



CONNECTICUT DEPARTMENT OF AGRICULTURE

450 Columbus Blvd, Suite 701 | Hartford, Connecticut 06103 | 860.713.2500  
Office of the Commissioner  
An Equal Opportunity Employer



April 5, 2022

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

Re: Enfield Rooftop Solar Project – 99 International Drive, Windsor

Dear Executive Director Bachman:

Pursuant to 16-50k(a) of the Connecticut General Statutes, we have reviewed the above cited project with respect to agricultural impacts, specifically, to determine whether “...such project will not materially affect the status of such land as prime farmland...”

Verogy is proposing to construct a 2.99-megawatt solar photovoltaic electric generating facility to be located on the roof of an existing building located at 99 International Drive in Windsor Connecticut, on land owned by Dollar Tree Distribution Inc.

The parcel contains 14.8 acres of prime farmland soils and 78.8 acres of statewide important farmland soils that are already impacted by a distribution facility and paved parking areas. There is no current agricultural production on site.

Based on preliminary information provided to DoAg (enclosed), the Department of Agriculture concludes there will be no further material impact, beyond the existing structure, provided the system is placed on the building as proposed.

If you have any questions, please feel free to contact Holly Lalime of my staff. Holly can be reached at [Holly.Lalime@ct.gov](mailto:Holly.Lalime@ct.gov) or at (860) 969-7053.

Sincerely,

Bryan P. Hurlburt  
Commissioner

Enc.

Cc: Katie Dykes, Commissioner, Department of Energy and Environmental Protection  
William Herchel, Verogy



VCP EPC, LLC  
150 Trumbull Street, 4th Floor  
Hartford, CT 06103  
Verogy.com

March 9, 2022

**VIA ELECTRONIC MAIL**

Ms. Holly Lalime  
Environmental Analyst  
State of Connecticut Department of Agriculture  
450 Columbus Blvd., Suite 701  
Hartford, CT 06103

**RE: 2.99 MW Roof-Mounted Solar Photovoltaic Generating Facility, Windsor, CT**

Dear Ms. Lalime:

VCP EPC, LLC (d/b/a Verogy) (“Verogy”) is currently proposing a 2.99 megawatt (“MW”) solar photovoltaic electric generating facility (“Project” or; “Facility”), the Project will be located on the roof of the existing building located at 99 International Drive, in Windsor, Connecticut (“Project Site”; or the “Site”).

The Project was selected and awarded a fifteen year contract for 1.0MW to participate in the Connecticut Zero Emissions Renewable Energy Credit (“ZREC”) program and a fifteen year contract for 2.0MW to participate in the Connecticut Low Emissions Renewable Energy Credit (“LREC”) program. Verogy intends to file a petition for declaratory ruling with the Connecticut Siting Council,

Section 16-50k(a) of the Connecticut General Statutes requires, for any solar photovoltaic facility with a capacity of two (2) or more megawatts measured in alternating current (“AC”) that petitions for a declaratory ruling by the Connecticut Siting Council (“Council”), the Department of Agriculture represents, in writing, that the project will not materially affect the status of such land as prime farmland.

Verogy would like to submit this project as a Petition for Declaratory Ruling with the Council Pursuant to Conn. Gen. Stat. §§ 4-176 and 16-50k(a) and Regs. Conn. State Agencies §§ 16-50j-38 et seq. for the proposed construction, operation, and maintenance of the Project and respectfully requests that the Department of Agriculture review the project and our proposal. Below you will find the detailed information on the parcel and our project.



## 1. Farm / Property Information

- a. Property owner(s), farm name and locations
  - i. Dollar Tree Distribution Inc
  - ii. There is no farm on the property. The parcel is currently developed and is a Dollar Tree distribution center for the northeast.
  - iii. 99 International Drive, Windsor, Connecticut
- b. Total acreage, identification of prime, statewide and or/ locally important farmland soils and acreage
  - i. 93.1 acres total
  - ii. ~66.95 acres previously developed
  - iii. ~14.8 acres prime farmland soils, per CT DEEPs Farmland Soil GIS layer
  - iv. ~78.8 acres statewide important farmland soils, per CT DEEPs Farmland Soil GIS layer
- c. Current production agriculture on the farm and the approximate location of crops, farm buildings, etc. used to support the farming operation
  - i. There is no current agriculture production on site.

## 2. Energy Project Information

- a. Describe the energy project
  - i. The energy project is a 2.99 MW AC (4.49 MW DC) roof-mounted solar photovoltaic array consisting of 8,320 solar modules. Additional infrastructure needed to support the project include roof-mounted racking, string level inverters, wiring, and a replacement transformer.
- b. Describe what the energy will be used for and how it will benefit the farming operation
  - i. The project is a behind the meter system for the existing building on site. The system will tie into the existing electrical equipment on site and the power generation will offset the current electrical use of the Site.
- c. Are there future plans to increase energy capacity beyond what is proposed? If so, please describe these future plans, and any impacts the increase may have on prime farmland or the overall farming operation
  - i. No, there are currently no future plans to increase energy capacity beyond what is proposed at this Site.



### **3. Agricultural Resource Impacts**

- a. Describe any production agriculture currently being conducted within the footprint of the solar project;
  - i. There is no agriculture production on Site.
- b. Describe overall how the project will impact production agriculture currently being conducted on the farm; and
  - i. The project will not impact agriculture production. The project is being located on the roof of the existing building on site and there is no ground disturbance required for the project.
- c. Provide a description of any plans by the farm owner(s) to foster production agriculture within or as a result of the development (e.g., grazing animals in and around the solar project, providing pollinator habitat)
  - i. Since this is an existing developed site and the project will be located on the roof of the existing building there are plans for agriculture production as a result of the development.

