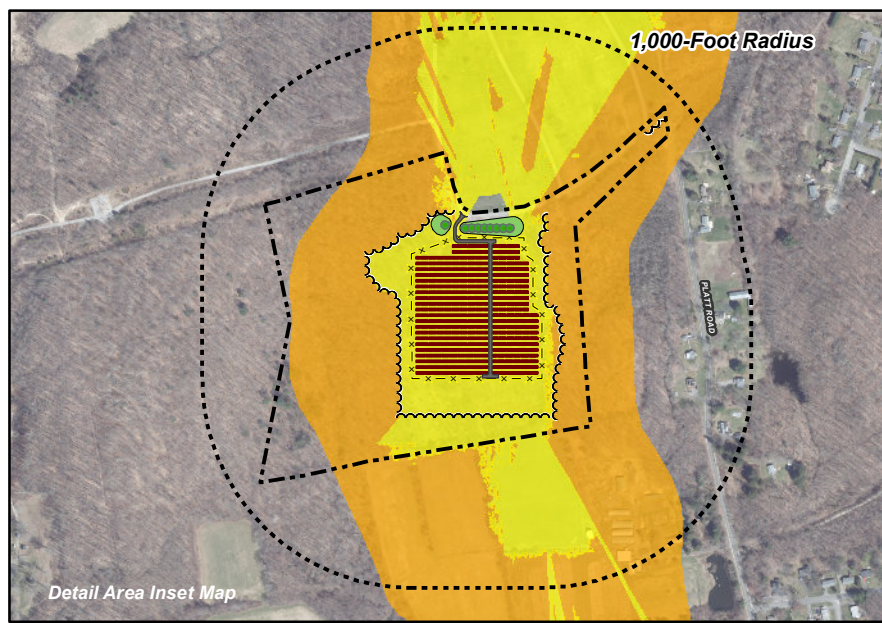
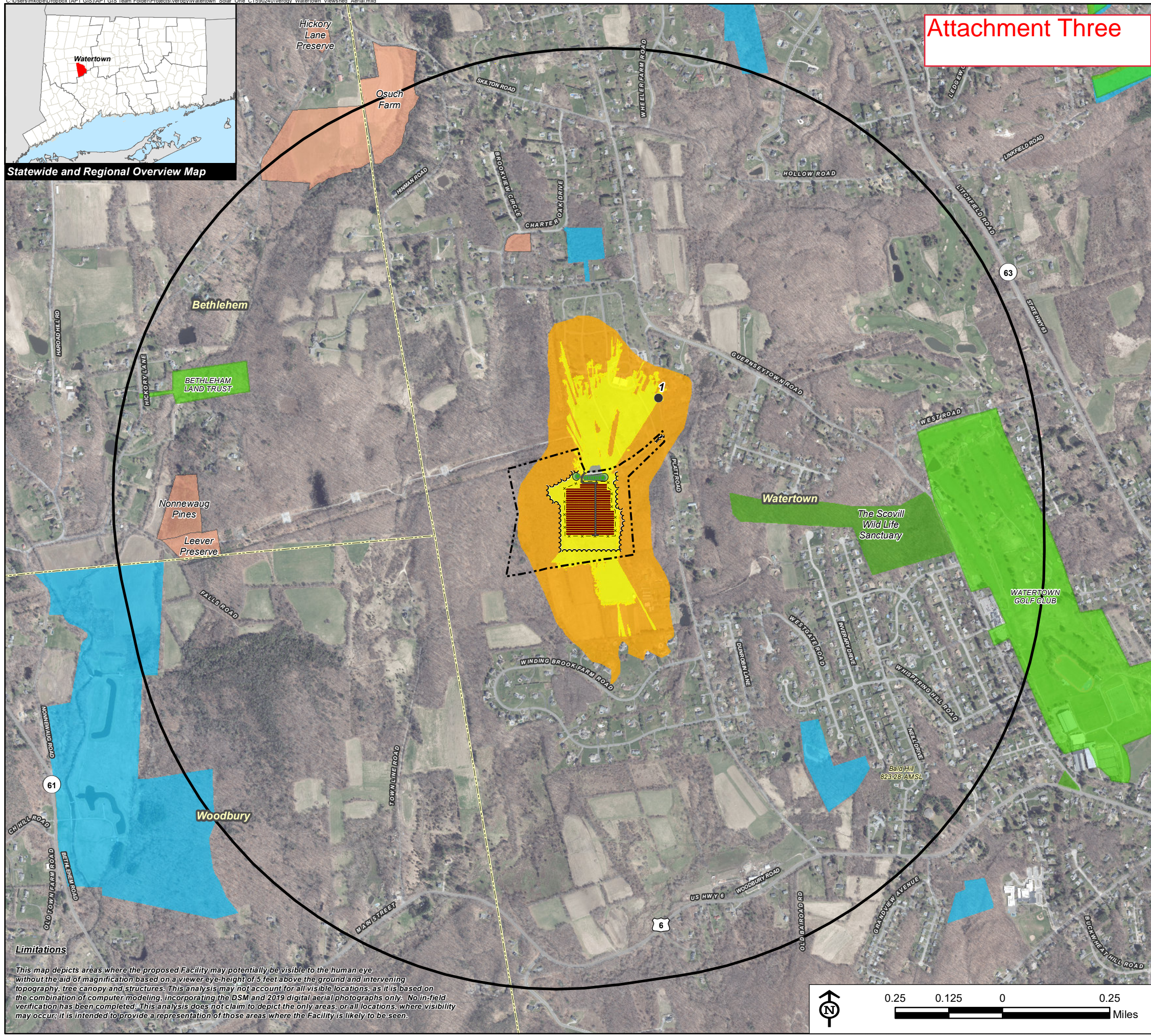
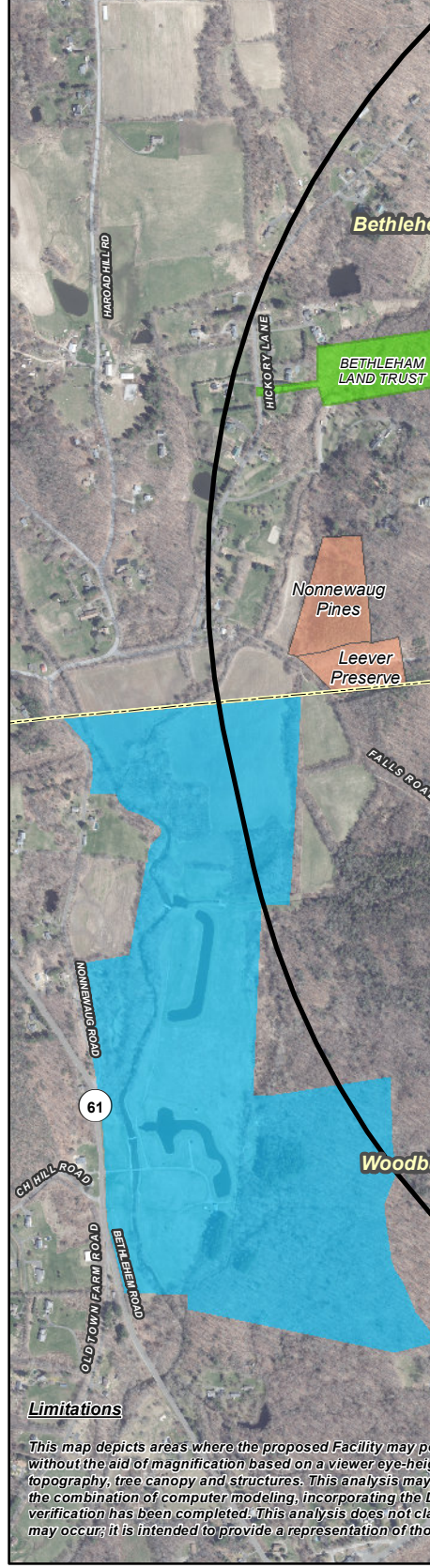
**Map Notes:**  
 Base Map Source: CTECO 2019 Aerial Photograph  
 Map Scale: 1 inch = 600 feet  
 Map Date: October 2020





