

## Appendix J – CT DOAG Correspondence – Prime Farmland Soils



CONNECTICUT DEPARTMENT OF AGRICULTURE

450 Columbus Blvd, Suite 701 | Hartford, Connecticut 06103 | 860.713.2500  
Office of the Commissioner  
An Equal Opportunity Employer



February 23, 2024

Melanie A. Bachman  
Executive Director  
Connecticut Siting Council  
10 Franklin Square  
New Britain, CT 06051

Re: North Franklin Solar One – 931 Route 32 in North Franklin, proposed 5-Megawatt AC solar project – No Material Affect Letter from the Department of Agriculture

Dear Executive Director Bachman:

Pursuant to 16-50k(a) of the Connecticut General Statutes, we have reviewed the above cited project with respect to agricultural impacts, specifically, to determine whether “...such project will not materially affect the status of such land as prime farmland...”

This project will be located on Route 32 in North Franklin, on land owned by K-Best USA Trading Company. The entire 203.16-acre parcel contains approximately 32.15 acres of prime farmland soils. The proposed solar facility would occupy approximately 19.3 of statewide important farmland soils that have been previously degraded due to gravel mining.

Based on preliminary information provided to DOAG on November 7, 2023 (enclosed), the Department of Agriculture concludes this project **will not** materially affect the status of project land as prime farmland.

Should any changes raise concerns to the Agency, we reserve the right to modify our position on this project, including opposing it, as detailed plans are provided by the Petitioner. Nothing in this letter relieves the Petitioner of other obligations under applicable federal, state, and local law that may be necessary as part of the proposed project design and implementation.

If you have any questions, please feel free to contact Eileen Underwood of my staff. Eileen can be reached at [eileen.underwood@ct.gov](mailto:eileen.underwood@ct.gov).

Sincerely,

Bryan P. Hurlburt  
Commissioner

Enc.

Cc: Katie Dykes, Commissioner, Department of Energy and Environmental Protection  
James Cerkanowicz, Verogy  
Brad Parsons, Verogy  
Bryan Fitzgerald, Verogy



North Franklin Solar One, LLC  
124 LaSalle Road, 2nd Floor  
West Hartford, CT 06107  
Verogy.com

November 7, 2023

**VIA ELECTRONIC MAIL**

Eileen Underwood  
Agricultural Development & Resource Conservation  
Connecticut Dept. of Agriculture  
450 Columbus Blvd., Suite 701  
Hartford, CT 06103

**RE: North Franklin Solar One – Department of Agriculture Consultation**

Dear Ms. Underwood:

North Franklin Solar One, LLC (“North Franklin Solar One”) is currently proposing a 5 megawatt (“MW”) solar-based electric generating facility (“Project” or; “Facility”) located at 931 Route 32 in North Franklin, Connecticut (“Project Site”; or the “Site”). The Facility was selected by Eversource under the Shared Clean Energy Facilities (“SCEF”) program. Attached for your review you will find the proposed Facility site plan, farmland soils map for the parcel with current use areas identified, and select aerial photos of the site from the previous twenty five (25) plus years.

Section 16-50k(a) of the Connecticut General Statutes requires, for any solar photovoltaic facility with a capacity of two (2) or more megawatts measured in alternating current (“AC”) that petitions for a declaratory ruling by the Connecticut Siting Council (“Council”), the Department of Agriculture represents, in writing, that the project will not materially affect the status of such land as prime farmland.

It should be noted that while that this Parcel has been previously mined for gravel over the previous twenty (20) plus years, so while the state soil maps show some areas of statewide important farmland Soils in the area of the proposed project those soils no longer exist on site.

North Franklin Solar One would like to submit this project as a Petition for Declaratory Ruling with the Council and respectfully requests that the Department of Agriculture review the project and our proposal. Below you will find the detailed information on the parcel and our project.

