

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

IN RE:	:	
	:	
A PETITION OF GLASTONBURY SOLAR ONE,	:	PETITION NO. 1602A
LLC AND VCP, LLC d/b/a VEROGY, LLC FOR A	:	
DECLARATORY RULING FOR THE PROPOSED	:	
CONSTRUCTION, MAINTENANCE AND	:	
OPERATION OF A 3.0 MW AC SOLAR	:	
PHOTOVOLTAIC ELECTRIC GENERATING	:	
FACILITY AT 17 WICKHAM ROAD,	:	
GLASTONBURY, CONNECTICUT	:	DECEMBER 12, 2024

**GLASTONBURY SOLAR ONE, LLC AND VCP, LLC D/B/A VEROGY
REQUEST FOR AMENDMENT TO RULING**

I. INTRODUCTION

Glastonbury Solar One LLC (the “Petitioner”) seeks Connecticut Siting Council (“Council”) approval of an amendment to the Declaratory Ruling issued in Petition No. 1602, on April 12, 2024 (the “Ruling”). The Ruling approved the development a 3.0 MW AC solar photovoltaic facility (the “Facility”) on a 15-acre portion (the “Project Site”) of a 46.96-acre parcel at 17 Wickham Road, Glastonbury, Connecticut (the “Property”). The Property and the adjacent parcel at 1238 Hebron Avenue are owned by the Catholic Cemeteries Association (CCA).

As described in more detail in this filing, the proposed amendment involves: 1) the shifting of the Facility’s electric interconnection and associated easement from the northeast portion of the Project Site, approximately 70 feet east onto the adjacent CCA parcel at 1238 Hebron Avenue; and 2) the relocating of the permanent Facility access driveway in the northeast portion of the Project Site, connecting it to an existing paved driveway in the Holy Cross Cemetery and extending to Wickham Road. The previously approved access driveway,

extending from the northeast portion of the Project Site to Hebron Avenue, would be used by the Petitioner for temporary access during construction only. These amendments were requested by CCA to accommodate its plans to develop the northerly portion of the Property in the future. (See CCA letter dated October 21, 2024, included as Exhibit 1).

II. COMMUNICATIONS

Correspondence and other communication regarding this request for amendment should continue to be directed to the following parties:

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Glastonbury Solar One, LLC
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Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
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Hartford, CT 06103-3597
kbaldwin@rc.com
(860) 275-8345

III. DISCUSSION

A. The Amended Facility

But for the relocation of the electric interconnection and permanent Project Site Access driveway, the layout and location of all elements of the approved Facility will not change. The Petitioner has agreed to work with the CCA on the proposed modifications to avoid any potential conflicts with the CCA's future development activity in the northerly portion of the Property.

In exchange, the CCA has agreed to allow the Petitioner to utilize a portion of its parcel at 1238 Hebron Avenue for the Facility's electric interconnection including the installation of new utility poles and related equipment. Access to the proposed Eversource interconnection

poles and the first pole installed by the Petitioner, will extend from Hebron Avenue along the western edge of the CCA's adjacent parcel. The two Eversource installed poles will be approximately the same distance from Hebron Avenue as those approved in Petition No. 1602. However, the distances to the three (3) customer installed electric interconnection poles will be further from Hebron Avenue and closer to the Facility's new equipment pad. This equipment pad has been shifted to the south as required by condition no. 10 of the Council's Petition No. 1602 Final Approval.

The relocation of the electric interconnection service as described above has been approved by the Eversource Field Engineering Design Services team on October 29, 2024. The Petitioner is in the process of securing the necessary Eversource easement(s) for the relocated electric interconnection service. The relocation of this electric interconnection service will require the removal of approximately three (3) to four (4) existing deciduous trees that are located on the westerly side of the 1238 Hebron Avenue parcel. The existing evergreen trees along the western boundary of the adjacent CCA parcel will remain and provide visual screening of the overhead interconnection service.

The permanent access driveway relocation will now extend from the northeast portion of the solar array to the east, over a new gravel access driveway extension, connecting to an existing paved roadway in the CCA's Holy Cross Cemetery. The site access driveway relocation may result in the removal of one additional deciduous tree. Site access during the construction of the Facility will extend from Hebron Avenue as approved in Petition No. 1602. Included in Exhibit 2 is a set of revised project plans showing the proposed Facility amendments and the limits of the revised "Project Site".

B. No Substantial Environmental Impact

The Petitioner respectfully submits that the proposed design changes described in this Amendment will not have a substantial adverse environmental effect on the Property, or any adjacent parcels. The construction of the relocated electric interconnection service and gravel access driveway will not require any significant ground disturbance or re-grading, nor will it change any on-site drainage patterns. Up to five (5) trees in total may need to be removed to construct the proposed modification. There is no change to the number of on-site utility poles previously proposed and approved in the Petition. The relocation will in fact result in an increase in distance between the public right of way and the customer installed poles, which may reduce the overall visual impact of these structures.

IV. NOTICE AND CONSULTATION

The Petitioner has provided notice of this proposed Amendment to all abutting landowners and public officials included in the original Petition filing. The updated Certification of Service and Abutters Notice Certifications are attached hereto as Exhibits 3 and Exhibit 4, respectively.

V. CONCLUSION

The Petitioner respectfully submits that the Facility, as amended, continues to satisfy the criteria for the issuance of a declaratory ruling under Conn. Gen. Stat. §4-176 and §16-50k. The Petitioner therefore requests that the Council approve the proposed amendment to Petition No. 1602.

Respectfully submitted,
Glastonbury Solar One, LLC



By: Kenneth Baldwin, Esq.
Robinson & Cole

EXHIBIT 1



Catholic Cemeteries Association

OF THE ARCHDIOCESE OF HARTFORD, INC.

700 MIDDLETOWN AVENUE, NORTH HAVEN, CONNECTICUT 06473-0517

TELEPHONE (203) 239-2557 FAX (203) 239-5035

E-mail jpinone@ccacem.org

www.ccacem.org

John Pinone

Executive Director

October 21, 2024

Bryan Fitzgerald, Director of Development
Verogy
124 LaSalle Road, 2nd Floor
West Hartford, CT 06107

Re: Glastonbury Solar One, LLC

Dear Mr. Fitzgerald:

The Catholic Cemeteries Association of the Archdiocese of Hartford, Inc. (CCA) is requesting that the proposed utility interconnection associated with the proposed Glastonbury Solar One project be relocated from the 17 Wickham Road parcel (MBLU G5/2920/S0054), where it is currently shown, to the adjacent 1238 Hebron Avenue parcel (MBLU G5/2920/S0056), where the CCA is also the landowner. This request is due to the future use of the portion of the parcel north of the solar project where the interconnection is currently shown. This relocation should shift your point of interconnection approximately 75' to the east along Hebron Avenue (CT Rt. 94) and be located adjacent to the existing driveway for the 1238 Hebron Avenue parcel. It is likely that a few trees on this parcel may be removed to accommodate this, and this is acceptable to us. In addition, we request that your permanent access to this project originates from the existing paved northeastern cemetery drive, located on the 17 Wickham Road parcel. Access during construction may still utilize the existing curb cut and driveway from Hebron Avenue.

Please proceed with making these changes and confirm that there are no issues with these requests.

Sincerely,

John Pinone
Executive Director
Catholic Cemeteries Association

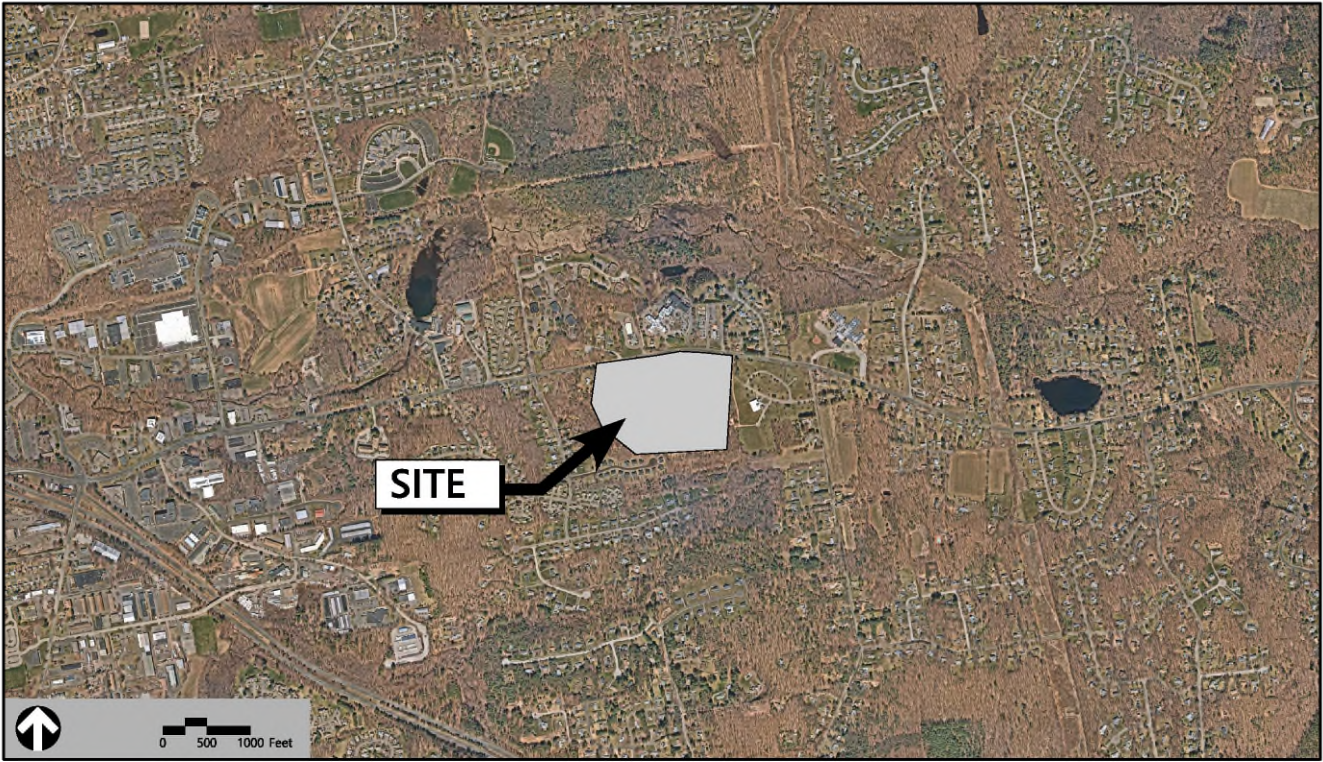
EXHIBIT 2

Site Plans

Issued for	Construction
Date Issued	November 16, 2023
Latest Issue	November 5, 2024