# Attachment Three

Statewide and Regional Overview Map



## Viewshed Analysis Map

Proposed Solar Facility  
 Watertown Solar One  
 Platt Road  
 Watertown, Connecticut

Proposed solar panels to be mounted on approximate 10' AGL support structures. Proposed landscape screening to include 10' tall evergreens. Forest canopy height and topographic contours are derived from LiDAR data. Study area encompasses a 1-mile radius and includes 2,315 acres. Base Map Source: 2019 Aerial Photograph (CTECO) Map Date: June 2020

### Legend

- Site
- Landscape Screening (Evergreens)
- Solar Modules
- Gravel Access Road
- Grass Berm
- Tree Line (Clearing Limit)
- Perimeter Fence
- Study Area (1-Mile Radius)
- Predicted Year-Round Visibility (44 Acres)
- Areas of Potential Seasonal Visibility (98 Acres)
- Municipal Boundary
- Photographic Locations (Taken on April 10, 2020)
- Trail
- Scenic Highway
- DEEP Boat Launches
- Municipal and Private Open Space Property
- State Forest/Park
- Protected Open Space Property**
- Federal
- Land Trust
- Municipal
- Private
- State

### Data Sources:

**Physical Geography / Background Data**  
 A digital surface model (DSM) was created from the State of Connecticut 2016 LiDAR LAS data points. The first return LiDAR LAS values, associated with the highest feature in the landscape (such as a treetop or top of building), were used to capture the natural and built features on the Earth's surface beyond the approximate limits of clearing associated with the proposed solar facility. The "bare-earth" return values were utilized to reflect proposed conditions where vegetative clearing associated with the proposed solar facility would occur.

