



STATE OF CONNECTICUT  
CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: [siting.council@ct.gov](mailto:siting.council@ct.gov)

Web Site: [portal.ct.gov/csc](http://portal.ct.gov/csc)

VIA ELECTRONIC MAIL

February 23, 2023

Laurie Whitten  
Director of Planning  
Planning & Zoning Department  
Town of Enfield  
820 Enfield Street  
Enfield, CT 06082  
[lwhitten@enfield.org](mailto:lwhitten@enfield.org)

RE: **PETITION NO. 1557** – LSE Hercules LLC (Lodestar Energy) petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 4-megawatt AC solar photovoltaic electric generating facility located at 95, 105 and 113 Raffia Road, Enfield, Connecticut, and associated electrical interconnection.

Dear Laurie Whitten:

The Connecticut Siting Council (Council) is in receipt of the Town of Enfield Department of Planning's additional correspondence dated February 22, 2023, concerning the above-referenced petition. Thank you for taking the time to provide the Council with the comments.

This petition will be placed on a future Council meeting agenda for discussion and decision. Please note that you can view all of the documents related to this petition on our website at [portal.ct.gov/csc](http://portal.ct.gov/csc) under the "Pending Matters" link. You may also keep apprised of Council events on the website calendar and agenda.

Before reaching a final decision on any petition, the Council carefully considers all of the facts contained in the record that is developed by the Council, the petitioner, parties and intervenors to the petition, and all of the concerns received from members of the public who submit written statements to the Council.

Copies of your correspondence will be distributed to the service list for the petition.

Thank you for your interest and concern in this very important matter.

Sincerely,

Melanie A. Bachman  
Executive Director

MAB/lm

c: Service List dated January 9, 2023  
Council Members

L.M.



---

## TOWN OF ENFIELD

February 22, 2023

(Via Email, M. Bachman)

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

RE: Petition No. 1557-LSE Hercules LLC - Solar Project- 95, 105, and 113 Raffia Road,  
Enfield, CT.

Dear Executive Director Bachman:

First, on behalf of the Town, we wish to thank the Council for extending the public comment period and allowing us sufficient time to properly review the formal Petition submitted on January 5, 2023.

The following comments are being provided to you on behalf of the Enfield Inland Wetland and Watercourses Agency (IWWA), the Enfield Planning and Zoning Commission (PZC) and their professional staff.

Planning staff here discussed the Petition with the Enfield PZC on January 26, 2023, to determine if the PZC wished to ask Lodestar to appear before them. Given the nature of the relevant concerns, and due to scheduling complications, the PZC's consensus was to ask the IWWA to consider requesting an informal presentation. The IWWA agreed to do so. The PZC did however, voice concerns over the potential for impacts on the highly erodible and unstable escarpment slopes. The PZC's concern was based in part on their extensive experience with prior catastrophic failures of these slopes in other locations in Enfield. Some of these failures required considerable funds to mitigate. These failures not only had environmental consequences, but also endangered both life and property.

"Lodestar" met remotely with the Enfield IWWA at the IWWA's regular meeting of February 21, 2023. Lodestar and the IWWA discussed the Town's comments, previously sent to you. Many of these initial comments were addressed, at least as part of the 2/21/23 IWWA meeting discussion, however, the IWWA believes that certain environmental concerns remain to be addressed. Therefore, we respectfully request that the Siting Council consider the following before making a final decision on the Petition:

1. The Enfield IWWA believes that the terrace escarpments should remain undisturbed, including fill, excavation, grading, drainage changes and/or removal of vegetation. These soils are highly erodible and unstable. Furthermore, these escarpments drain to the Scantic River. Lodestar was apparently unaware of the Town's GIS layer which shows



---

## TOWN OF ENFIELD

the escarpment slopes. We obviously understand that the project is not subject to local land use regulations, however, we do believe some local context will perhaps be helpful. For land uses regulated by Enfield, any related activities proposed in these overlay areas fall under the jurisdiction of the Enfield IWWA. In Enfield, a Terrace Escarpment is defined as "a relatively continuous and steep slope or cliff (15% or greater), with layered mixtures of sand, silt, gravel, and/or clay." These conditions are generally produced by natural erosion, but can also be produced by faulting, which breaks the continuity of more gently sloping land surfaces. They most often occur along streams, rivers, and drainage courses.

These slopes are of utmost concern to the IWWA, as these soils can slowly or suddenly erode/or slip, causing gullies or even massive loss of soil. This natural process may be exacerbated by human activity. Without having either the Enfield escarpment GIS layer on the site plans, or ideally, a determination based on actual field delineation, it is not possible to evaluate impacts within these sensitive soil areas. Even vertical loads within proximity to the escarpments can contribute to slope instability. Given all of this, to approve a development "footprint" without first undertaking the essential geotechnical analysis would seem imprudent.

2. The proposed tree top cutting should be monitored and carefully documented to prevent slope disturbances.
3. It is our understanding that the sediment trap previously proposed in the escarpment area has been eliminated and that the final Petition will reflect this revision.
4. It is apparent from the discussion at the 2/21/23 IWWA meeting that the Petitioner is unsure of the Aquifer Protection Boundary location. They also had not yet discussed the project with the Hazardville Water Company to verify this boundary. It is suggested that no fueling of vehicles occur within the Aquifer Protection area and that all fueling occur either off-site or at least out of the Aquifer Protection area, instead of on a slab with secondary confinement. We respectfully request that any relevant content of the Petition be revised accordingly.
5. The Raffia Farm property was referred to by Lodestar at the IWWA Meeting as industrial land. This statement is incorrect. To the extent this is relevant to your decision, the correct zones are as follows:
  - a. 95 Raffia Road is Zoned Business Local.
  - b. 105 Raffia Road is Zoned Business General.
  - c. 113 Raffia Road contains two different residential zones, R-44 to the east and R-33 to the south and west. This residentially zoned property is bordered to the East by the Scantic River.

Furthermore, excavation and grading within the project area on 113 Raffia Road has been initiated (See attachment A for photos taken by the Enfield Zoning Enforcement Officer on



---

## TOWN OF ENFIELD

February 3, 2023.). It is unclear if this is being done by or at the direction or request of the Petitioner as part of the work regulated by the CSC, or if it is being done by or at the direction of the property owner, without approvals from either (as applicable) the Siting Council or the Enfield Planning and Zoning Commission (grading/excavation and erosion control plan). If related to the activities associated with this pending Petition, it would seem appropriate to request that the activities cease until the Petition is approved. If not, the Department may choose to pursue enforcement options under the current wetland and/or zoning regulations.

Thank you again for your time and consideration in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Laurie Whitten".

Laurie Whitten

Director of Planning

Attachment A - 2/3/23 Photos, R. Rachele, Enfield ZEO

Copy w/ Att. to:

Ellen Zoppo-Sassu, Town Manager  
Laurie Whitten, Director of Planning  
Enfield IWWA  
Enfield PZC  
R. Rachele, Enfield ZEO



Attachment A: R. Rachele, Enfield ZEO, 113 Raffia Rd. – Taken 2/3/23