Glastonbury Solar One

17 Wickham Rd
Glastonbury, Connecticut



Applicant

Verogy
124 LaSalle Road, 2nd Floor
West Hartford, CT 06107

Map / Block / Lot:
G5 / 2920 / S0054

Owner

Catholic Cemeteries Association
Of the Archdiocese of Hartford
700 Middletown Ave
North Haven, CT 06473

Sheet Index			Reference Drawings		
No.	Drawing Title	Latest Issue	No.	Drawing Title	Latest Issue
C-1.0	Legend and General Notes	November 5, 2024	1 of 1	Existing Conditions	September 12, 2023
C-2.0	Layout and Materials Plan	November 5, 2024			
C-3.0	Grading, Drainage, and Utilities Plan	November 5, 2024			
C-4.0	Erosion and Sediment Control Plan	November 5, 2024			
C-5.0	Site Details	November 5, 2024			
C-6.0	Landscape Plan	November 5, 2024			
C-6.1	Landscape Notes and Planting Details	November 5, 2024			

Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
		PARKING SETBACK			TOP OF CURB ELEVATION
		BASILINE			BOTTOM OF CURB ELEVATION
		CONSTRUCTION LAYOUT			SPOT ELEVATION
		ZONING LINE			TOP & BOTTOM OF WALL ELEVATION
		TOWN LINE			BORING LOCATION
		LIMIT OF DISTURBANCE			TEST PIT LOCATION
		WETLAND LINE WITH FLAG			MONITORING WELL
		FLOODPLAIN			UNDERDRAIN
		100-YEAR FLOOD LIMITS			DRAIN
		GRAVEL ROAD			ROOF DRAIN
		EDGE OF PAVEMENT			SEWER
		BITUMINOUS BERM			FORCE MAIN
		BITUMINOUS CURB			OVERHEAD WIRE
		CONCRETE CURB			WATER
		CURB AND GUTTER			FIRE PROTECTION
		EXTRUDED CONCRETE CURB			DOMESTIC WATER
		MONOLITHIC CONCRETE CURB			GAS
		PRECAST CONC. CURB			ELECTRIC
		SLOPED GRAN. EDGING			STEAM
		VERT. GRAN. CURB			TELEPHONE
		LIMIT OF CURB TYPE			FIRE ALARM
		SAWCUT			CABLE TV
		BUILDING			CATCH BASIN
		BUILDING ENTRANCE			DOUBLE CATCH BASIN
		LOADING DOCK			GUTTER INLET
		BOLLARD			DRAIN MANHOLE
		DUMPSTER PAD			TRENCH DRAIN
		SIGN			PLUG OR CAP
		DOUBLE SIGN			CLEANOUT
		STEEL GUARDRAIL			FLARED END SECTION
		WOOD GUARDRAIL			HEADWALL
		PATH			SEWER MANHOLE
		TREE LINE			CURB STOP & BOX
		WIRE FENCE			WATER VALVE & BOX
		FENCE			TAPPING SLEEVE, VALVE & BOX
		STOCKADE FENCE			SIAMESE CONNECTION
		STONE WALL			FIRE HYDRANT
		RETAINING WALL			WATER METER
		STREAM / POND / WATER COURSE			POST INDICATOR VALVE
		DETENTION BASIN			WATER WELL
		HAY BALES			GAS GATE
		SILT FENCE			GAS METER
		SILT SOCK / STRAW WATTLE			ELECTRIC MANHOLE
		MINOR CONTOUR			ELECTRIC METER
		MAJOR CONTOUR			LIGHT POLE
		PARKING COUNT			TELEPHONE MANHOLE
		COMPACT PARKING STALLS			TRANSFORMER PAD
		DOUBLE YELLOW LINE			UTILITY POLE
		STOP LINE			GUY POLE
		CROSSWALK			GUY WIRE & ANCHOR
		ACCESSIBLE CURB RAMP			HAND HOLE
		ACCESSIBLE PARKING			PULL BOX
		VAN-ACCESSIBLE PARKING			MATCHLINE

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General	Erosion Control
1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (811 OR 1-800-922-4455) AT LEAST 72 HOURS BEFORE EXCAVATING.	1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.	2. CONTRACTOR OR QUALIFIED INSPECTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS OR MORE FREQUENTLY AS NEEDED, (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS.	3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.	4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM AMOUNT OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.	5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
6. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.	6. VEGETATIVE SLOPE STABILIZATION WILL BE IMPLEMENTED WITHIN 14 DAYS AFTER GRADING OR CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION ON SLOPES OF 3:1 OR STEEPER. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED BY HYDRO SEEDING OR SODDING. A SUITABLE TOPSOIL, GOOD SEEDBED PREPARATION, AND ADEQUATE LIME, FERTILIZER AND WATER WILL BE PROVIDED FOR EFFECTIVE ESTABLISHMENT OF THESE VEGETATIVE STABILIZATION METHODS. MULCH WILL ALSO BE USED AFTER PERMANENT SEEDING TO PROTECT SOIL FROM THE IMPACT OF FALLING RAIN AND TO INCREASE THE CAPACITY OF THE SOIL TO ABSORB WATER.
7. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.	
8. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.	
9. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.	
10. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND WILL REQUIRE ADHERENCE TO AND REGISTRATION FOR THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DOWATERING WASTEWATERS FROM CONSTRUCTION ACTIVITIES, EFFECTIVE DECEMBER 31, 2020 OR LATEST.	
11. STAGING AND STOCKPILE AREAS SHALL NOT BE LOCATED WITHIN ANY WETLAND AND ABUTTING RESOURCE AREA AND SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE.	
Utilities	Existing Conditions Information
1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVES HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.	1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY PLANS AND DEEDS OF RECORD AND MONUMENTS FOUND IN A FIELD SURVEY CONDUCTED BY OTHERS ON SEPTEMBER 12, 2023.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.	2. TOPOGRAPHY: ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
3. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.	<u>Document Use</u> 1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB. 2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS. 3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
4. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.	
5. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.	
Layout and Materials	
1. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.	
2. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.	
3. FINAL LAYOUT SUBJECT TO CONDITIONS ENCOUNTERED IN THE FIELD.	
Demolition	
1. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.	
2. THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.	
3. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.	



100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Glastonbury Solar One

17 Wickham Rd
Glastonbury, Connecticut

No.	Revision	Date	Appr.
1	Revised Electrical Layout	8/19/2024	SJK
2	Revised Site Layout	11/5/2024	SJK

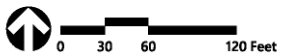
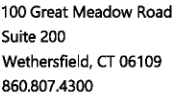
Designed by	DRB	Checked by	SJK
Issued for		Date	
Construction		November 16, 2023	

Not Approved for Construction

Drawing Title

Legend and General Notes

Drawing Number



17 Wickham Rd
Glastonbury, Connecticut

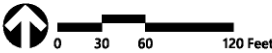
Designed by	Checked by
DRB	SJK

Issued for	Date
Construction	November 16, 2023

Not Approved for Construction

Layout and Materials Plan

C-2.0



Glastonbury Solar One

17 Wickham Rd
Glastonbury, Connecticut

No.	Revision	Date	Appr.
1	Revised Electrical Layout	8/19/2024	SJK
2	Revised Site Layout	11/5/2024	SJK

Designed by	DRB	Checked by	SJK
Issued for		Date	November 16, 2023

Not Approved for Construction
Drawing Title
**Grading, Drainage, and
Utilities Plan**

