



May 22, 2025

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

RE: PETITION NO. 1558 – Community Power Group LLC Declaratory Ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the construction, maintenance and operation of a 4-megawatt AC solar photovoltaic electric generating facility located at 24 Middle Road, Ellington, Connecticut, and associated electrical interconnection.
Response to Development and Management Plan May 2, 2025 and May 16 2025 Approval Letters

Dear Ms. Bachman,

In response to the Connecticut Siting Council's (the "Council") May 2, 2025 and May 16, 2025 letters concerning 24 Middle Solar 1 LLC's Development and Management Plan (the "D&M Plan"), 24 Middle Solar 1 is submitting (1) a drawing showing the revised facility interconnection; (2) a drawing showing the relocation of the inverter bank; and (3) a revised noise analysis based on the new location of the inverters.

Condition 1 of the Council's May 2, 2025 letter concerns a revised facility interconnection and pole layout to reduce the number of new poles on site. 24 Middle Solar 1 has evaluated the design with its engineering and construction teams and has redesigned the interconnection as shown in the attached plan sheets. 24 Middle Solar 1 has identified an underground conduit route that will allow the medium voltage conductors to run underground from the interconnection area on Pinney Street to the equipment area off of Middle Road that avoids impacts to the delineated wetlands and to the proposed stormwater features with minimized visual impact. The revised design reduces the number of poles installed on site from ten poles to seven poles as requested by the Council.

There will be five poles in the Pinney Street interconnection area, including a customer recloser, utility meter, utility recloser, utility disconnect switch, and an Eversource reserve pole. The reserve pole is required by Eversource right next to the property line and will have no equipment for the project but is required for future possible equipment related to Eversource's circuit protection. 24 Middle Solar 1 is requesting to position the two additional poles not in the interconnection area closer to Middle Road and the equipment pads as opposed to near the stormwater features in order for them to be used as equipment poles for the customer disconnect and the customer recloser. The customer disconnect switch and customer recloser need to be placed near the equipment pads to be visible from the equipment as well as closer in conductor length to the solar generating equipment in order to serve as an emergency shutoff switch and protection from fault. These two poles will be set back over 300 feet from Middle Road and offset from the main site entrance behind existing roadside tree screening.



Condition 2 of the Council's letters concerns relocating the inverter bank to a minimum distance of 200 feet from the nearest property line, and as the attached plan shows the design complies with that condition.

Condition 3 concerns a revised noise analysis for the new location of the inverters and a revised analysis is included in this filing.

Additionally, 24 Middle Solar 1 would like to provide the contact information for the project manager for CTEC Solar, who is the selected installation contractor for this project:

Brandon Pizzoferrato
Commercial Project Manager
CTEC Solar
Phone: 860-818-9118
brandon.pizzoferrato@ctecsolar.com

Finally, 24 Middle Solar 1 is providing the Council with its approved DEEP-issued Stormwater Permit.

An original and fifteen (15) copies of this filing will be sent via overnight delivery to the Council.

Should the Council have any questions regarding this filing, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Amberli Young", with a stylized flourish extending to the right.

Amberli Young
Senior Project Manager

Enclosures



ALL-POINTS
TECHNOLOGY CORPORATION

567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-863-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-863-0935

PERMIT SET		
NO	DATE	REVISION
0	12/20/22	FOR REVIEW: KAM
1	05/03/23	REV. POLE LAYOUT: RCB
2	11/14/24	REV. ARRAY & POLES: UKA
3	01/09/25	REV. EQUIP. & POLES: UKA
4	02/17/25	REV. EQUIP. & ACCESS: UKA
5	03/06/25	REV. EQUIP. & POLES: UKA
6	03/20/25	REV. PER DOT: UKA
7	04/07/25	CSC INTERROGATORIES: UKA
8	05/13/25	UPDATE INTERCONNECT: TEL
9	05/16/25	REV. ARRAY AND FENCE: UKA

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY
CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: PHRUMB PROPERTIES, LLC
ADDRESS: PO BOX 1213
SOUTH WINDSOR, CT 06074

