



CT Solar PDF Operation and Maintenance Plan for the 1.45 MW (AC) Solar Photovoltaic Power Generation Facility

at 60 Middletown Ave, North Haven, CT 06473

Prepared for:
Connecticut Siting Council

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APRIL 3, 2023

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I. Introduction

CT Solar PDF, LLC (CT Solar) is the owner of the solar generation facility located at 60 Middletown Ave, North Haven, CT, 06473. CT Solar PDF, LLC is responsible for the Operation and Maintenance (O&M) of the solar array and associated infrastructure.

II. Project Contact

CT Solar PDF, LLC
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III. Project Description

The project consists of roof mounted, canopy mounted and ground mounted solar panels at the existing Medtronic facility at 60 Middletown Ave. The ground mounted panels will be secured by a perimeter fence.

IV. Maintenance

CT Solar will maintain the solar facilities in-house or utilizing third-party service providers. Some site maintenance such as groundskeeping will be conducted by Medtronic or its service provider.

Equipment Maintenance

CT Solar or an authorized subcontractor will perform inspections and maintenance of the equipment in accordance with manufacturer specifications. Inspection reports will be maintained by CT Solar. Inspections will include visual inspection of equipment, inspection of safety devices for property operation, and predictive maintenance on electrical connections. Panels will be inspected for wear and/or soiling that may adversely affect production. If cleaning is needed it will be conducted using water with no chemical additives and hand tools.

Grounds Maintenance

The areas beneath and around the ground-mounted array will be mowed as needed. Areas where vegetation is sparse will be reseeded as necessary. The perimeter fence will be inspected once per year to ensure it meets its purpose. The canopy array will be inspected in accordance with manufacturer specifications to ensure proper function and stability.

Pavement Maintenance

Pavement beneath the canopy array will be inspected annually for deterioration and repairs will be made as necessary. It is assumed pavement repairs will be conducted in accordance with the Medtronic Facility's general upkeep or the existing parking lots.

Snow Maintenance

The site is located within the existing Medtronic Facility. As such, areas around the arrays including access routes will be cleared during regular snow removal. CT Solar does not plan on removing snow from panels.

Maintenance Schedule

Maintenance activities will follow the schedule below:

- On site Visual Inspection – Once per year
- Mechanical and Electrical Inspection – Once per year
- Panel Cleaning – Once per year
- Grounds Inspection – Once per year
- Mowing, weeding and snow removal – As needed
- Stormwater Inspection – Per stormwater plan

V. Monitoring

The facility will be monitored via a remote monitoring system capable of monitoring system performance. A notification will be made in the event of a system malfunction so that maintenance crews can be dispatched to perform maintenance and repairs.

VI. Emergency Response

The Medtronic Facility maintains an emergency response plan to address site security, hazardous materials response, firefighting, and medical emergencies that will include the proposed solar equipment and surrounding areas. Security staff onsite will have access to any locked areas associated with the solar equipment in case of emergency.

VII. Stormwater Management Plan

Stormwater management will utilize existing drainage features for the canopy and roof-mounted arrays and no increase in runoff is anticipated because they will be sited on existing impervious areas.

For the ground-mount array, the surrounding area will be inspected at least annually to ensure vegetation is established and in good condition. Vegetation will be maintained in a healthy vegetated state and reseeding will be conducted in areas where insufficient growth is observed. Stormwater BMPs have been designed in accordance with the applicable regulations and will be inspected as outlined in the stormwater report for the project.