

EXHIBIT C

Solar Energy Project Consideration by CT Department of Agriculture



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March 6, 2024

VIA ELECTRONIC MAIL

Holly Lalime
Farmland Preservation Program
Connecticut Dept. of Agriculture
450 Columbus Blvd., Suite 701
Hartford, CT 06103

Re: **Riggs St, Oxford Solar Energy Project Considerations.**

Dear Ms. Lalime:

TRITEC Americas, LLC (“TRITEC”) is proposing a 4.97 MW AC solar project (the “Project”) at 0 Riggs Street (Parcel ID: 27/ 15/ 7/ /) in Oxford, Connecticut (the “Project Site” or “Site”). The Project is an agricultural project under the State, Agricultural, and Municipal (“SAM”) umbrella of the State’s Non-Residential Renewable Energy Solutions (“NRES”) Program. The Project Site is an active honeybee farm consisting of apiaries registered with the State Entomologist. Last year, the Project Site produced 1,300 pounds of honey, and the landowner expects to produce twice as much in 2024. Roughly 0.28 acres of the 29.95-acre Site contain prime farmland soils – less than 1% of the Site.

TRITEC intends to submit a Petition for a Declaratory Ruling to the Connecticut Siting Council. Pursuant to Public Act 17-218 and Section 16-50k(a) of the Connecticut General Statutes, TRITEC submits the following Project information to the CT Department of Agriculture (the “Department”) to seek a determination that the Project will not materially affect the status of prime farmland.

Thank you for your time, and please feel free to contact me if you have any questions.

Very truly yours,

Paul R. Michaud

1. Farm/Property Information

a. Farm owner(s), farm name and location:

Ives Farm is owned by the W & D Ives LLC and located within 0 Riggs St, Oxford, CT (Parcel ID: 27/ 15/ 7/ /).

b. Total acreage, identification of prime, statewide and/or locally important farmland soils and acreage;

The Project Site is about a 29.95-acre portion of the 59.2-acre property and contains approximately 0.28 acres of prime farmland soils (less than 1% of the Project Site) and 2.28 acres of farmland of statewide importance (about 7.5% of the Project Site). Please see the “Prime Farmland Map” below. (Please note, the acres and percents of “Area of Interest” listed in the Prime Farmland Map pertain to the entire 59.2-acre property, not the Project Site.)

c. Current production agriculture on the farm and the approximate location of crops, farm buildings, etc. used to support the farming operation.

Bethany Hive and Honey handles the beekeeping operations, honey production, and honey sales. These farming operations are in an estimated 120’ x 50’ area within the Project Site near the Riggs Street access road and consists of Paxton and Montauk fine sandy loams (not prime farmland). The area includes an apiary and one 40’ x 8’ storage container. The apiary is within a solar-powered electric fence and contains 25 beehives. W & D Ives LLC and Bethany Hive and Honey will add 25 beehives in March, an additional 25 beehives the following March, and another 25 in March of 2026, for a total of 100 beehives. The additional beehives will also be in the existing solar-powered electric fence. Please see “Site Layout Plan (6 of 6)” below. (Please note, that although the Site Layout Plan states “proposed commercial honey operation area,” the commercial honeybee operations are already active. The storage container holds the unused 75 beehives that will be added to the apiary.

2. Energy Project Information

a. Describe the energy project, including but not limited to, the size of the project in megawatts (MW), the footprint being proposed as it relates to prime farmland on the property, # of panels (if known), and a description of infrastructure needed to support the project;

The Project is a 4.97 MW AC project. The Project Site is about 29.95 acres and contains about 0.28 acres of prime farmland soils (less than 1% of the Project Site) located in the northeast corner of the Project Site (Please see “Farmland Soils Exhibit”). The ground-mounted Project will consist of approximately 11,970

tracking solar panels supported by steel foundations and racking systems with approximately 150 panels falling within the prime farmland soils. The disturbances within prime farmland soils includes tree removal and brush clearing, installation of the perimeter chain link fence, installation of the solar panels and racking system and minor grading to smooth out disturbed soils due to the tree removal. All disturbed soils will be seeded with ERNMX-147 Fuzz & Buzz Pollinator seed mix.

b. Describe what the energy will be used for and how it will benefit the farming operation; and

The energy will be purchased by Eversource Energy through the NRES Program. Under the NRES Program, solar projects can pair with SAM customers to share the green and financial benefits of the project – similar to the old Virtual Net Metering Program. Here, TRITEC has paired the Project with Distressed Municipalities throughout the State.