### **4. Alternatives to Locating the Energy Project on Prime Farmland**

- a. Provide a description of any alternatives considered by the farm owner(s) to developing the project on prime farmland soils (e.g., the option of selling agricultural development rights for the farm instead of developing for solar, or as a mitigation measure to reduce the size of the solar development);
  - i. There were no alternatives considered since the project is being located on an existing building and no Prime Farmland will be disturbed by the project.
- b. Describe any alternatives examined which might enable placement of some or all of the solar panels in locations other than on prime farmland (e.g., elsewhere on the property or on farm buildings); and
  - i. The project is being located on the existing building on site.



- c. Provide a description of any other form of mitigation considered by the farm owner(s) (e.g., farmland restoration, or a future commitment to preserve the farm)
  - i. There were no other mitigations considered since the project is being located on an existing building and no Prime Farmland will be disturbed by the project.

Thank you very much for your time and consideration should you have any questions or comments please feel free to contact me at [bparsons@verogy.com](mailto:bparsons@verogy.com) or (203) 814-6866.

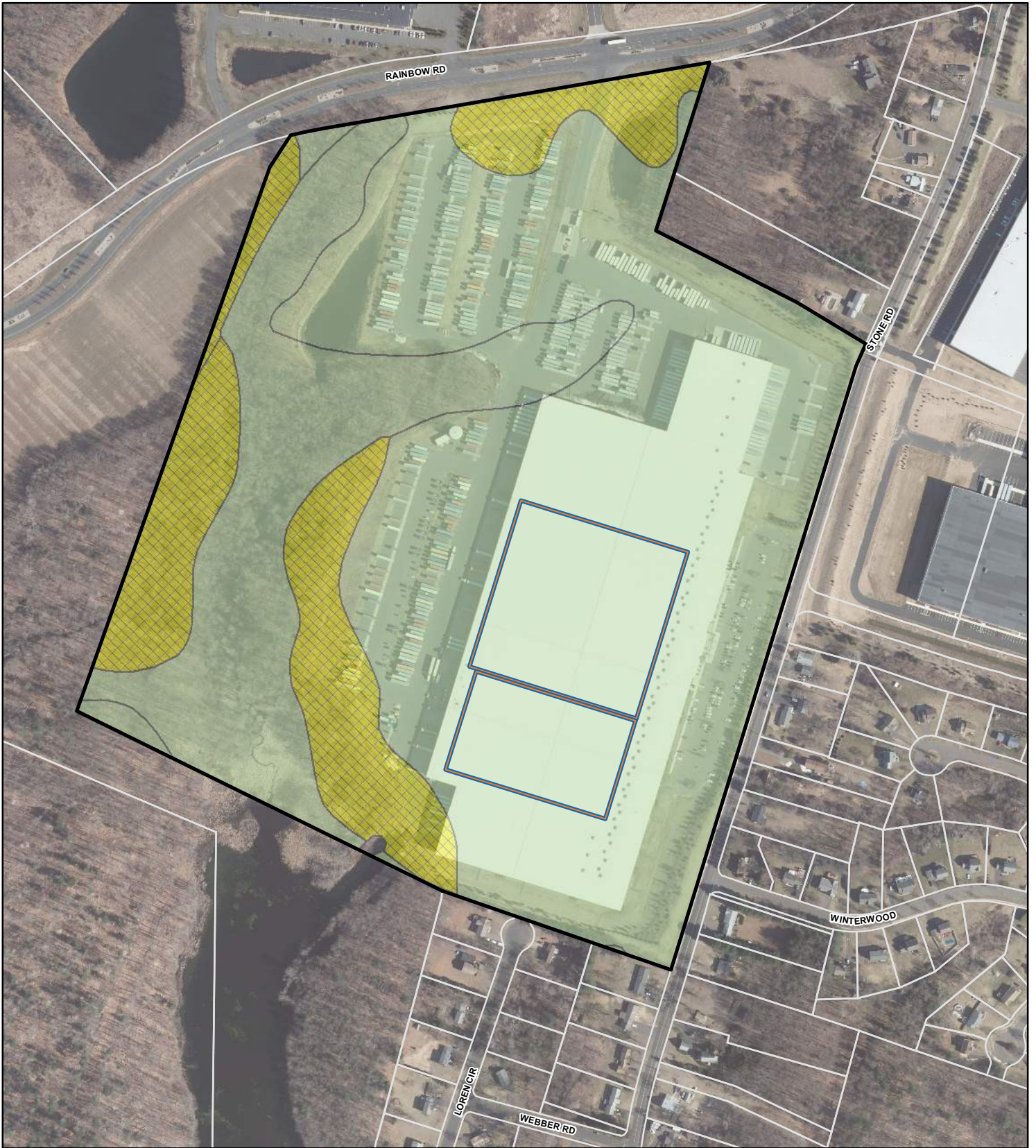
Sincerely,

A handwritten signature in blue ink, appearing to read "BJP", with a long horizontal line extending to the right.

Bradley J. Parsons  
Director of Design and Permitting

Cc: Bryan Fitzgerald ([bfitzgerald@verogy.com](mailto:bfitzgerald@verogy.com))  
William Herchel ([wherchel@verogy.com](mailto:wherchel@verogy.com))





**Legend**

- Site
- Project Area
- Approximate Parcel Boundary
- Farmland Soils (CTDEEP)**
- Prime Farmland Soils
- Statewide Important Farmland Soils

**Farmland Soils**  
March 2022

**2.99MW Roof-Mounted Solar**  
99 International Drive, Windsor, Connecticut

*Data Sources:*  
Aerial Base Map: State of Connecticut 2019 aerial imagery CTECO