Drawing Number

C-3.0

Sheet 3 of 7

Project Number
43323.00

CONSTRUCTION SEQUENCING

- ALL CONSTRUCTION ACTIVITIES ARE EXPECTED TO BEGIN IN THE FALL OF 2024 AND BE COMPLETED BY THE SUMMER OF 2025. THE GENERAL CONSTRUCTION NOTES ARE AS FOLLOWS:
1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, WETLANDS AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. DESIGNATED ACCESS DRIVES MUST BE USED TO THE MAXIMUM EXTENTS POSSIBLE. IT IS REQUIRED THAT THE SITE CONTRACTOR PERFORM A DAILY INSPECTION OF ALL EROSION AND SEDIMENT CONTROL MEASURES EMPLOYED AT THE SITE.
 2. A CTDEEP-APPROVED QUALIFIED INSPECTOR SHALL BE ASSIGNED TO BE RESPONSIBLE FOR PERFORMING INSPECTIONS AND PREPARING REPORTS IN ACCORDANCE WITH SECTION 50A(4)(b) OF THE CONSTRUCTION GENERAL PERMIT. THESE INSPECTIONS SHALL TAKE PLACE WEEKLY, AT A MINIMUM, AND SHALL BE REQUIRED WITHIN 24 HOURS OF A RAINFALL EVENT EXCEEDING 0.5 INCHES. THE ENGINEER OF RECORD SHALL BE REQUIRED TO REVIEW AND COUNTER-SIGN THE PREPARED WEEKLY REPORTS. IT IS ALSO ANTICIPATED THAT REPRESENTATIVES FROM CTDEEP AND/OR THE STATE CONSERVATION DISTRICT WILL PERFORM PERIODIC INSPECTIONS.
 3. ENGINEER OF RECORD WILL PERFORM MONTHLY PLAN IMPLEMENTATION INSPECTIONS AND PREPARE REPORTS OF THE FINDINGS. THESE INSPECTIONS SHALL LAST A MINIMUM OF THREE (3) MONTHS OR UNTIL THE COMPLETION AND STABILIZATION OF ALL EROSION CONTROL MEASURES AT THE SITE.
 4. THROUGHOUT THE COURSE OF THE CONSTRUCTION PROJECT, ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE WARRANTED AT THE DISCRETION OF THE QUALIFIED INSPECTOR AND/OR DESIGN ENGINEER. THESE IMPROVEMENTS MUST BE IMPLEMENTED IN A TIMELY FASHION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT. ADDITIONALLY, AREAS OF PROPOSED COMPACTED NATIVE SOIL ROADS SHALL BE CONVERTED TO STABLE GRAVEL ROADS IF/AS DETERMINED BY THE QUALIFIED INSPECTOR OR ENGINEER OF RECORD.
 5. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE TOWN OF GLASTONBURY WITH THE NAME OF CONTACT AND 24-HOUR CONTACT INFORMATION.
 6. CONTRACTOR SHALL ADHERE TO 2024 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AS AMENDED.
 7. THE CONTRACTOR SHALL HOLD PRE-CONSTRUCTION MEETING(S). ATTENDEES SHALL INCLUDE, BUT NOT BE LIMITED TO, DEVELOPER, REPRESENTATIVES OF THE GENERAL CONTRACTOR, SITE CONTRACTOR, CTDEEP, TOWN OF GLASTONBURY, ENGINEER OF RECORD, AND QUALIFIED SWPPP INSPECTOR.
 8. THE CONTRACTOR SHALL CONTACT CALL-BEFORE-YOU-DIG (1-800-922-4455) PRIOR TO ENGAGING IN ANY EXCAVATION ACTIVITIES AT THE SITE.
 9. THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY AGENT, ZONING ENFORCEMENT OFFICER, AND ENGINEERING DEPARTMENT, 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
 10. NO CONSTRUCTION OF SITE IMPROVEMENTS MAY BEGIN UNTIL THE PROPER EROSION CONTROL MEASURES SERVING THE AREA TO BE DISTURBED ARE IN PLACE.
 11. ANTICIPATED WORK HOURS WILL BE BETWEEN 7:00 AM AND 5:00 PM. ANY WEEKEND WORK SHALL BE AT THE DISCRETION OF THE SITING COUNCIL.
 12. ANY DEWATERING BY PUMP SHALL INCLUDE AN INTAKE AND/OR DISCHARGE FILTRATION SYSTEM (I.E. DIRTBAG SYSTEM) AND BE PUMPED TO STABLE GROUND. CONTRACTOR TO ENSURE DISCHARGED WATER IS RUNNING CLEAN OR ALTERNATE METHODS MUST BE EMPLOYED.

PRE-CONSTRUCTION SITE PROTECTION SEQUENCE

1. ACCESS ROADS SHALL BE DESIGNATED AS EARLY AS FEASIBLE AND USED PRIMARILY FOR CONSTRUCTION TRAFFIC.
2. INSTALL EROSION AND SEDIMENT CONTROLS FOLLOWING THE CT GUIDELINES AND MANUFACTURER'S DIRECTIONS. DURING CONSTRUCTION, THE CONTRACTOR SHALL INSTALL MEASURES AS REQUIRED BY THE ENGINEER OF RECORD OR QUALIFIED INSPECTOR, TO PREVENT SEDIMENT-LADEN RUNOFF FROM REACHING WETLANDS OR DISCHARGING OFFSITE.
3. INSTALL TEMPORARY SEDIMENT TRAPS AND CONVEYANCE SWALES IN ACCORDANCE WITH THE APPROVED SITE-SPECIFIC SWPCP AND CT GUIDELINES. THE ENGINEER OF RECORD SHALL INSPECT FEATURES TO CONFIRM REQUIRED STORAGE CAPACITIES ARE PROVIDED AND THAT OUTLETS AND/OR SPILLWAYS ARE CONSTRUCTED CORRECTLY. DISCHARGE AREAS BELOW OUTFALLS MUST BE INSPECTED TO CONFIRM FLOW WILL BE OVER STABLE GROUND AND SHEET FLOW IS ENCOURAGED. IF DISTURBED SOILS ARE PRESENT, THE ENGINEER OF RECORD TO PROVIDE CORRECT MEASURES TO ADDRESS CONDITION.
4. SEED AND PROTECT DISTURBED SOILS AROUND SEDIMENT TRAPS WITHIN 14 DAYS OF COMPLETION. SECURE SEED WITH BIODEGRADABLE EROSION CONTROL MATTING.