Although the energy will not directly benefit the farming operation, the lease payments W & D Ives LLC receives from TRITEC fund the farming operations and provide W & D Ives LLC with the ability to expand the farming operations over the coming years.

c. Are there future plans to increase energy capacity beyond what is proposed? If so, please describe these future plans, and any impacts the increase may have on prime farmland or the overall farming operation.

No, there are no future plans to increase energy capacity beyond what is proposed.

3. Agricultural Resources Impacts

a. Describe any production agriculture currently being conducted within the footprint of the solar project;

The agricultural production currently being conducted within the footprint of the Project are those described under Section 1.c. above.

b. Describe overall how the project will impact production agriculture currently being conducted on the farm; and

TRITEC leases the Project Site from W & D Ives LLC. The lease payments fund the agricultural activities. If the Project fails to move forward, and TRITEC terminates the lease, the W & D Ives LLC will lose the ability to fund the agricultural activities.

- c. **Provide a description of any plans by the farm owner(s) to foster production agriculture within or as a result of the development (e.g., grazing animals in and around the solar project, providing pollinator habitat).**

W & D Ives LLC and TRITEC will use ERNMX-147 Fuzz & Buzz Pollinator seed mixture for turf establishment throughout the Project Site which will provide a pollinator habitat for the honeybees.

4. **Alternatives to Locating the Energy Project on Prime Farmland**

- a. **Provide a description of any alternatives considered by the farm owner(s) to developing the project on prime farmland soils (e.g., the option of selling agricultural development rights for the farm instead of developing for solar, or as a mitigation measure to reduce the size of the solar development);**

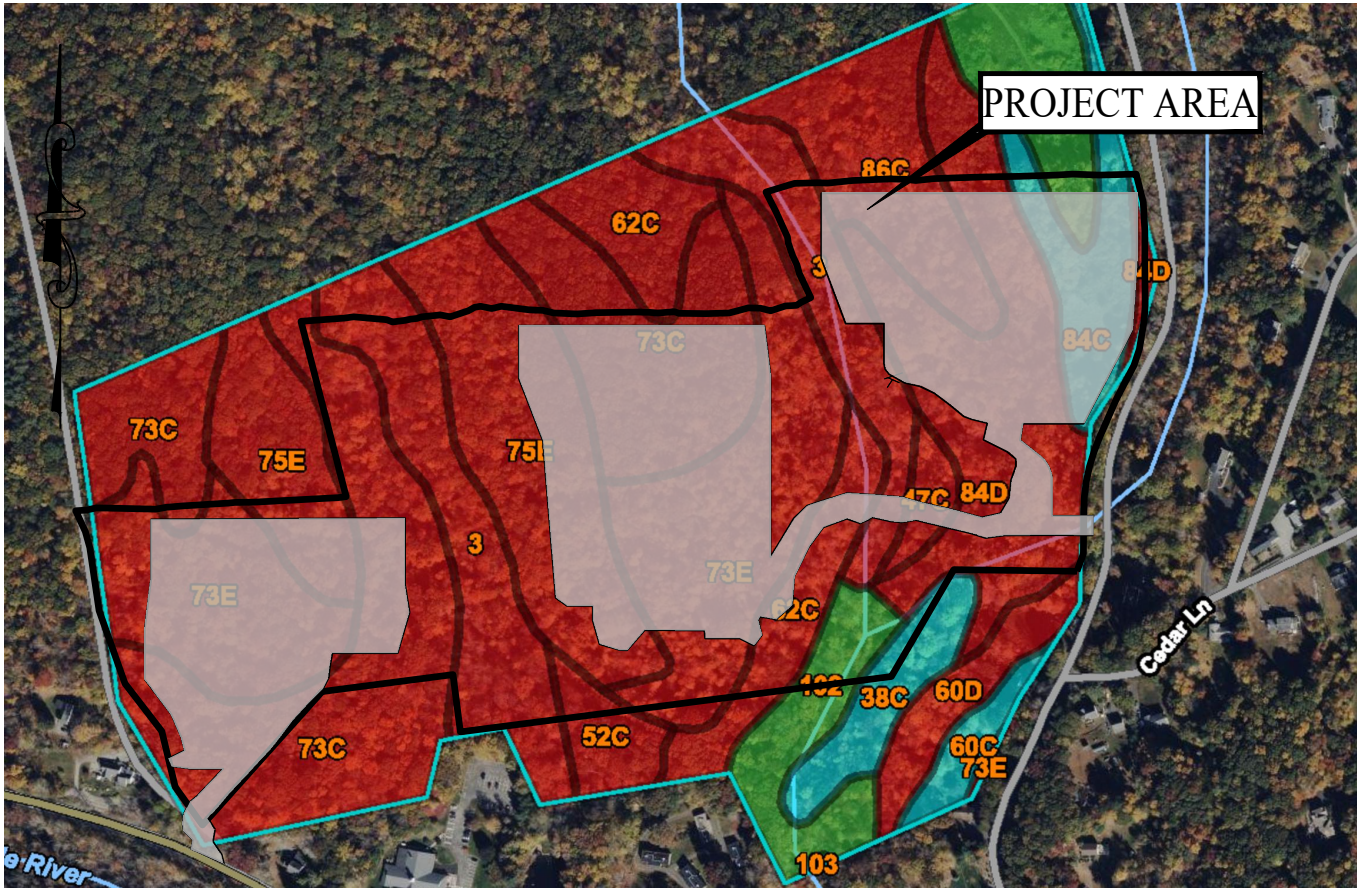
The property contains very little prime farmland soils. It would not be feasible for W & D Ives to sell the agricultural development rights for the property because most of it consists of unmanaged forests, wetlands, and soils that are neither prime farmland nor of statewide importance. Beekeeping is the most productive form of agricultural activity for the Project Site, and beekeeping and solar can happily co-exist within the same footprint.