**1. Property Information**

a. Property Information

- i. Owner – K-Best USA Trading Company
- ii. Address - 931 Route 32, North Franklin, CT 06033



- b. Total acreage, identification of prime, statewide and or/ locally important farmland soils and acreage
  - i. The total parcel size is 206.13 acres.
  - ii. The parcel contains approximately 32.15 acres of prime farmland soils that are outside the project area.
  - iii. The parcel previously contained approximately 44.53 acres of statewide important farm land soils according to the state soil maps. However, as previously noted the proposed project is located in a previously mined portion of the property where the statewide important farmland soils have been removed. It is estimated that approximately 25 acres of statewide important farmland soils may remain on site outside of the project area.
  - iv. See attached aerial photographs from 1995, 2004, 2010, 2016, and 2022 showing the progression of the mining operation that previously occurred on site.
  - v. The proposed project will not have any impacts to prime farmland soils

## 2. Energy Project Information

- a. Describe the energy project
  - i. The energy project is a 5.00 MWac (6.56 MWdc) solar photovoltaic array consisting of 12,038 solar modules. Additional infrastructure needed to support the project include 40 string level inverters, driven post racking, DC string wiring, AC wire runs, transformers, switchgear, and metering equipment.
- b. Describe what the energy will be used for and how it will benefit the farming operation
  - i. The project is currently configured as a Shared Clean Energy Facility which is designed to cost-effectively deploy clean energy projects in Connecticut and deliver the benefit of such projects to: (1) low-income utility customers (20% of total energy production); (2) low to moderate-income utility customers (40% of total energy production); (3) small business utility customers (20% of total energy production); (4) state or municipal utility customers (not more than 20% of total energy production); (5) commercial customers (not more than 20% of total energy production); and (6) non low to moderate-income residential utility customers that would otherwise be ineligible for onsite solar (not more than 20% of total energy production).
- 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
  - i. No, there are no future plans to increase energy capacity beyond what is proposed at this Site.



Thank you very much for your time and consideration should you have any questions or comments please feel free to contact me at [bparsons@verogy.com](mailto:bparsons@verogy.com) or (860) 288-7215.

Sincerely,

A handwritten signature in blue ink, appearing to read "BJP", with a long horizontal flourish extending to the right.