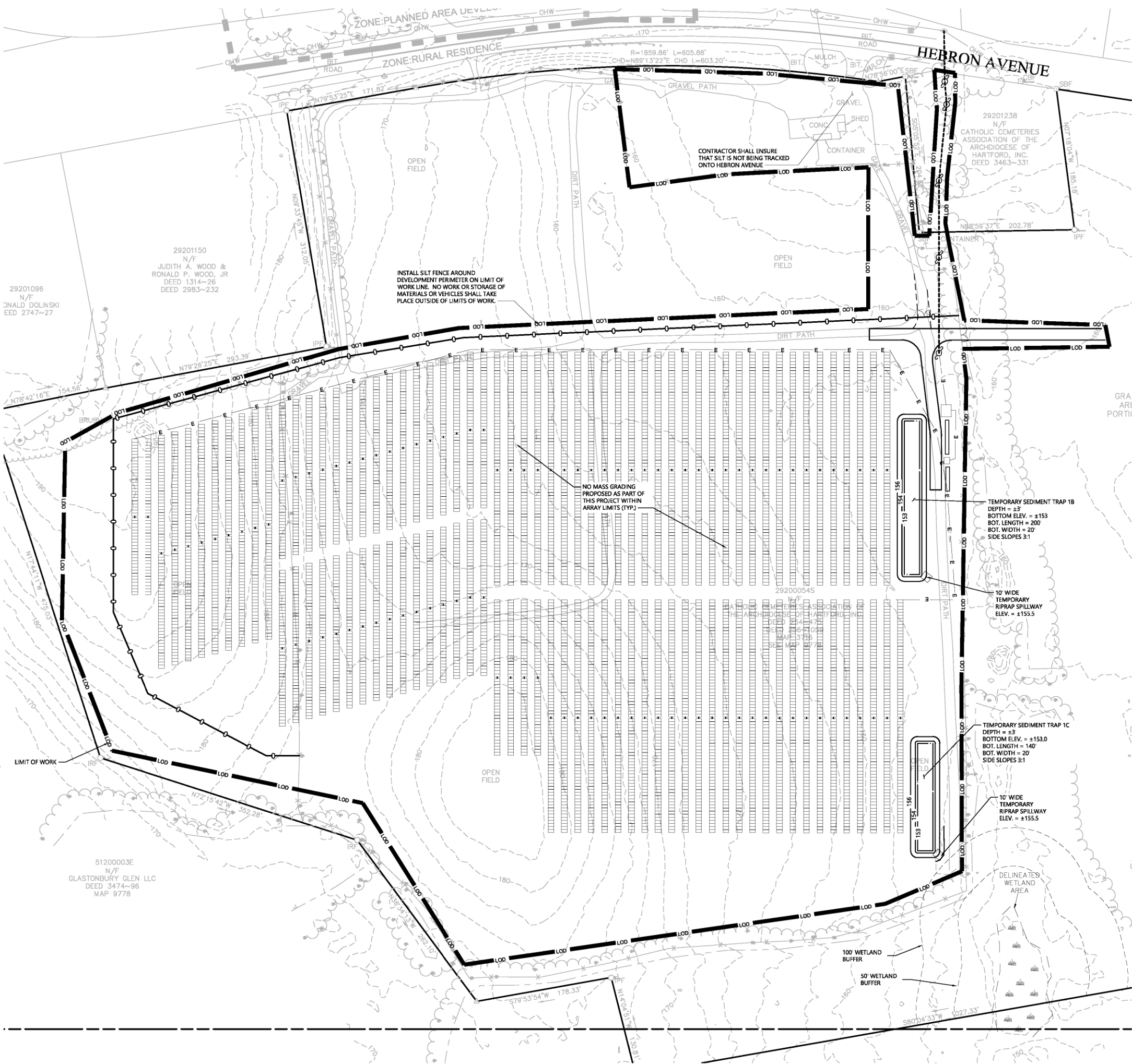
CONSTRUCTION SEQUENCE

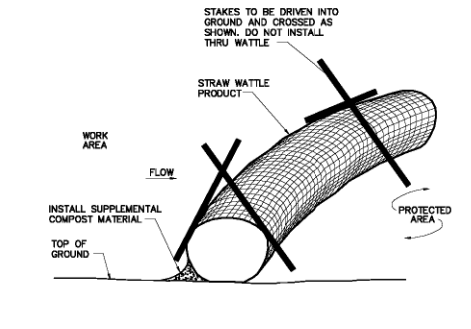
1. CLEAR AND GRUB AREAS TO LIMITS PRESCRIBED ON THE PLANS.
2. TOPSOIL SHALL BE REPLACED OVER REGRADED AREAS UPON COMPLETION OF MASS EARTHWORK ACTIVITIES AND AREAS WHICH WERE DISTURBED BY MASS EARTHWORK OPERATIONS SHALL BE RESEED WITHIN 14 DAYS OF COMPLETION.
3. THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL ADDRESS ONGOING EROSION PROBLEMS USING TEMPORARY DIVERSIONS AND FILLING AND GRADING GULLIES. TRACK GULLIES UP AND DOWN SLOPE. A STAPLED BIODEGRADABLE EROSION CONTROL BLANKET WITHOUT MONOFILAMENT MESH IS AN ACCEPTABLE ALTERNATIVE FOR HYDROSEED AND BFM.
4. UPON COMPLETION OF THIS CONSTRUCTION PHASE, ALL DISTURBED AREAS SHALL BE SEEDED AND STABILIZED WITH BIODEGRADABLE EROSION CONTROL MATTING PRIOR TO CONTINUING CONSTRUCTION SEQUENCE.
5. INSTALL PILES AND/OR GROUND SCREWS FOR SOLAR PANEL RACKING.
6. INSTALL ELECTRICAL CONDUIT AS REQUIRED BY THE ELECTRICAL DESIGN PLANS.
7. THE INSTALLATION OF RACKING SHALL FOLLOW THE FOUNDATION INSTALLATION BY ROUGHLY ONE WEEK STARTING FROM THE SAME POINT.
8. RESEED AND REGRADE ALL AREAS DISTURBED BY CONSTRUCTION TRAFFIC WITHIN THE ARRAYS WHERE RACKS ARE INSTALLED AS EARLY AS POSSIBLE. RUTS AND RILLS SHALL BE SMOOTHED AND GRADED AS DISCOVERED.
9. INSTALL SOLAR PANEL MODULES IN THE RACKING. MUCH OF THIS WORK IS ANTICIPATED TO BE PERFORMED BY HAND AND LIGHT CONSTRUCTION EQUIPMENT WHICH WILL CAUSE MINIMAL DISTURBANCE COMPARED TO THE USE OF HEAVY EQUIPMENT. DESIGNATED ACCESS ROADS SHALL STILL BE USED TO THE MAXIMUM EXTENTS POSSIBLE.
10. UPON COMPLETION OF CONSTRUCTION, RE-SEED ALL DISTURBED AREAS WITHIN 14 DAYS AND PREVENT VEHICULAR TRAFFICKING OVER THESE AREAS. INSTALL FINAL LANDSCAPING.
11. AFTER SITE IS STABILIZED, AND AFTER INSPECTION BY DESIGN ENGINEER AND/OR CTDEEP REPRESENTATIVE, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS INCLUDING SEDIMENT TRAPS AND DIVERSION SWALES. ENTIRE SITE SHALL BE CHECKED FOR AND CLEANED OF SEDIMENT AS NEEDED.

WILDLIFE PROTECTION

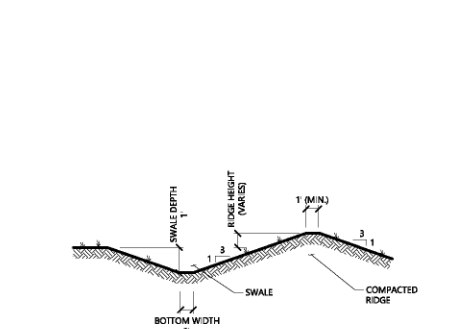
CONTRACTOR SHALL BE AWARE THAT EASTERN BOX TURTLE MAY BE PRESENT ON SITE. ALL WORK CAN BE PERFORMED BETWEEN APRIL 1 AND OCTOBER 31 DURING THE ACTIVE SEASON OF THE SPECIES. IN THE EVENT THAT WORK OUTSIDE OF THESE LIMITS IS REQUIRED, THE CONTRACTOR SHALL TAKE THE FOLLOWING PRECAUTIONS:

1. ALL WORKERS SHALL BE APPRISED OF THE SPECIES DESCRIPTION AND TURTLES FOUND ON SITE SHALL NOT BE KILLED.
2. THE WORK AREA MUST BE SCANNED EACH DAY PRIOR TO INITIATION OF WORK.
3. ANY TURTLES DISCOVERED WITHIN THE WORK LIMITS SHOULD BE MOVED TO OUTSIDE OF THE SILT FENCE BUT REMAIN ON THE PARCEL.
4. EXTRA CARE SHALL BE TAKEN DURING EARLY MORNING AND LATE EVENING HOURS.
5. NO VEHICLES OR HEAVY MACHINERY SHALL BE PARKED OUTSIDE OF DELINEATED CONSTRUCTION WORK LIMITS.
6. STOCKPILES SHALL BE CLEARED OF TURTLES PRIOR TO USE.
7. ENTIRE WORK AREA SHALL HAVE MINIMUM 20" INCH HIGH SILT FENCE SURROUNDING AT ALL TIMES, AND SILT FENCE SHALL BE REMOVED AS EARLY AS PRACTICABLE UPON COMPLETION OF CONSTRUCTION AND WITHIN CONFINES OF CTDEEP STORMWATER GENERAL PERMIT.
8. IF TURTLE NESTS ARE DISCOVERED, A BIOLOGIST APPROVED BY THE OWNER/DEVELOPER MUST BE CONTACTED TO PLAN THE SITE USE AND NESTING SITE MANAGEMENT.

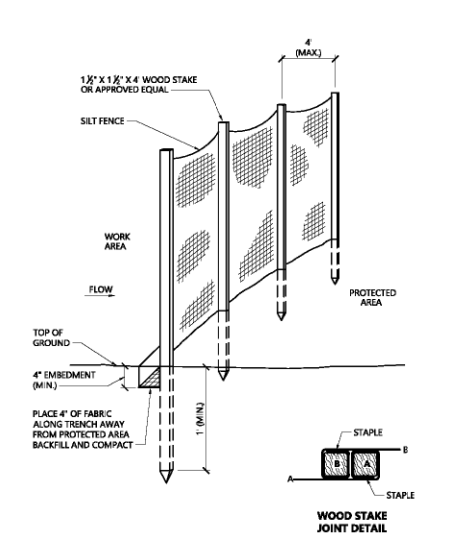




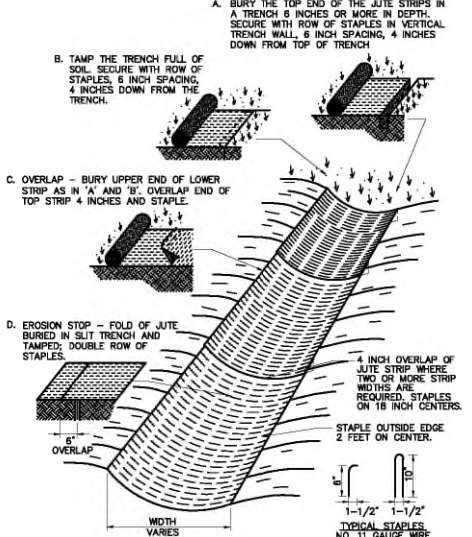
Straw Wattle Installation 6/12
N.T.S. Source: VHB LD 658



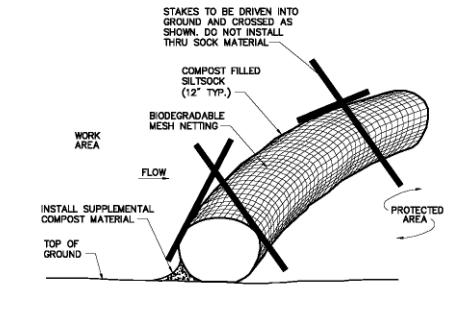
Diversion Swale 6/12
N.T.S. Source: VHB LD 658



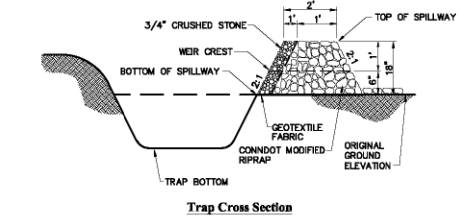
Silt Fence Barrier 1/16
N.T.S. Source: VHB LD 650