- b. **Describe any alternatives examined which might enable placement of some or all of the solar panels in locations other than on prime farmland (e.g., elsewhere on the property or on farm buildings); and**

TRITEC previously examined alternatives to assure that the solar panel locations create the least possible impact on prime farmland. The current Project Site is the result of TRITEC's meticulous measures to not impact prime farmland soils. Less than 1% of the Project Site is located on prime farmland soils, and a majority of said prime farmland soils do not contain solar panel locations.

- c. **Provide a description of any other form of mitigation considered by the farm owner(s) (e.g., farmland restoration, or a future commitment to preserve the farm).**

W & D Ives LLC and Bethany Hive and Honey intend to triple the apiary size over the next three years, resulting in an estimated 5,000 pounds of honey production each year. Additionally, W & D Ives LLC and TRITEC will use ERNMX-147 Fuzz & Buzz Pollinator seed mixture for turf establishment throughout the Project Site during and after the Project construction period to establish a pollinator habitat.



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI	Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	Not prime farmland	10.6	11.0%	84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	Farmland of statewide importance	3.5	3.6%
38C	Hinckley loamy sand, 3 to 15 percent slopes	Farmland of statewide importance	2.3	2.4%	84D	Paxton and Montauk fine sandy loams, 15 to 25 percent slopes	Not prime farmland	10.3	10.6%
47C	Woodbridge fine sandy loam, 3 to 15 percent slopes, extremely stony	Not prime farmland	0.9	0.9%	86C	Paxton and Montauk fine sandy loams, 3 to 15 percent slopes, extremely stony	Not prime farmland	5.0	5.2%
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	Not prime farmland	1.5	1.6%	102	Pootatuck fine sandy loam	All areas are prime farmland	3.4	3.5%
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	Farmland of statewide importance	1.1	1.1%	103	Rippowam fine sandy loam	Farmland of statewide importance	0.0	0.0%
60D	Canton and Charlton soils, 15 to 25 percent slopes	Not prime farmland	2.1	2.2%	Totals for Area of Interest				
62C	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony	Not prime farmland	5.5	5.7%				96.7	100.0%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	Not prime farmland	20.5	21.2%					
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	Not prime farmland	14.3	14.8%					
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	Not prime farmland	12.1	12.6%					
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	All areas are prime farmland	3.5	3.6%					

