

**From:** Monique Pezic <mjpezic@gmail.com>  
**Sent:** Sunday, March 31, 2024 12:08 PM  
**To:** CSC-DL Siting Council <Siting.Council@ct.gov>  
**Subject:** Petition 1622

Dear Siting Council,

Attached is my letter opposing Petition 1622. Our property will be surrounded on 3 sides by this proposed solar farm.

I would like the opportunity to speak to the developers and have filled out the form for party status/ intervener.

Thank you,

Monique Pezic

**Monique & Juro Pezic**  
**178 Foster St.**  
**South Windsor, CT 06074**  
[juromo@sbcglobal.net](mailto:juromo@sbcglobal.net)  
**March 26, 2024**

My name is Monique Pezic, and I reside at 178 Foster Street with my family and elderly parents. When my brother, Carlo Medina, property owner, bought this house 3 years ago it was with the intention of creating a multi-generational home for the care of our elderly parents, who are 81 and 90 years old. We were attracted to the property due to its size and residential location near farmland which offered the perfect serene landscape for our elderly parents to live out their final days in peace with me as their caregiver.

We have received word via certified letter dated March 7 from C-Tec Solar regarding a petition to install a 1.66-megawatt AC solar photovoltaic electric generating facility (solar panel farm) at 186 Foster St. The petition can be seen online via the Connecticut Siting Council website:

**PETITION NO. 1622** – C-Tec Solar, 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 1.66-megawatt AC solar photovoltaic electric generating facility and associated equipment to be located at 186 Foster Street, **South Windsor**, Connecticut, and associated electrical interconnection. )

WE, as a direct abutter of this project, are vehemently opposed to this development. At one time, 186 and 178 Foster Street were one property, owned by the Krawski family. Our home is the original farmhouse. Since its beginning as a rural agricultural area, Foster Street has now become a dense residential area, with some farmland remaining (Foster Farms, 186 Foster St.) and two schools (Orchard Hill Elementary, Timothy Edwards Middle School) within 0.7 miles of the proposed solar farm. According to the petition which I linked above, the solar array facility would be only 150 ft from our property. They plan on installing a 7 ft chain link fence around the solar farm. This land has always been farmed. We are extremely concerned of:

1. Decreased property values

**[Property Values of Homes Near Solar Farms Appraised in New Study](#)**, by Paige Bennett, March 16, 2023

2. Noise pollution, including incessant, high-pitched buzzing (please see the case of our neighboring town East Windsor, which is fighting current solar array facility for this very issue)  
[Neighbor dispute risks souring a Connecticut community on solar energy](#), by Lisa Prevost, Energy News Network, June 19, 2023
3. The impact on the character of the town and residential neighborhoods, (again, please see East Windsor's fight against solar farms)  
[East Windsor first selectman wants CT council to reject latest proposed solar farm in town](#) By Jamila Young, Journal Inquirer, September 19, 2023

[Somers solar facility petition denied due to potential adverse environmental effect](#), by Susan Danseyar, Journal Inquirer, March 21, 2024

[DEEP Issues Draft Guidance on Siting Solar Projects on Agricultural Lands](#): Virtual Public Meeting on August 16; Written Comments Accepted through August 30

by Lee D. Hoffman and Liana Feinn

*The farmer/farmland owner should be engaged as a partner; **installing solar on land that would displace farmers who are renting/leasing the land should be avoided.***

4. Impact on wildlife. Every day we see wild animals near or on our property, including deer, coyote, bobcats, wild turkeys, eagles, hawks, herons, racoons, skunk, possums, fox, weasels, mice and rabbits. We are concerned about the displacement of the local wildlife once the power plant is built.

[Solar Energy, Wildlife, and the Environment](#). U.S. Department of Solar Energy Technologies Office.

[Solar Impacts on Wildlife and Ecosystems. Request for Information Response Summary](#). U.S. Department of Energy Solar Energy Technologies Office(SETO), November 2021.

[Utility-scale solar impacts to volant wildlife](#), by K. Shawn Smallwood, Journal of Wildlife Management, 24 March 2022

[The Planet Needs Solar Power. Can We Build It Without Harming Nature?](#) By Catrin Einhorn, New York Times, Feb. 11, 2024.

5. Impact on South Windsor cultural resources. C-Tec Solar's petition Appendix D includes a [Cultural Resources Reconnaissance Survey Report](#), which "revealed that there is a pre-contact era archeological site near the southeast corner of the Property and 14 historic or potentially historic structures within half a mile of the Project, including for that are located on or in the immediate vicinity of the Property." They further state **"The proposed area of impact, as well as the larger project parcel, were determined to retain moderate/high potential to yield intact archaeological deposits."**
6. Stormwater runoff,  
[The hard truth of building clean solar farms](#)  
[The construction of four solar farms in the US violated the Clean Water Act, showcasing the challenges of building a clean power grid.](#) BY ZAYNA SYED, Popular Science, DEC 15, 2022
7. Groundwater contamination,  
[Dark Side To Solar? More Reports Tie Panel Production To Toxic Pollution,](#) by Michael Shellenberger, Forbes, Jun 21, 2021  
[California went big on rooftop solar. Now that's a problem for landfills.](#) By Rachel Kisela, L.A. Times, July 14, 2022
8. Fire hazards.  
[Fire a major hidden danger for solar farms: Renewable energy providers underestimate this critical risk, expert says](#) By Gabriel Olano, Risk Management News, Sep 08, 2022  
[Solar Energy Panels: Blind Spots & Risks for Insurers and Owners,](#) Ben Dae and Sadegh Khosravi, J.S. Held, May 12, 2022  
[Mapping the Codes for Solar Photovoltaic \(PV\) Systems](#) By Barry Chase, National Fire Protection Association (NFPA), 16-Jul-2019

We respectfully request the Town of South Windsor:

1. Refuse a zoning and building permit and special exception for this project. According to the Town of [South Windsor's Zoning Regulations, Section 7.21.3](#), *No large scale Solar Energy System shall be constructed, installed, or modified as provided in this section without first obtaining a zoning and building permit. Section 7.21.4 states Ground-mounted large scale Solar Energy Systems are allowed by Special Exception in Industrial Districts and Residential Districts subject to site plan review prior to construction, installation or modification as provided in this section.*

2. [Apply for party status and request a public hearing](#) via the CT Siting Council.
3. Reach out to your [Town of East Windsor counterparts](#) to get a better understanding of solar panel farms and the ramifications of siting a power plant in a residential area. Visit the solar farms there and speak to neighbors regarding the noise and quality of life issues. Speak to [Ellington](#) & [Somers](#) who recently successfully fought against siting a solar power plant in their towns.
4. Familiarize yourself with CT DEEP [STEPs is Sustainable, Transparent and Efficient Practices for Solar Development](#). To advance the Governor's Council on Climate Change ([GC3](#)) and Integrated Resource Plan ([IRP](#)) recommendations, DEEP created a stakeholder engagement process for Sustainable, Transparent and Efficient Practices (STEPs) for Solar Development to identify policies, legislative actions, and best practices, related to the procurement, siting, and permitting of ground-mounted solar systems in Connecticut.

Thank you for your consideration.

Monique Pezic