Erosion Control Blanket (ECB) Swale Installation 6/08
N.T.S. Source: VHB LD 691

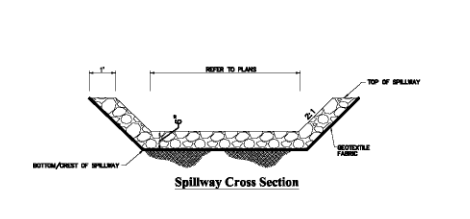


Compost Filter Sock (CFS) 6/12
N.T.S. Source: VHB LD 658



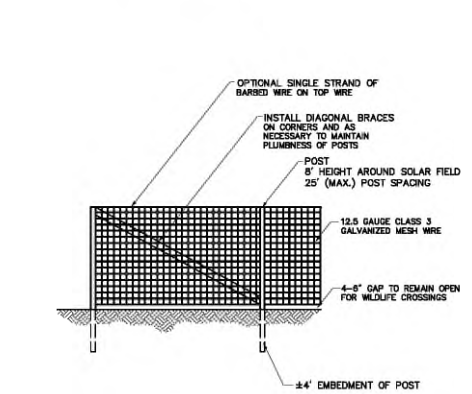
- NOTE:
1. ALL VEGETATED SIDE SLOPES SHALL NOT EXCEED 3:1
 2. SIDE SLOPES OF EMBANKMENT SHALL BE STABILIZED BY EROSION CONTROL BLANKETS OR AS DIRECTED BY THE ENGINEER.
 3. TRAP SHALL BE DRAINED AND CLEANED OF SEDIMENT ONCE SEDIMENT IS > 1' ABOVE TRAP BOTTOM.
 4. REFER TO "PERMANENT STORMWATER BASIN SIZING" TABLE FOR VARIABLE SIZING.
 5. PERIMETER SILT FENCE SHALL BE REMOVED IMMEDIATELY DOWNSTREAM FROM SPILLWAY AND REPLACED WITH E FENCE.

Sediment Trap (TST) 6/12
N.T.S. Source: VHB LD 658



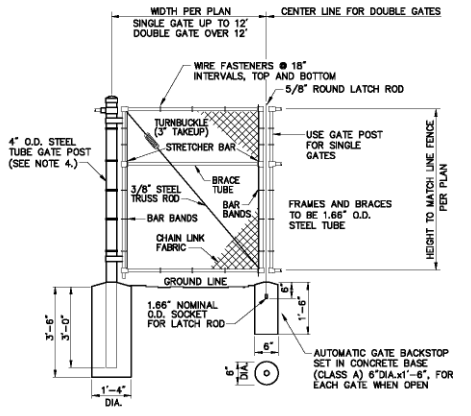
- NOTE:
1. ALL SIDE SLOPES SHALL NOT EXCEED 2:1 FOR SPILLWAY
 2. STONE FOR SPILLWAY SHALL BE 6-12" RIPRAP
 3. TOP OF EMBANKMENT SHALL BE 2' (MIN) WIDTH AND 1' (MIN) ABOVE TOP OF SPILLWAY.
 4. SIDE SLOPES OF EMBANKMENT SHALL BE STABILIZED BY EROSION CONTROL BLANKETS OR AS DIRECTED BY THE ENGINEER.
 5. REFER TO "PERMANENT STORMWATER BASIN SIZING" TABLE FOR VARIABLE SIZING.
 6. PERIMETER SILT FENCE SHALL BE REMOVED IMMEDIATELY DOWNSTREAM FROM SPILLWAY AND REPLACED WITH E FENCE.

Temporary Sediment Trap Spillway 6/12
N.T.S. Source: VHB LD 658



- Notes:
1. FINAL DESIGN OF FENCE TO BE DETERMINED.
 2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF FENCE TO BE APPROVED PRIOR TO INSTALLATION.
 3. POST HOLES TO BE AUGURED PRIOR TO POST INSTALLATION.
 4. ALL POSTS TO BE PLUMB IN ALL DIRECTIONS.
 5. INSTALL STAINLESS STEEL TIE WIRES AT 18\"/>

Agricultural Fence 6/08
N.T.S. Source: By Others REV LD 480



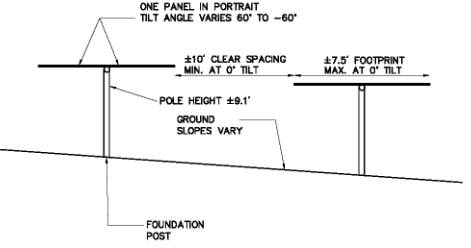
- Notes:
1. CHAIN LINK FABRIC FOR GATES TO BE THE SAME AS REQUIRED FOR FENCE.
 2. GATE POST BASE-PORTLAND CEMENT CONCRETE (3000 PSI).
 3. FENCE FABRIC, POSTS, FRAMEWORKS, AND HARDWARE SHALL BE GALVANIZED STEEL OR BLACK VINYL (AS INDICATED ON PLANS) PER SPECIFICATIONS.
 4. GATE POSTS TO BE USED ON EACH SIDE OF SINGLE AND DOUBLE GATE OPENINGS.

Chain Link Fence Gate 6/08
N.T.S. Source: VHB LD 482



- Notes:
1. THE SITE FACILITY SIGN IS A DRAFT SHOWING THE MINIMUM AMOUNT OF INFORMATION THAT WILL BE PROVIDED. SIGN WILL BE 18" X 24".
 2. ALL SIGNS WILL BE MOUNTED ONTO THE CHAIN LINK FENCE.

Danger and Site Facility Signs 1/16
N.T.S. Source: VHB



- Notes:
1. FINAL DETERMINATION OF PANEL TYPE, RACKING SYSTEM, AND FOUNDATION POSTS TO BE DETERMINED PENDING BEST AVAILABLE TECHNOLOGY AT TIME OF CONSTRUCTION AND STRUCTURAL GROUND TESTING.

Cross Section of Tracking Panel Array 1/20
N.T.S. Source: VHB

Glastonbury Solar One

17 Wickham Rd
Glastonbury, Connecticut

No.	Revision	Date	Appr.
1	Revised Electrical Layout	8/19/2024	SJK
2	Revised Site Layout	11/5/2024	SJK

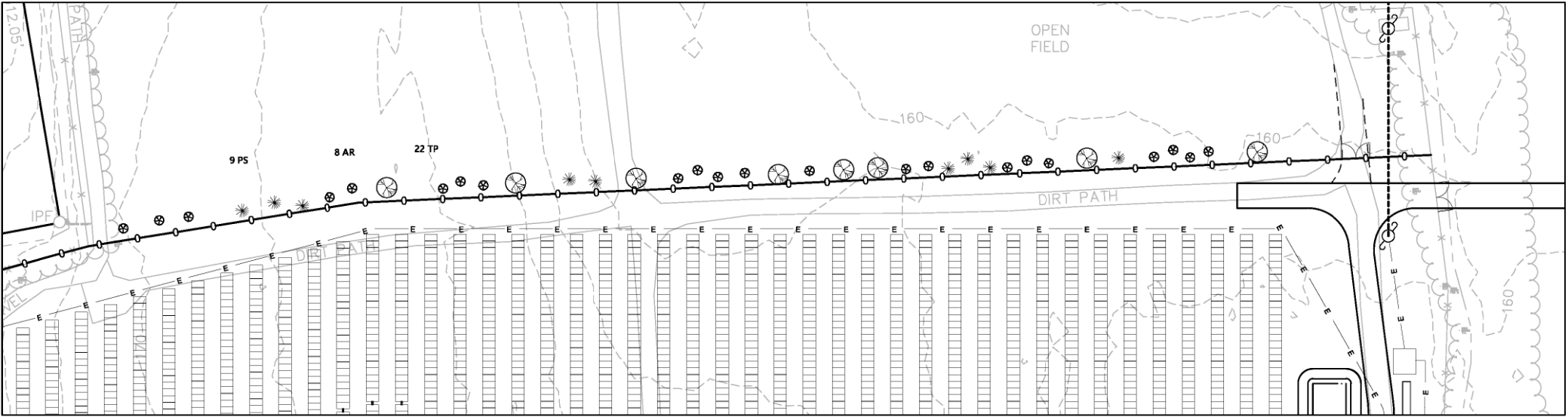
Designed by	DRB	Checked by	SJK
Issued for	Construction	Date	November 16, 2023