NOTE: BASE MAP INFORMATION TAKEN FROM THE NATURAL RESOURCES CONSERVATION SERVICE, URL: <https://websoilsurvey.nrcs.usda.gov/app/>

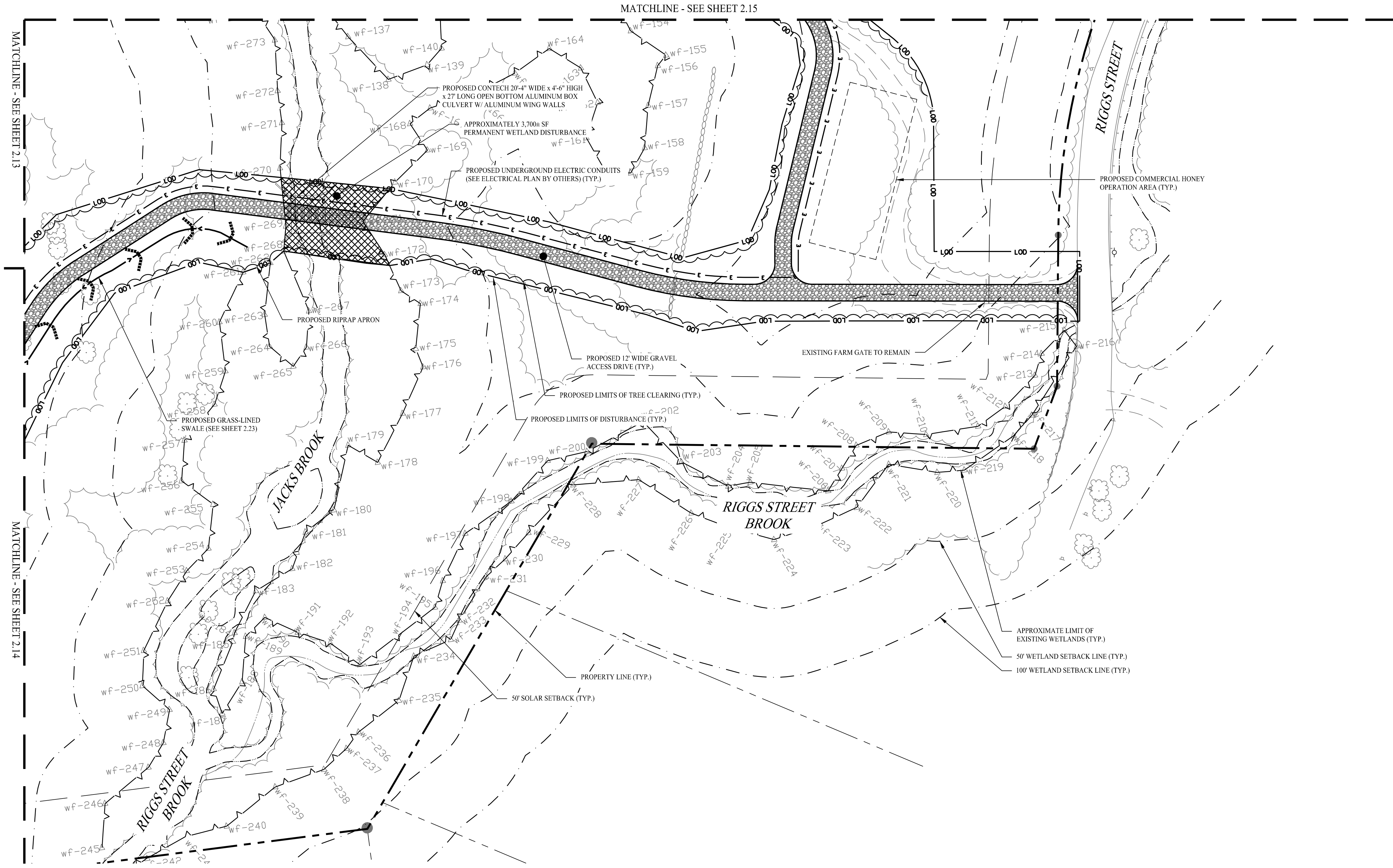


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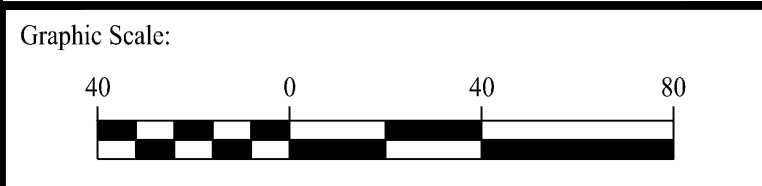
PRIME FARMLAND MAP
0 RIGGS STREET
OXFORD, CONNECTICUT

