



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

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VIA ELECTRONIC MAIL

May 9, 2023

Ruthanne Calabrese
Director of Planning and Community Development – Town Planner
East Windsor Planning and Zoning Commission
11 Rye Street
Broad Brook, CT 06016
rcalabrese@eastwindsorct.com

RE **PETITION NO. 1572** – East Windsor Solar Two, LLC petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 4.0-megawatt AC solar photovoltaic electric generating facility located at 31 Thrall Road, East Windsor, Connecticut, and associated electrical interconnection.

Dear Ruthanne Calabrese:

The Connecticut Siting Council (Council) is in receipt of Town of East Windsor Planning and Zoning Commission's correspondence, dated May 4, 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 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/laf

c: Service List, dated May 8, 2023
Council Members

The Honorable Jason E. Bowsza, First Selectperson, Town of East Windsor (jbowsza@eastwindsorct.com)



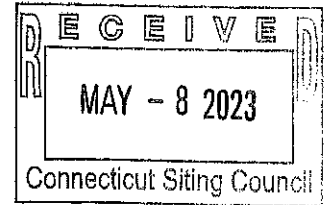
East Windsor Planning and Zoning Commission

11 Rye Street

Broad Brook, Connecticut 06016

May 4, 2023

Ms. Melanie Bachman, Executive Director
Connecticut Siting Council
Ten Franklin Square
New Britain, Connecticut 06051



Re: Resolution of the East Windsor Planning and Zoning Commission on Grid Scale Solar

Ms. Bachman,

The East Windsor Planning and Zoning Commission recently received a Notice of Intent to File for a petition for a grid scale solar project at 31 Thrall Road. This comes on the heels of a separate inquiry recently made by a third-party consultant conducting a phase I site assessment for a potential solar project on Melrose Road.

With several projects in various stages from operational and under construction to pending review, concerns are being raised by citizens of East Windsor. These concerns are shared by the Planning and Zoning Commission. As such the Commission has prepared a formal statement to communicate their position on grid scale solar.

Attached please find the Resolution of the East Windsor Planning and Zoning Commission on Grid Scale Solar, dated April 28, 2023. The Commission requests that the concerns and position expressed in this resolution be considered when the Siting Council deliberates on grid scale solar projects within East Windsor.

Respectfully submitted on behalf of East Windsor Planning and Zoning Commission,

Ruthanne Calabrese
Director of Planning & Community Development -Town Planner
rcalabrese@eastwindsorct.com
Direct line: 860.698.1387

CC: Michael Kowalski, Chair – East Windsor Planning and Zoning Commission
Jason Bowsza – First Selectman – Town of East Windsor

Resolution of the East Windsor Planning and Zoning Commission

Grid Scale Solar

Authority

The East Windsor Planning and Zoning Commission is charged with the crafting and oversight of the Plan of Conservation and Development or PoCD (the strategic vision) and guiding development via the Master Plan (zoning regulations).

A primary tenant of our strategic vision is to preserve the rural, village, agricultural, and business character that makes East Windsor an attractive place to live, work and play. The zoning map and regulations serve as the administrative tool to guide development in alignment with the PoCD.

Jurisdiction over the siting of grid scale solar lies with the Connecticut Siting Council. The Planning and Zoning Commission is concerned that the Siting Council is not fully considering the local implications these projects.

Considerations

Whereas the rate at which grid scale solar projects are being sited in East Windsor is of great concern;

Whereas the locations being approved are not consistent with the PoCD or zoning regulations;

Whereas the siting of grid scale solar in Town is likely to result in permanent loss of prime farmland;

Whereas the noise emanating from solar power DC/AC inversion has created a nuisance for surrounding home owners;

Whereas the health impacts from radiation emitted from arrays is not fully understood;

Whereas, releases to the environment from damage or deteriorating system components may result in soil and groundwater contamination;

Whereas there is inconsistency with grid scale solar being a commercial venture utilizing commercial/industrial infrastructure, and being located on residential and agricultural land;

Whereas grid scale solar projects impairs the vistas, landscape and character of the Town;

Whereas grid scale solar may negatively impact the quality of life for adjacent properties within traditionally residential areas;

Whereas the construction phase of grid scale solar typically includes heavy truck traffic which may damage surrounding roadways;

Position

The Planning and Zoning Commission is opposed to grid scale solar being sited on agriculturally or residentially zoned land. Finding the siting of grid scale solar to be commercial ventures in these areas is inconsistent with the Town's PoCD and zoning regulations and undermines the vision and goals of the Town to maintaining its rural, agriculturally based identity.

Respectfully submitted,



Michael Kowalski- Chairman - East Windsor Planning and Zoning Commission

April 28, 2023