Not Approved for Construction
Drawing Title
Site Details
Drawing Number

C-5.0

Sheet 5 of 7

Project Number
43323.00



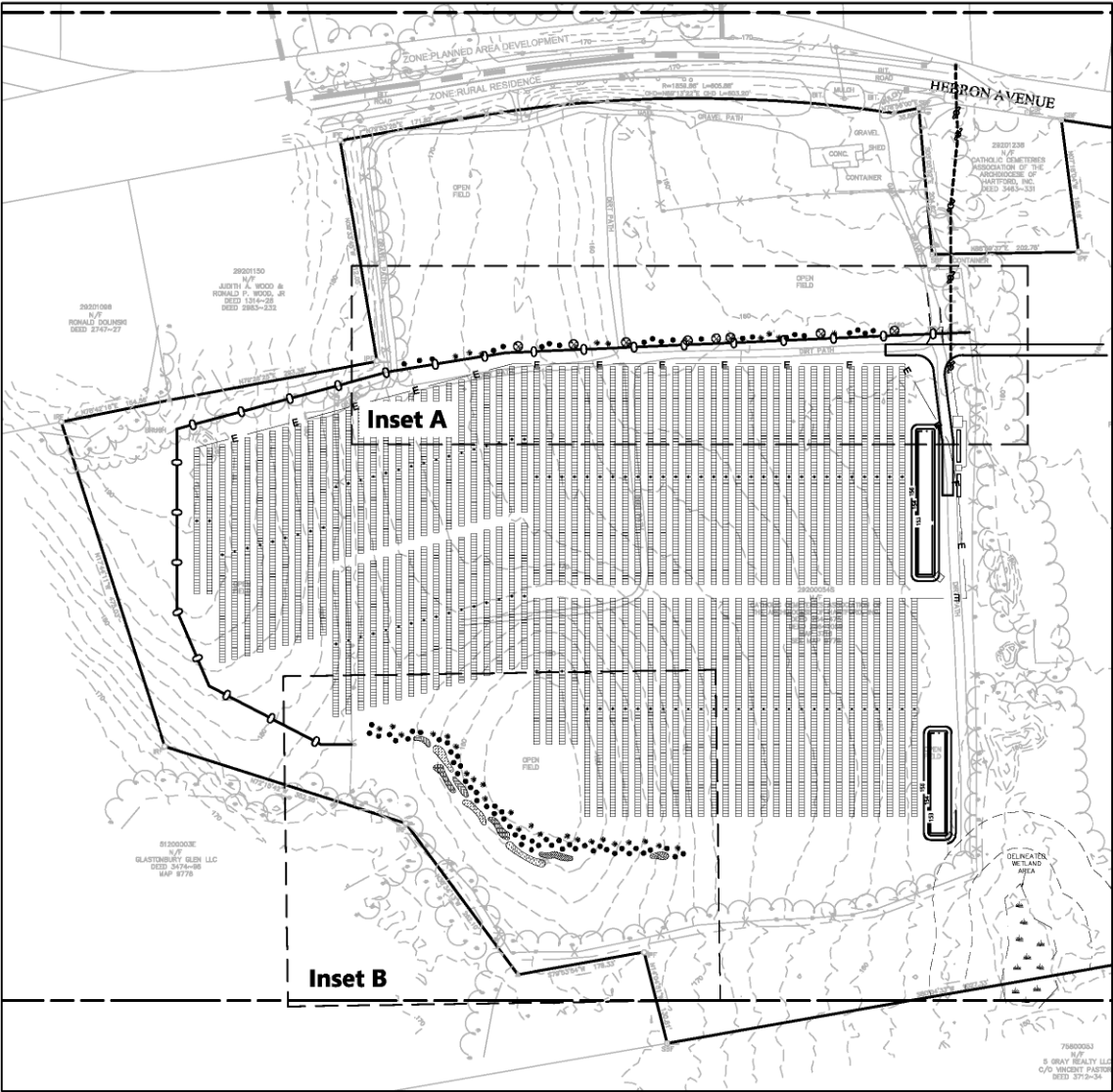
Inset A
1" = 40'



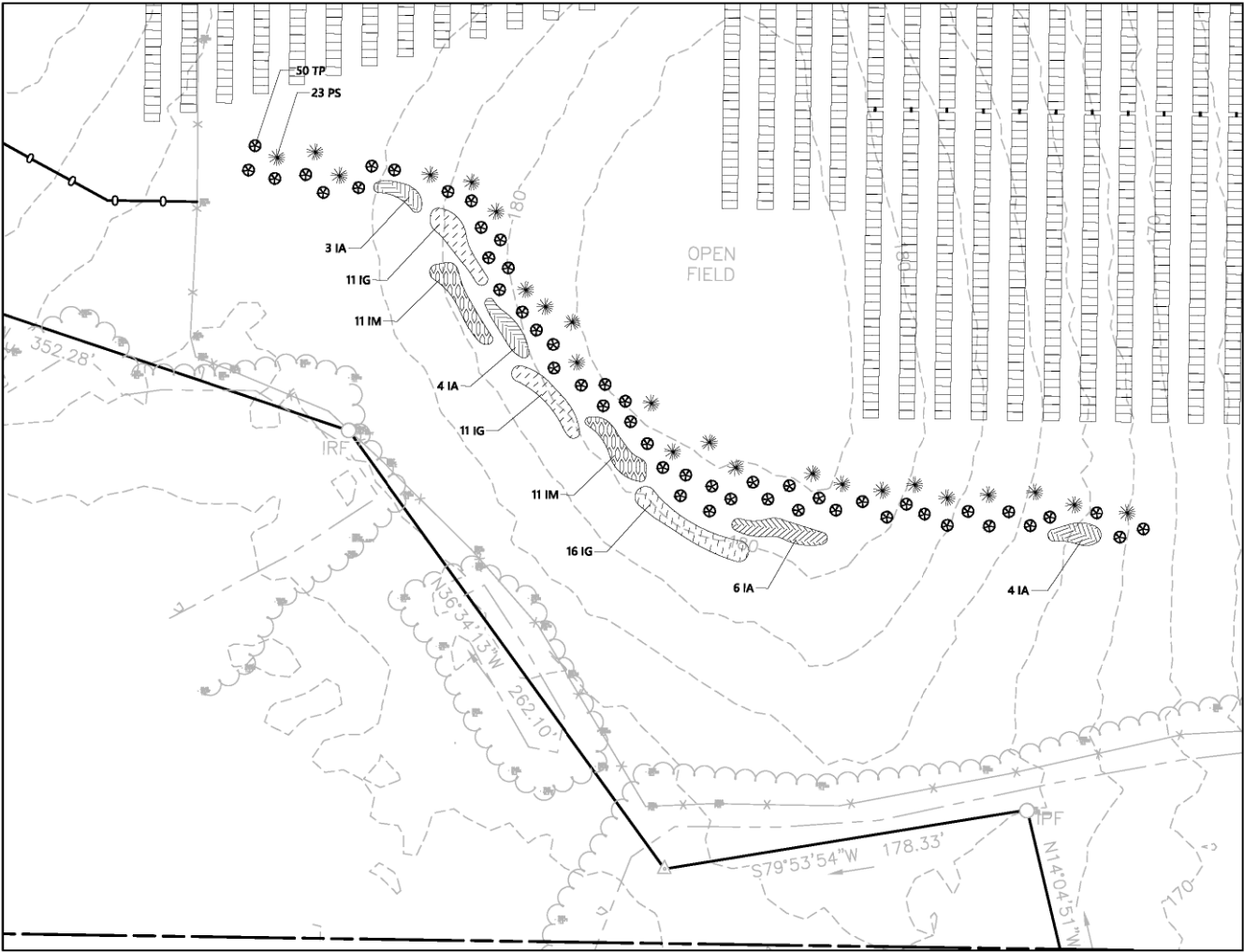
0 20 40 80 Feet

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					SHRUB AREAS					
AR	8	Acer rubrum	Red Maple	1 1/2" - 2" CAL.	IG	38	Ilex glabra	Inkberry Holly	2' - 3' HT.	72" o.c.
EVERGREEN TREES					IA	17	Ilex opaca	American Holly	3' - 4' HT.	96" o.c.
PS	32	Pinus strobus	White Pine	4' - 6' HT.	IM	22	Ilex x meserveae	Blue Holly	3' - 4' HT.	72" o.c.
TP	72	Thuja plicata	Western Red Cedar	4' - 6' HT.						



Key Plan
1" = 120'



Inset B
1" = 40'



0 20 40 80 Feet

Glastonbury Solar One

17 Wickham Rd
Glastonbury, Connecticut

No.	Revision	Date	Appr.
1	Revised Electrical Layout	8/19/2024	SJK

Designed by	MDK	Checked by	SJK
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Issued for
Application
November 16, 2023

Not Approved for Construction

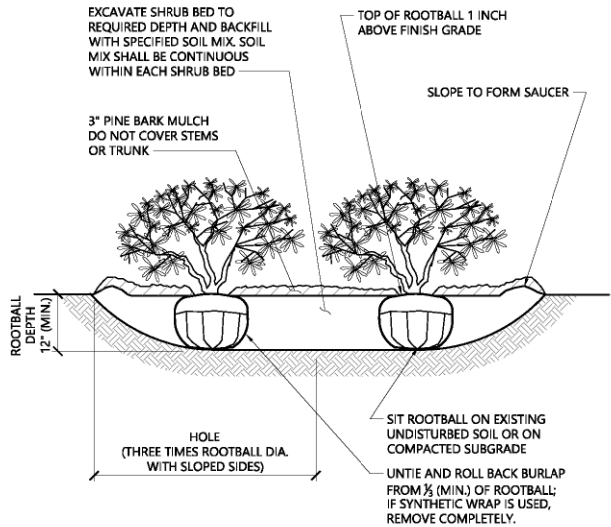
Drawing Title
Landscape Plan

Drawing Number

C-6.0

Sheet
6 of
7

Project Number
43323.00

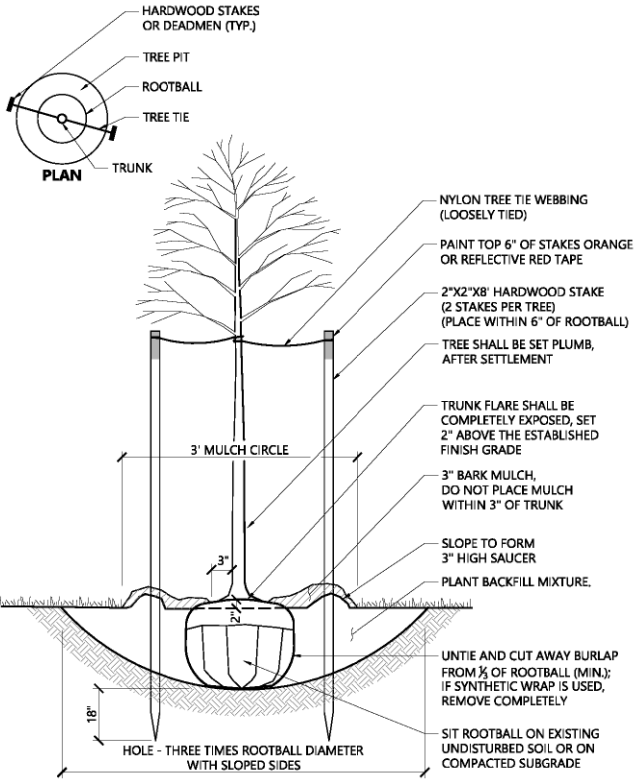


NOTES

1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Shrub Bed Planting

N.T.S. Source: VHB LD_601 1/16



Tree Planting (For Trees Under 4" Caliper)