Project #: 22108801
Plan Date: 11/28/23
Scale: 1" = 500'
Figure: 8

Jun 19, 2024 - 2:27pm chendy
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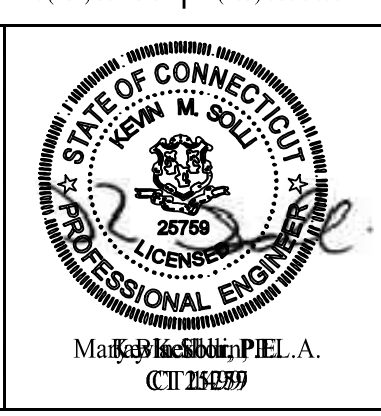
Rev. #:	Date	Description



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Drawn By: CSH
 Checked By: EEL
 Approved By: KMS
 Project #: 22108801
 Plan Date: 01/15/24
 Scale: 1" = 40'



Project:

PROPOSED SOLAR PHOTOVOLTAIC ARRAY
 RIGGS STREET
 OXFORD, CONNECTICUT

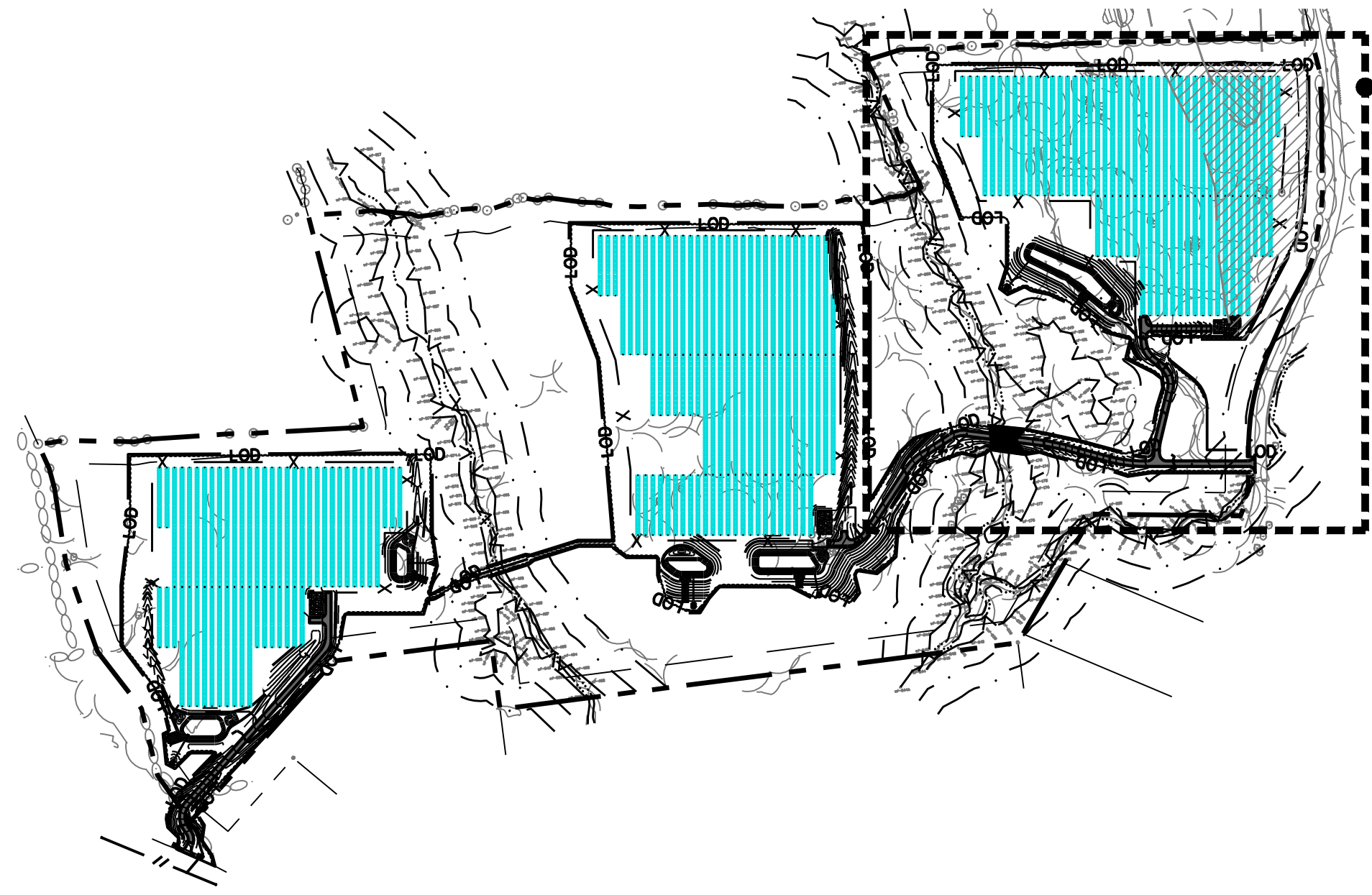
Sheet Title: **SITE LAYOUT PLAN (6 OF 6)**