SITE 24 MIDDLE ROAD
ADDRESS: ELLINGTON, CT

APT FILING NUMBER: CT481690

	DRAWN BY: CSH
DATE: 12/20/22	CHECKED BY: TEL

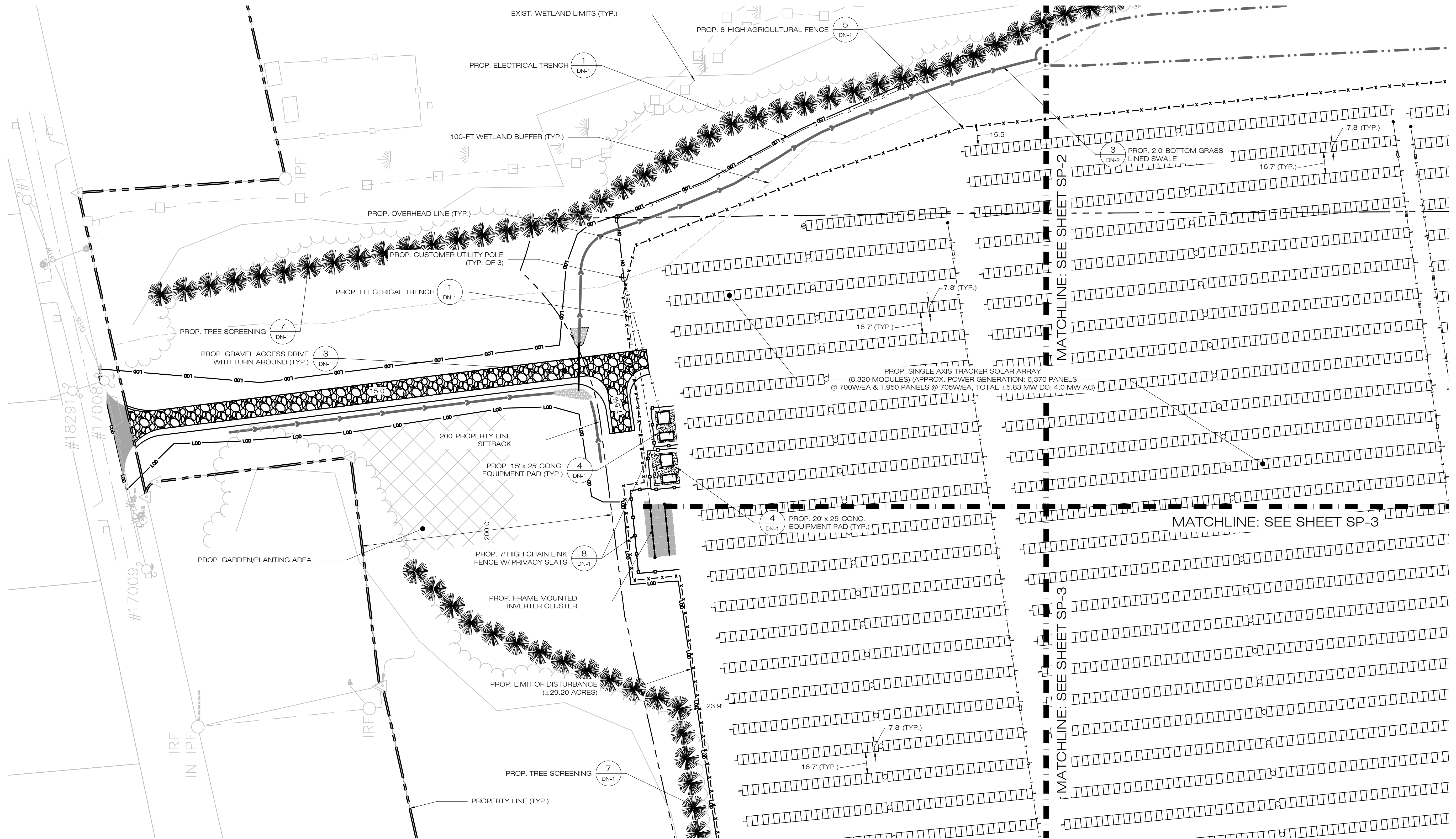
SHEET TITLE:

SITE & UTILITY PLAN

SHEET NUMBER:

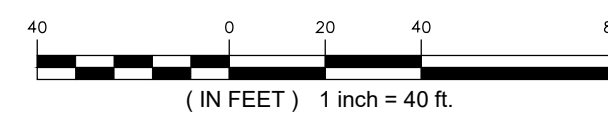
SP-1

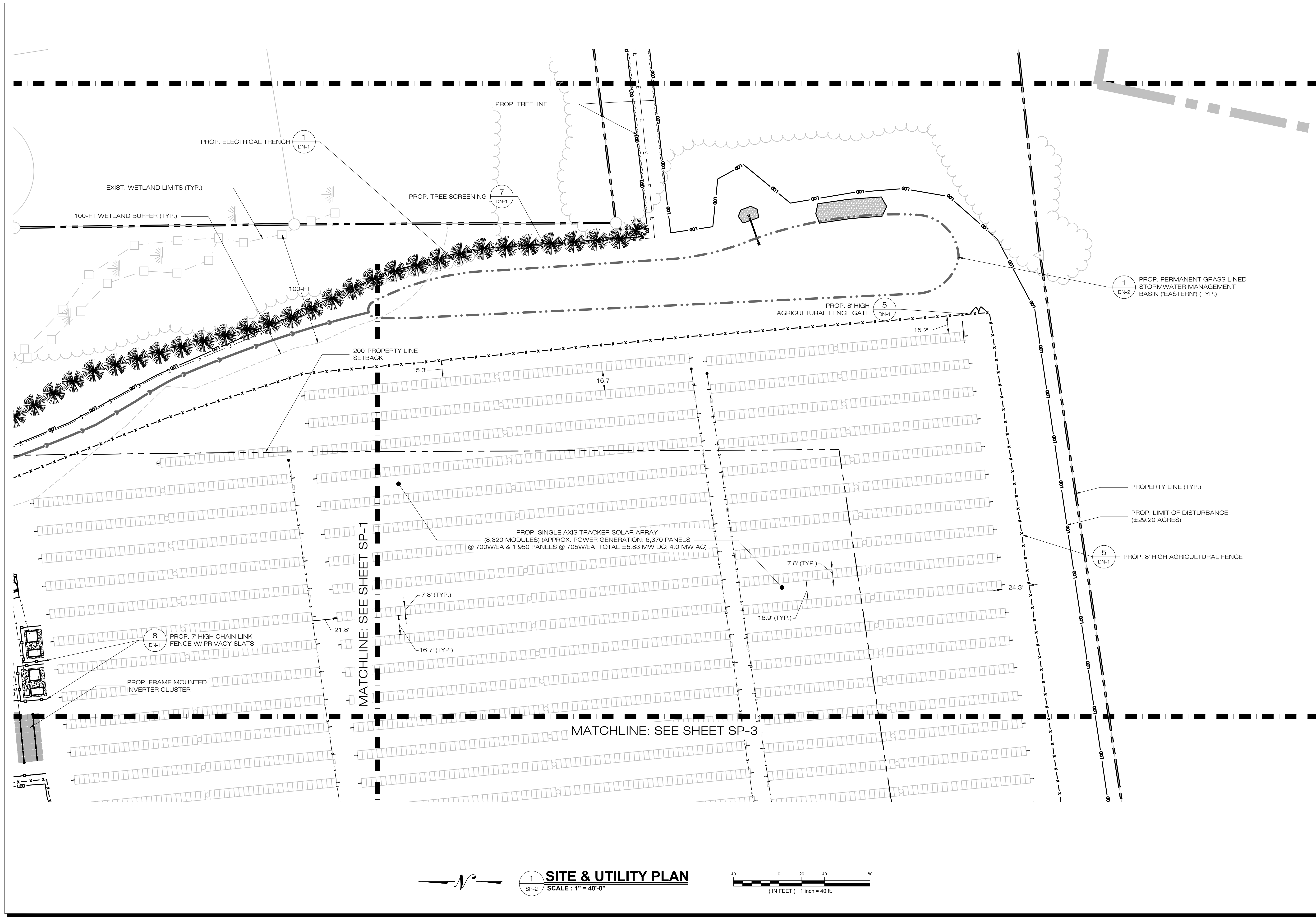
STATE OF CONNECTICUT
THOMAS LITTLE
3044
LICENSED PROFESSIONAL ENGINEER



—N—

1 SITE & UTILITY PLAN
SP-1 **SCALE : 1" = 40'-0"**





COMMUNITY POWER GROUP
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DESIGN PROFESSIONAL OF RECORD