Municipal Open Space, State Recreation Areas, Trails, County Recreation Areas, and Town Boundary data obtained from CT DEEP. Scenic Roads: CTDOT State Scenic Highways (2015); Municipal Scenic Roads (compiled by APT)

**Dedicated Open Space & Recreation Areas**  
 Connecticut Department of Energy and Environmental Protection (DEEP): DEEP Property (May 2007; Federal Open Space (1997); Municipal and Private Open Space (1997); DEEP Boat Launches (1994)  
 Connecticut Forest & Parks Association, Connecticut Walk Books East & West

### Other

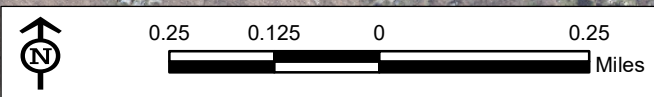
CTDOT Scenic Strips (based on Department of Transportation data)

### Notes

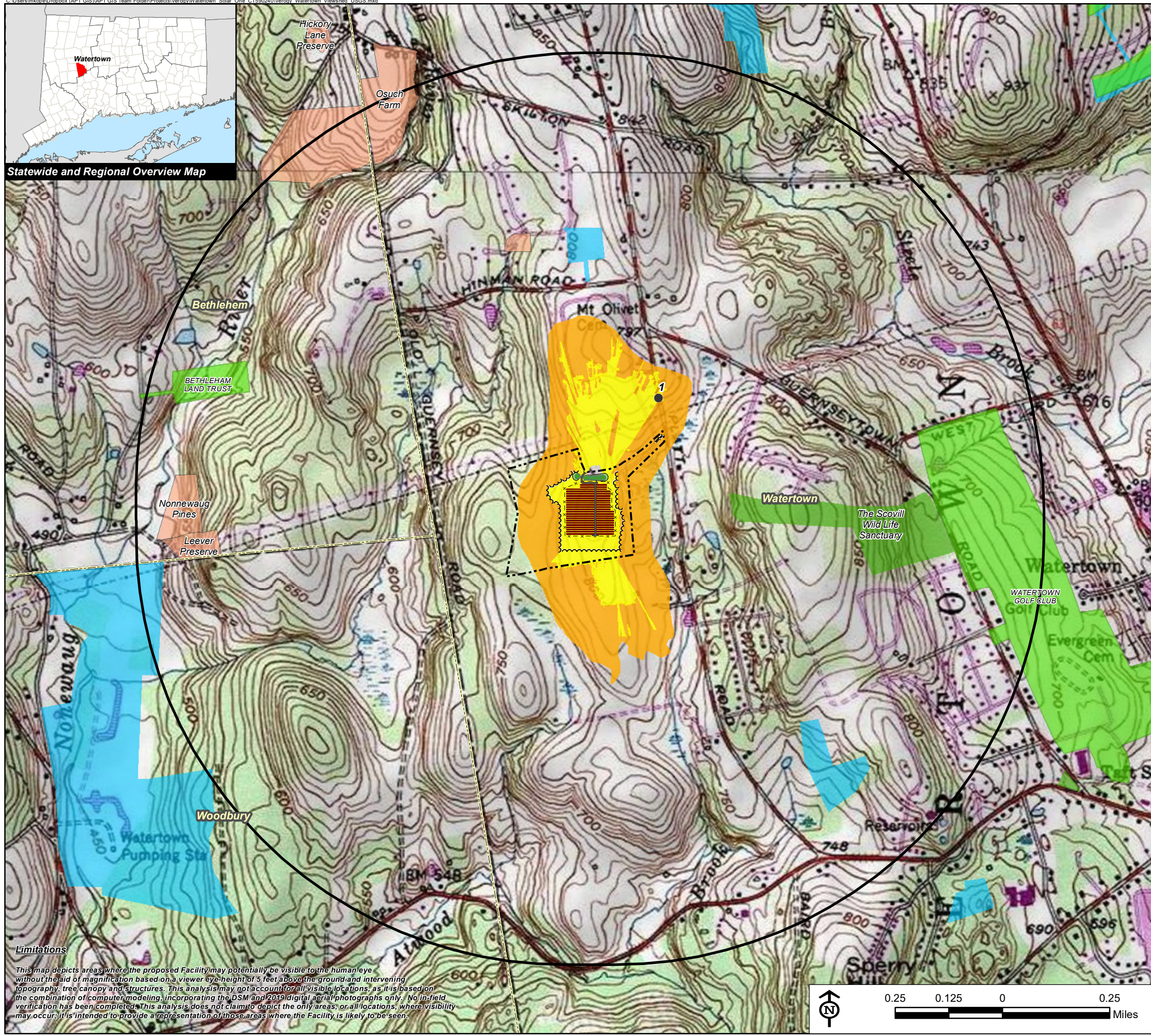
\*\*Not all the sources listed above appear on the Viewshed Maps. Only those features within the scale of the graphic are shown.