Sheet #: **2.16**

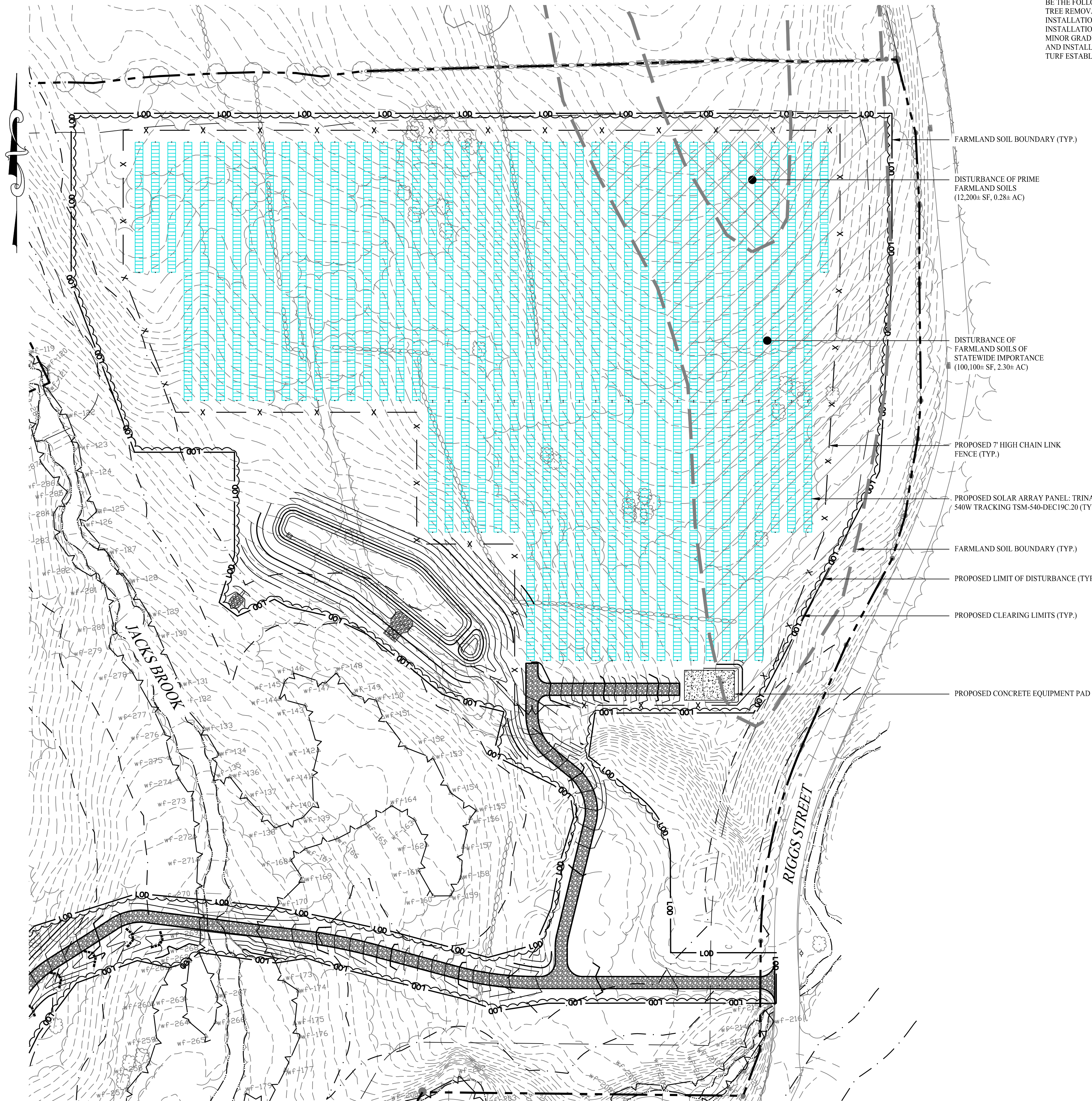
FOR PERMITTING ONLY

FARMLAND SOILS DISTURBANCE NOTES

1. LAND DISTURBANCE WITHIN PRIME FARMLAND SOILS WILL BE THE FOLLOWING:
 TREE REMOVAL AND BRUSH CLEARING
 INSTALLATION OF PERIMETER CHAIN LINK FENCE
 INSTALLATION OF SOLAR PANEL ARRAY
 MINOR GRADING TO SMOOTH OUT DISTURBED SOILS DUE TO TREE REMOVAL
 TURF ESTABLISHMENT WITH ERNMX-147 FUZZ & BUZZ POLLINATOR SEED MIX
2. LAND DISTURBANCE WITHIN FARMLAND SOILS OF STATE IMPORTANCE WILL BE THE FOLLOWING:
 TREE REMOVAL AND BRUSH CLEARING
 INSTALLATION OF PERIMETER CHAIN LINK FENCE
 INSTALLATION OF SOLAR PANEL ARRAY
 MINOR GRADING TO SMOOTH OUT DISTURBED SOILS DUE TO TREE REMOVAL
 AND INSTALLATION OF CONCRETE EQUIPMENT PAD
 TURF ESTABLISHMENT WITH ERNMX-147 FUZZ & BUZZ POLLINATOR SEED MIX



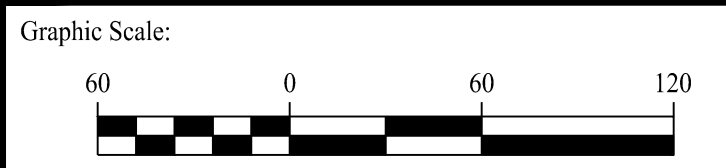
KEY PLAN
SCALE: 1" = 300'



FARMLAND SOILS PLAN