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ELLINGTON SOLAR

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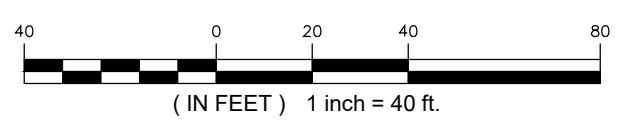
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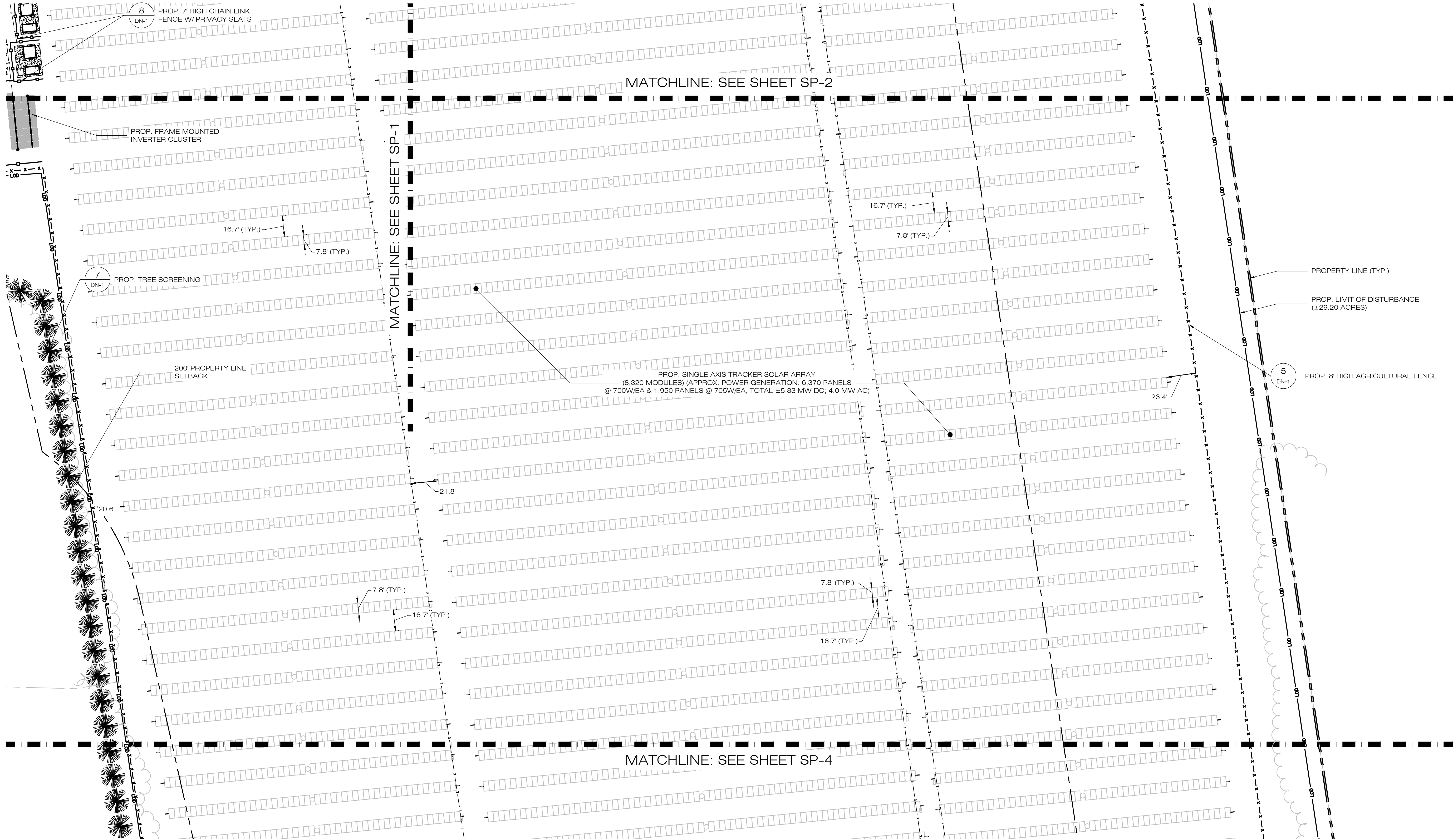
SITE & UTILITY PLAN

SHEET NUMBER:

SP-2

1 SITE & UTILITY PLAN
SP-2 SCALE : 1" = 40'-0"





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SHEET NUMBER:
SP-3





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ELLINGTON SOLAR

SITE 24 MIDDLE ROAD
ADDRESS: ELLINGTON, CT

APT FILING NUMBER: CT481690

DRAWN BY: CSH
CHECKED BY: TEL
DATE: 12/20/22

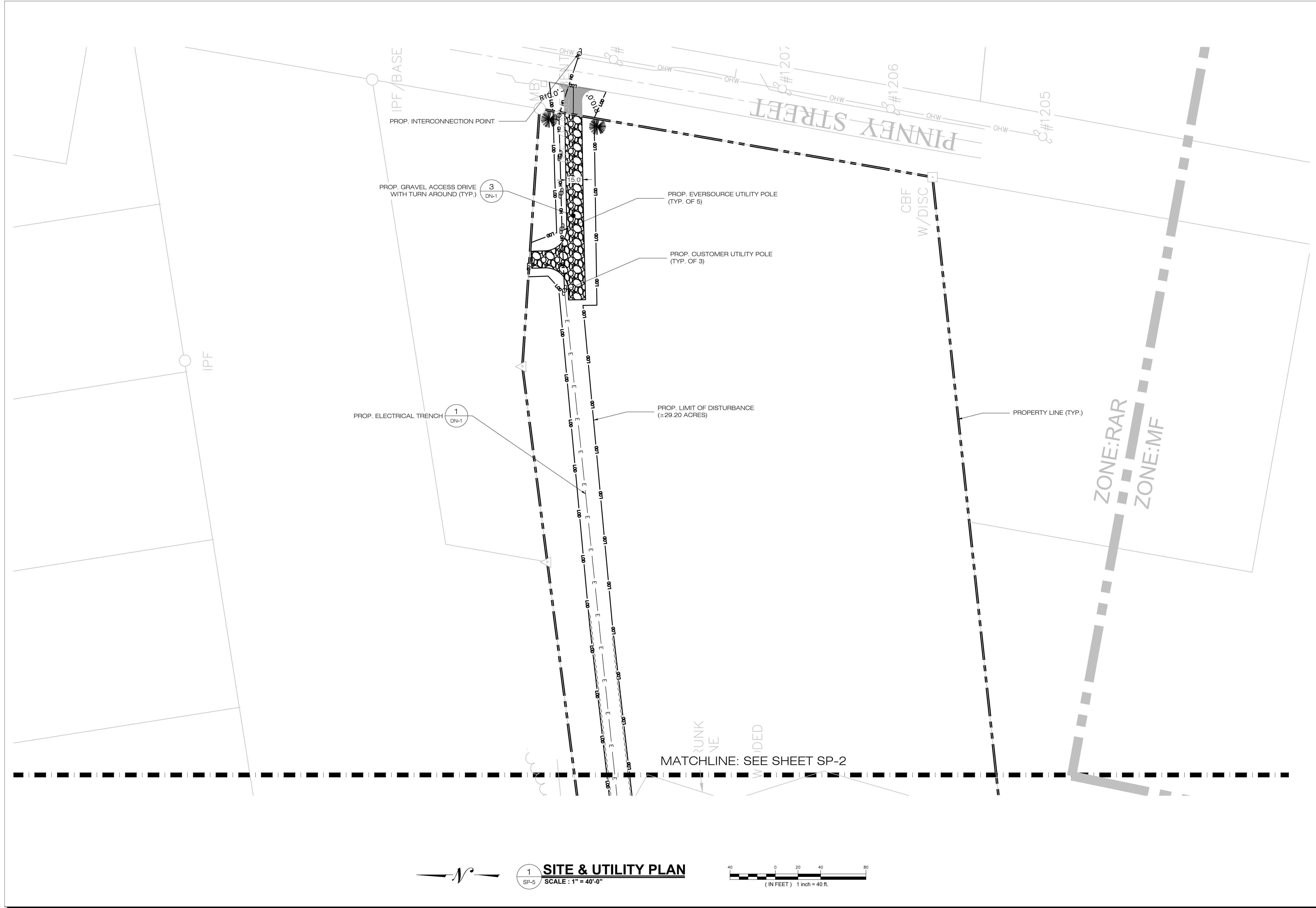
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SITE & UTILITY PLAN

SHEET NUMBER:

SP-4





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SHEET TITLE:
SITE & UTILITY PLAN