N.T.S. Source: VHB LD_602 9/21

Solar Farm Seed Mix:

% SEED	BOTANICAL NAME	COMMON NAME
30%	Festuca rubra	Creeping Red Fescue
30%	Festuca ovina 'Whisper'	Sheep Fescue 'Whisper'
15%	Festuca ovina var. duriuscula (F. longifolia) 'Heron'	Hard Fescue 'Heron'
15%	Festuca brevipila 'Chariot'	Hard Fescue 'Chariot'
10%	Lolium multiflorum (L. perenne var. italicum)	Annual Ryegrass
Total 100%		

NOTE:
SEEDING RATE TO BE 6 LB PER 1,000 SF. SEED MIX TO BE
ERNMX-186 "SOLAR FARM SEED MIX" AS MANUFACTURED BY
ERNST CONSERVATION SEEDS, 8884 MERCER PIKE, MEADVILLE PA,
16335
(800) 873-3321.

Tree Protection

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Plant Maintenance Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
5. CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.



Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: April 14, 2021

Fuzz & Buzz Mix - Premium - ERNMX-147

Botanical Name	Common Name	Price/lb
24.20 % <i>Lolium perenne</i> , 'Crave', Tetraploid	Perennial Ryegrass, 'Crave', Tetraploid	3.48
17.70 % <i>Dactylis glomerata</i> , 'Pennlate'	Orchardgrass, 'Pennlate'	3.00
17.70 % <i>Festuca elatior</i>	Meadow Fescue	4.80
17.70 % <i>Poa pratensis</i> , 'Ginger'	Kentucky Bluegrass, 'Ginger' (pasture type)	3.36
5.40 % <i>Trifolium hybridum</i>	Alsike Clover	3.90
4.90 % <i>Trifolium incarnatum</i> , Variety Not Stated	Crimson Clover, Variety Not Stated	1.92
4.50 % <i>Trifolium pratense</i> , Medium, Variety Not Stated	Red Clover, Medium, Variety Not Stated	3.00
2.00 % <i>Lolium corniculatus</i> , 'Lex'	Bird's Foot Trefoil, 'Lex'	7.50
1.50 % <i>Chrysanthemum leucanthemum</i>	Oxeye Daisy	33.60
1.30 % <i>Cichorium intybus</i>	Blue Chicory	19.20
0.80 % <i>Chamaecrista fasciculata</i> , PA Ecotype	Partridge Pea, PA Ecotype	7.20
0.40 % <i>Aster oblongifolius</i> , PA Ecotype	Aromatic Aster, PA Ecotype	336.00
0.40 % <i>Aster pycnanthus</i> , PA Ecotype	Zigzag Aster, PA Ecotype	432.00
0.40 % <i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	28.80
0.40 % <i>Tradescantia ohimensis</i> , PA Ecotype	Ohio Spiderwort, PA Ecotype	192.00
0.40 % <i>Zizia aurea</i>	Golden Alexanders	288.00
0.30 % <i>Solidago nemoralis</i> , PA Ecotype	Gray Goldenrod, PA Ecotype	336.00
0.10 % <i>Asclepias syriaca</i>	Common Milkweed	163.20
0.10 % <i>Penstemon hirsutus</i>	Hairy Beardtongue	480.00

100.00 % Mix Price/lb Bulk: \$10.91

Seeding Rate: Expect to apply about 42 lbs per acre with a cover crop of annual ryegrass at 12 lbs/acre.
Forage & Pasture Sites; Solar Sites



Seed Mixture

N.T.S. Source: By Others 6/24 N/A



100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Glastonbury Solar One

17 Wickham Rd
Glastonbury, Connecticut

No.	Revision	Date	Appr.
1	Revised Electrical Layout	8/19/2024	SJK

Designed by	MDK	Checked by	SJK
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Issued for Application November 16, 2023

Not Approved for Construction

Landscape Notes
and Planting Details

Drawing Number

C-6.1

Sheet 7 of 7

Project Number
43323.00



THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1997.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY

BOUNDARY SURVEY CATEGORY: DEPENDENT RESURVEY

CLASS OF ACCURACY: HORIZONTAL CLASS A-2
VERTICAL CLASS V-2
TOPOGRAPHIC CLASS T-2

PURPOSE OF SURVEY: PROPOSED SOLAR FACILITY

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED PROFESSIONAL. UNAUTHORIZED ALTERATIONS RENDER ANY DECLARATION NULL AND VOID.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Charles G. Gidman
CHARLES G. GIDMAN, P.L.S. #70103



- NOTES:**
1. FIELD SURVEY BY RTK GPS & RTK DRONE IN JULY & AUGUST 2023.
 2. THE HORIZONTAL DATUM IS NAD83. THE VERTICAL DATUM IS NAVD88. BOTH WERE DERIVED FROM RTK GPS OBSERVATIONS TAKEN ON SITE.
 3. THE LOCATIONS OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE ONLY. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF THESE UTILITIES AND MAY NOT SHOW ALL OF THE UTILITIES WHICH EXIST WITHIN THE PREMISES SURVEYED. CONTACT DIG-SAFE AT 1-888-344-7233 BEFORE EXCAVATION.
 4. THE LOCUS PARCEL IS LOCATED IN THE TOWN OF GLASTONBURY RURAL RESIDENCE ZONING DISTRICT.
 5. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED FACILITY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" (AREAS OF MINIMAL FLOODING). COMMUNITY PANEL NO. 09003C 0529 F & 09003C 0531 F, EFFECTIVE ON 9/26/2008.
 6. WETLANDS SHOWN HEREON WERE DELINEATED AND LOCATED BY VHB ON 9/1/2023.
 7. ALL CONTOURS SHOWN HEREON WERE GENERATED IN QGIS FROM DIGITAL ELEVATION MODELS OF THE 2016 CRCOG LIDAR DATA COLLECTED BY USGS AND DISTRIBUTED BY NOAA.

NORTHEAST SURVEY CONSULTANTS 3 HEBRON STREET STURBO 01581 EASTHAMPTON MA 01027 (413) 203-5144	
EXISTING CONDITIONS	
SURVEYOR:	CGG ENGINEER:
DRAFTING:	JDG DESIGN:
FIELD WORK:	CRC MAK
PROJECT NUMBER:	23-155
DRAWING NAME:	23-155.DWG
DATE: 9-12-2023	
PLAN OF LAND IN GLASTONBURY, CT 17 WICKHAM ROAD PREPARED FOR VEROGY	
SHEET NO. 1 OF 1	

EXHIBIT 3

One State Street
Hartford, CT 06103
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
Direct (860) 275-8345

Also admitted in Massachusetts
and New York

December 12, 2024

Via Certificate of Mailing

«Name_and_Address»

**Re: Petition No. 1602A – VCP, LLC d/b/a Verogy, LLC – Glastonbury Solar One, LLC,
Proposed Solar Voltaic Power Generating Facility at 17 Wickham Road,
Glastonbury, Connecticut**

Request for Amendment to Siting Council Ruling

Dear «Salutation»:

Glastonbury Solar One, LLC is seeking Connecticut Siting Council (“Council”) approval of an amendment to the Declaratory Ruling issued in Petition No. 1602, on April 12, 2024 (the “Ruling”). The Ruling approved the development a 3.0 MW AC solar photovoltaic facility (the “Facility”) on a 15-acre portion (the “Project Site”) of a 46.96-acre parcel at 17 Wickham Road in Glastonbury, Connecticut (the “Property”). The Property and the adjacent parcel at 1238 Hebron Avenue are owned by the Catholic Cemeteries Association (CCA).

As described in more detail in this filing, the proposed amendment involves: 1) the shifting of the Facility’s electric interconnection and associated easement from the northeast portion of the Project Site, approximately 70 feet east onto the adjacent CCA parcel as 1238 Hebron Avenue; and 2) the relocating of the permanent Facility access driveway, in the northeast portion of the Project Site, connecting to an existing paved driveway extending from the Project Site to Wickham Road. The existing access driveway, extending from Hebron Avenue to the Project Site, would be used by the Petitioner for temporary access during construction only.

If you have any questions, please feel free to contact me. My contact information is provided above. You may also contact the Council directly at 860-827-2935.