SCALE: 1" = 60'

- FARMLAND SOIL BOUNDARY (TYP.)
- DISTURBANCE OF PRIME FARMLAND SOILS (12,200± SF, 0.28± AC)
- DISTURBANCE OF FARMLAND SOILS OF STATEWIDE IMPORTANCE (100,100± SF, 2.30± AC)
- PROPOSED 7' HIGH CHAIN LINK FENCE (TYP.)
- PROPOSED SOLAR ARRAY PANEL: TRINA 540W TRACKING TSM-540-DEC19C.20 (TYP.)
- FARMLAND SOIL BOUNDARY (TYP.)
- PROPOSED LIMIT OF DISTURBANCE (TYP.)
- PROPOSED CLEARING LIMITS (TYP.)
- PROPOSED CONCRETE EQUIPMENT PAD

Rev. #:	Date	Description



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Drawn By:	CSH
Checked By:	EEL
Approved By:	KMS
Project #:	22108801
Plan Date:	01/15/24
Scale:	1" = 60'

PROPOSED SOLAR PHOTOVOLTAIC ARRAY
 RIGGS STREET
 OXFORD, CONNECTICUT

Sheet Title:	FARMLAND SOILS EXHIBIT	Sheet #:	EXH-1
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Feb 28, 2024 - 10:06am chenody
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