SHEET NUMBER:
SP-5



Post Construction Noise Analysis

Updated May 13th, 2025

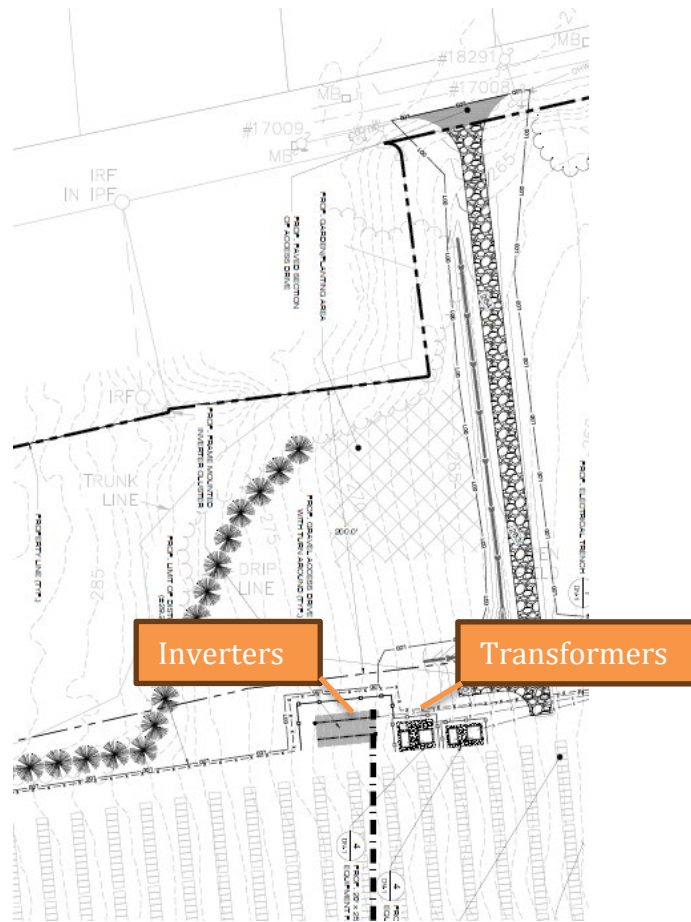
Introduction

This document is a post-construction noise study of the 24 Middle Solar project based on the final site plan and equipment locations. The project is located at 24 Middle Road, Ellington CT 06029, and when constructed will occupy approximately 24 acres of a 68-acre parcel.

The Connecticut DEEP has established sound level thresholds to limit sound that can be emitted from specific sources. There are different levels of noise limits depending on the type of emitter, ranging from Class A Residential Receptor Noise Zone to Class C Industrial Zones. Below is a copy of the DEEP Noise Zone Standards.

Emitter Zone	Receptor Noise Zone			
	Class A (Daytime)	Class A (Nighttime)	Class B	Class C
Class A (Residential)	55	45	55	62
Class B (Commercial)	55	45	62	62
Class C (Industrial)	61	51	66	70