Sincerely,



Kenneth C. Baldwin

30959546-v1

CERTIFICATION OF SERVICE

I hereby certify that on this 12th day of December 2024, notice of Glastonbury Solar One, LLC's request to Amend Petition No. 1602 was sent first class mail, postage prepaid, to the following:

STATE OFFICIALS:

The Honorable William Tong
Attorney General
Office of the Attorney General
55 Elm Street
Hartford, CT 06106

Katie Dykes, Commissioner
Connecticut Department of Energy and Environmental Protection
79 Elm Street
Hartford, CT 06106

Manisha Juthani, MD, Commissioner
Connecticut Department of Public Health
410 Capitol Avenue
Hartford, CT 06134

Paul Aresta, Executive Director
Council on Environmental Quality
79 Elm Street
Hartford, CT 06106

Bryan P. Hurlbert, Commissioner
Department of Agriculture
450 Columbus Blvd, Suite 701
Hartford, CT 06103

Marissa Gillett, Chairman
Public Utilities Regulatory Authority
Ten Franklin Square
New Britain, CT 06051

Jeffrey Beckham, Secretary
Office of Policy and Management
450 Capitol Avenue
Hartford, CT 06106

Alexandra Daum, Commissioner
Department of Economic and Community Development
450 Columbus Boulevard
Hartford, CT 06103

Garrett Eucalitto, Commissioner
Department of Transportation
288 Berlin Turnpike
Newington, CT 06111

Jonathan Kinney, State Preservation Officer
Connecticut Historic Commission and Culture Tourism
450 Columbus Boulevard, Suite 5
Hartford, CT 06103

Ronnell Higgins, Commissioner
Connecticut Department of Emergency Services and Public Protection
1111 Country Club Road
Middletown, CT 06457

Bryan T. Cafferelli, Commissioner
Department of Consumer Protection
450 Columbus Boulevard, Suite 901
Hartford, CT 06103

Michelle Gilman, Commissioner
Connecticut Department of Administrative Services
450 Columbus Boulevard
Hartford, CT 06103

Danté Bartolomeo, Commissioner
Department of Labor
200 Folly Brook Boulevard
Wethersfield, CT 06109

Claire E. Coleman, Consumer Counsel
Office of Consumer Counsel
10 Franklin Square
New Britain, CT 06051

GLASTONBURY TOWN OFFICIALS:

Jonathan Luiz, Town Manager
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

State Senator MD Rahman
Legislative Office Building
300 Capitol Avenue, Room 3300
Hartford, CT 06106

Jason Doucette
Representative – 13th District
Legislative Office Building
300 Capitol Avenue, Room 2403
Hartford, CT 06106

Jill Barry
Representative – 31st District
Legislative Office Building
300 Capitol Avenue, Room 4010
Hartford, CT 06106

Steve Weir
Representative – 55th District
Legislative Office Building
300 Capitol Avenue, Room 4200
Hartford, CT 06106

Michelle Krampitz, Town Clerk
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

Shelley Caltagirone
Director of Community Development
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

Robert Zanolungo, Jr., Chairman
Town Plan and Zoning Commission
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

Frank Kaputa, Chairman
Conservation Commission/Inland Wetlands & Water Courses Agency
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

REGIONAL COUNCIL OF GOVERNMENTS:

Capitol Region Council of Governments
Attn: Matthew Hart
241 Main Street
Hartford, CT 06106

EXHIBIT 4

One State Street
Hartford, CT 06103
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
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**Re: Petition No. 1602A – VCP, LLC d/b/a Verogy, LLC – Glastonbury Solar One, LLC,
Proposed Solar Voltaic Power Generating Facility at 17 Wickham Road,
Glastonbury, Connecticut**

Request for Amendment to Siting Council Ruling

Dear Property Owner:

Glastonbury Solar One, LLC is seeking Connecticut Siting Council (“Council”) approval of an amendment to the Declaratory Ruling issued in Petition No. 1602, on April 12, 2024 (the “Ruling”). The Ruling approved the development a 3.0 MW AC solar photovoltaic facility (the “Facility”) on a 15-acre portion (the “Project Site”) of a 46.96-acre parcel at 17 Wickham Road in Glastonbury, Connecticut (the “Property”). The Property and the adjacent parcel at 1238 Hebron Avenue are owned by the Catholic Cemeteries Association (CCA).

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If you have any questions, please feel free to contact me. My contact information is provided above. You may also contact the Council directly at 860-827-2935.

Sincerely,



Kenneth C. Baldwin

30964043-v1

**VCP, LLC D/B/A VEROGY
GLASTONBURY SOLAR ONE, LLC
17 WICKHAM ROAD
GLASTONBURY, CONNECTICUT**

ABUTTING PROPERTY OWNERS

	Property Address	Owner's and Mailing Address
1.	1096 Hebron Avenue	Ronald Dolinski 1096 Hebron Avenue Glastonbury, CT 06033
2.	1150 Hebron Avenue	Ronald P. and Judith A. Wood, Jr. 1150 Hebron Avenue Glastonbury, CT 06033
3.	1079 Hebron Avenue	Congregation Kol Haverim Inc. 1079 Hebron Avenue Glastonbury, CT 06033
4.	Lot N – 49 Hebron Avenue	Hale Farms Condominium Association 348 Hartford Turnpike, Suite 200 Vernon, CT 06066
5.	1165 Hebron Avenue	Antionette aka Antonia Grasso and Anna Farrell 39 Carolyn Drive Hebron, CT 06248
6.	1175-1177 Hebron Avenue	Glastonbury Healthcare 1175-1177 Hebron Avenue Glastonbury, CT 06033
7.	1193-1199 Hebron Avenue	Store Master Funding VIII LLC 8377 E. Hartford Drive, Suite 100 Scottsdale, AZ 85255
8.	1245 Hebron Avenue	Andrew Miller 1245 Hebron Avenue Glastonbury, CT 06033
9.	7 Rosewood Drive	Mohammad Miah and Farhana Mazid 7 Rosewood Drive Glastonbury, CT 06033

	Property Address	Owner's and Mailing Address
10.	4 Rosewood Drive	Danielle and Bohdan Myta 4 Rosewood Drive Glastonbury, CT 06033
11.	1363 Hebron Avenue	Town of Glastonbury Hebron Avenue School c/o Board of Education 628 Hebron Avenue Glastonbury, CT 06033
12.	1322 Hebron Avenue	Edward C. Scanlon RESP and Marilyn Messenger Cons. 1322 Hebron Avenue Glastonbury, CT 06033
13.	18 Wickham Road	May Dan Lin 18 Wickham Road Glastonbury, CT 06033
14.	26 Wickham Road	Gerald M. Goldberg Revocable Trust Gerald M. Goldberg Trustee 26 Wickham Road Glastonbury, CT 06033
15.	118 Wickham Road	Gordon Bednarz 118 Wickham Road Glastonbury, CT 06033
16.	49 Wickham Road	John and Kathleen Slogesky 49 Wickham Road Glastonbury, CT 06033
17.	53 Wickham Road	5 Gray Realty LLC c/o Pastore Vincent P.O. Box 5117 Milford, CT 06460-1517
18.	1238 Hebron Avenue	Catholic Cemeteries Association of the Archdiocese of Hartford Inc. 700 Middletown Avenue North Haven, CT 06473

	Property Address	Owner's and Mailing Address
19.	36 Glen Place	Sung Hoon Choi 36 Glen Place Glastonbury, CT 06033
20.	42 Glen Place	Sathish Boopathy and Marju Rajendran 42 Glen Place Glastonbury, CT 06033
21.	52 Glen Place	Ganesh Anand Malaikkani and Krishnapriya Sevugapandian 52 Glen Place Glastonbury, CT 06033
22.	58 Glen Place	Prasanthi and Syamprasad Lingamallu 58 Glen Place Glastonbury, CT 06033
23.	62 Glen Place	Jayashree and Sivasubramanian Ramachandran 62 Glen Place Glastonbury, CT 06033
24.	68 Glen Place	Karthikeyan Kandavelou 68 Glen Place Glastonbury, CT 06033
25.	74 Glen Place	Samuel and Mousumi Bardhan 74 Glen Place Glastonbury, CT 06033
26.	82 Glen Place	Sampath Kumar Kola and Syshmitha Varala 82 Glen Place Glastonbury, CT 06033
27.	85 Glen Place	Shiva Kumar Gadasu and Shilpa Avvaru 85 Glen Place Glastonbury, CT 06033
28.	89 Glen Place	Warren and Vickie White 89 Glen Place Glastonbury, CT 06033
29.	86 Glen Place	Joseph and Belinda Duva 86 Glen Place Glastonbury, CT 06033

	Property Address	Owner's and Mailing Address
30.	31 Glen Place	Rishi Vinjay Faldu and Bhimani Nidhi 31 Glen Place Glastonbury, CT 06033
31.	41 Glen Place	James White and Alison Ginnett 41 Glen Place Glastonbury, CT 06033
32.	55 Glen Place	Andre Francois Curiel and Michele Lalonde 55 Glen Place Glastonbury, CT 06033
33.	65 Glen Place	Nerijus and Laura Gelazauskao 65 Glen Place Glastonbury, CT 06033
34.	71 Glen Place	Anupam and Jahnabee Buragohain 71 Glen Place Glastonbury, CT 06033
35.	30 Glen Place	David and Elva Saltzman 30 Glen Place Glastonbury, CT 06033
36.	35 Glen Place	Abraham and Emily Pyo 35 Glen Place Glastonbury, CT 06033