### Limitations

This map depicts areas where the proposed Facility may potentially be visible to the human eye without the aid of magnification based on a viewer eye-height of 5 feet above the ground and intervening topography, tree canopy and structures. This analysis may not account for all visible locations, as it is based on the combination of computer modeling, incorporating the DSM and 2019 digital aerial photographs only. No in-field verification has been completed. This analysis does not claim to depict the only areas, or all locations, where visibility may occur; it is intended to provide a representation of those areas where the Facility is likely to be seen.

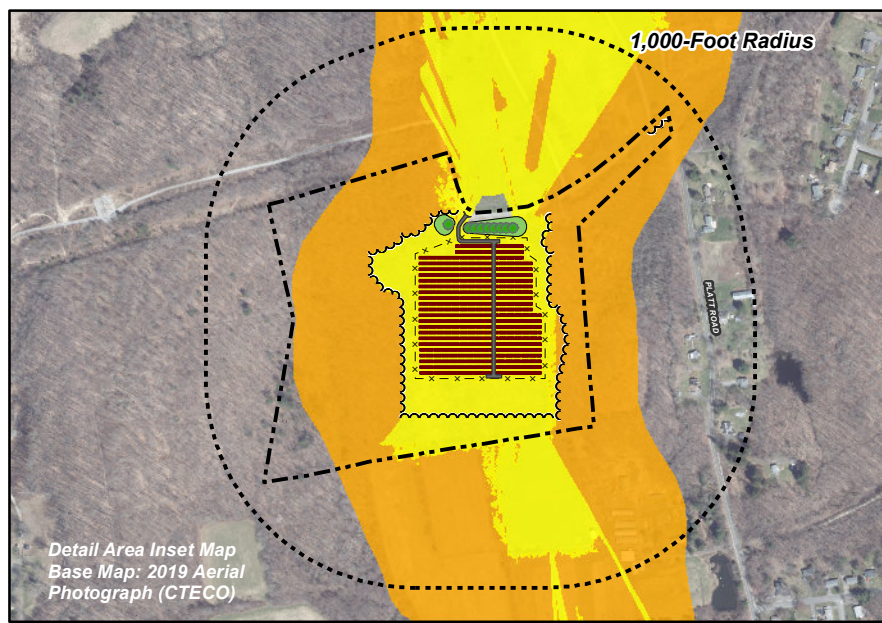






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Detail Area Inset Map  
 Base Map: 2019 Aerial Photograph (CTECO)

### Viewshed Analysis Map

Proposed Solar Facility  
 Watertown Solar One  
 Platt Road  
 Watertown, Connecticut

Proposed solar panels to be mounted on approximate 10' AGL support structures. Proposed landscape screening to include 10' tall evergreens. Forest canopy height and topographic contours are derived from LiDAR data. Study area encompasses a 1-mile radius and includes 2,315 acres. Base Map Source: USGS 7.5 Minute Topographic Quadrangle Maps, Litchfield, CT (1984) and Woodbury, CT (1984) Map Date: June 2020

**Legend**

- Site
- Landscape Screening (Evergreens)
- Solar Modules
- Gravel Access Road
- Grass Berm
- Treeline (Clearing Limit)
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- Study Area (1-Mile Radius)
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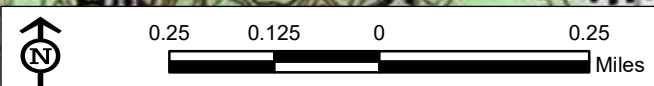
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**Notes**

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PHOTOGRAPHED ON 4/10/2020

**EXISTING**

PHOTO

1

LOCATION

**PLATT ROAD**

ORIENTATION

**SOUTHWEST**

DISTANCE TO SITE

**+/- 0.24 MILE**



**Watertown Solar One, LLC**





**PROPOSED**

PHOTO

1

LOCATION

**PLATT ROAD**

ORIENTATION

**SOUTHWEST**

DISTANCE TO SITE

**+/- 0.24 MILE**





PHOTOGRAPHED ON 4/11/2017

**EXISTING**

**PICTOMETRY OBLIQUE AERIAL IMAGERY**



**Watertown Solar One, LLC**





**PROPOSED**

**PICTOMETRY OBLIQUE AERIAL IMAGERY**