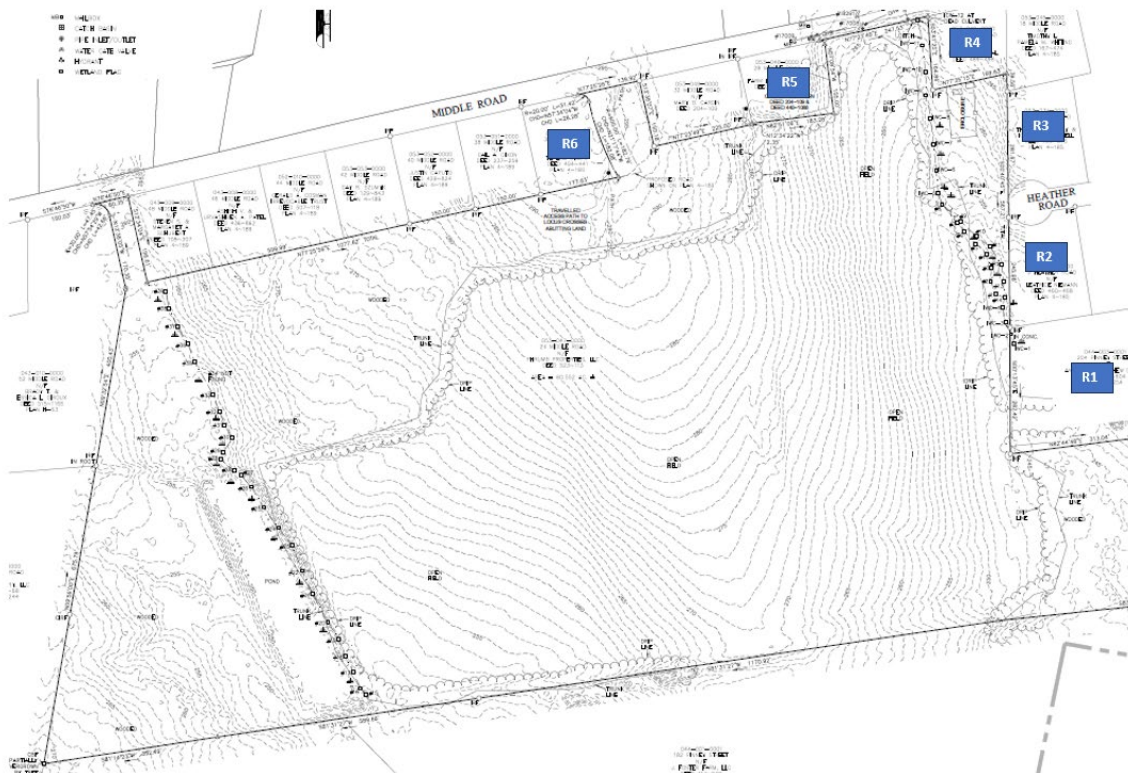
This study is designed to be an updated post-construction evaluation of the noise to be generated by the electrical equipment associated with the solar project. The equipment that will produce discernable noise during project operation include the electrical inverters and two medium voltage transformers. The project-generated sound levels were calculated for various nearby residential receptor locations based on manufacturer-provided reference sound level data. The inverter reference sound data is 65 dBA at one meter away, which was obtained from the manufacturer's data sheet. For this project, 32 inverters will be utilized and are expected to be installed in an inverter bank within the project area. The transformer sound level data is 62 dBA at one meter away, according to manufacturer's specifications. Two 2,000 kVa transformers will be utilized for this project, to be installed on concrete pads near the solar array.



Receptors were selected for this project to represent the nearby residential homes adjacent to the project area at 24 Middle Road. The following receptors were selected for the project:

- R1- 204 Pinney Street
- R2- 12 Heather Road
- R3- 9 Heather Road
- R4- 22 Middle Road
- R5- 28 Middle Road
- R6- 36 Middle Road

Below is a diagram of the receptor locations.



The law of sound attenuation was used to calculate the expected sound levels over the distance between the source (inverters and transformers) and the receptor (residential home property line). Given that the two equipment areas are now located immediately adjacent to each other in the design, the expected noise impact of the thirty inverters and two transformers combined would be 80.2 decibels, due to the logarithmic scale of sound where multiple sounds next to each other increase the intensity. The calculated sound level at the receptors is based on the shortest measured distance between the subject property line and the nearest equipment pad, whether the inverter bank or the transformers, and the expected sound levels of 80.2 decibels. Below is a table showing the distances measured between the sources and the receptors, as well as the calculated sound levels.

Receptor	DEEP Noise Standard Daytime, dBa	DEEP Noise Standard Nighttime, dBa	Shortest Distance to Equipment Area, feet	Calculated Sound Level at Receptor, dBa
R1	55	45	397	38.5
R2	55	45	370	39.2
R3	55	45	369	39.2
R4	55	45	341	39.9
R5	55	45	228	43.4
R6	55	45	561	35.5

Based on these calculations, the expected sound levels at each of the selected Receptors will not exceed CT DEEP's daytime standards for Class A residential areas. The equipment will go into standby mode at night and are not anticipated to make any noise during nighttime hours.



Bureau of Materials Management and Compliance Assurance

Notice of Permit Authorization

May, 06 2025

Amberli Young
24 Middle Solar 1 LLC
5636 Connecticut Ave NW
Washington, DC 20015-7537

Subject: General Permit Registration for the Discharge of Stormwater and Dewatering
Wastewaters from Construction Activities
Application NO.: 202500329

Amberli Young:

The Department of Energy and Environmental Protection, Water Permitting and Enforcement Division of the Bureau of Materials Management and Compliance Assurance, has completed the review of the Ellington Solar (located at 24 Middle Rd, Ellington) registration for the **General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities, effective 12/31/2020, modified 11/25/2022 (general permit)**. The project is compliant with the requirements of the general permit and the discharge(s) associated with this project is (are) authorized to commence as of the date of this letter. Permit No. GSN004176 has been assigned to authorize the stormwater discharge(s) from this project.

Questions can be emailed to deep.stormwater@ct.gov.