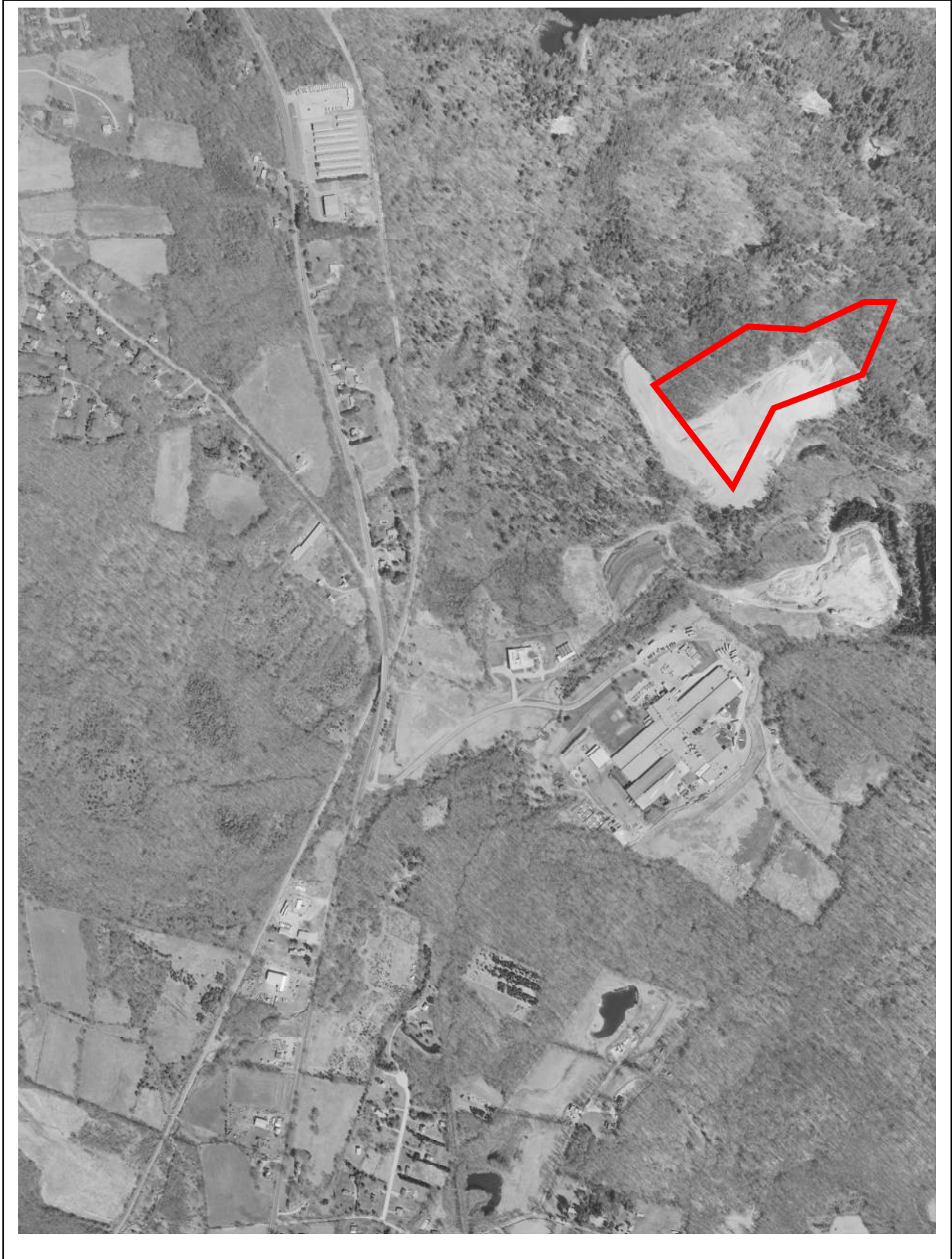
Bradley J. Parsons, PE  
Director of Design & Permitting

Cc: Bryan Fitzgerald ([bfitzgerald@verogy.com](mailto:bfitzgerald@verogy.com))  
James Cerkanowicz ([jcerkanowicz@verogy.com](mailto:jcerkanowicz@verogy.com))



North Franklin Solar One – Approx. Project Area (Aerial Year 1995)





North Franklin Solar One – Approx. Project Area (Aerial Year 2004)





North Franklin Solar One – Approx. Project Area (Aerial Year 2010)



North Franklin Solar One – Approx. Project Area (Aerial Year 2016)





North Franklin Solar One – Approx. Project Area (Aerial Year 2022)





GENERAL NOTES

SYSTEM SPECIFICATIONS

DC SYSTEM SIZE	6,560.71 kW
AC SYSTEM SIZE	5,000.00 kW
MODULE QUANTITY	12,038
MODULE POWER	545 W
TILT	25°
AZIMUTH	180°

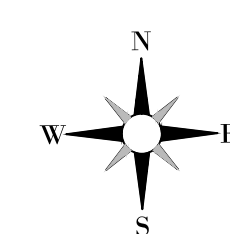
NOTES

No.	Revision/Issue	Date

Firm Name and Address  
**VEROLOGY**  
 150 TRUMBULL STREET, 4TH FLOOR  
 HARTFORD, CT 06103

Project Name and Address  
 N. FRANKLIN SOLAR ONE  
 931 ROUTE 32  
 N. FRANKLIN, CT  
 41.660701, -72.149256

Project N. FRANKLIN SOLAR ONE	Sheet CP-1
Date 02/27/2023	
Drawn By BJP	

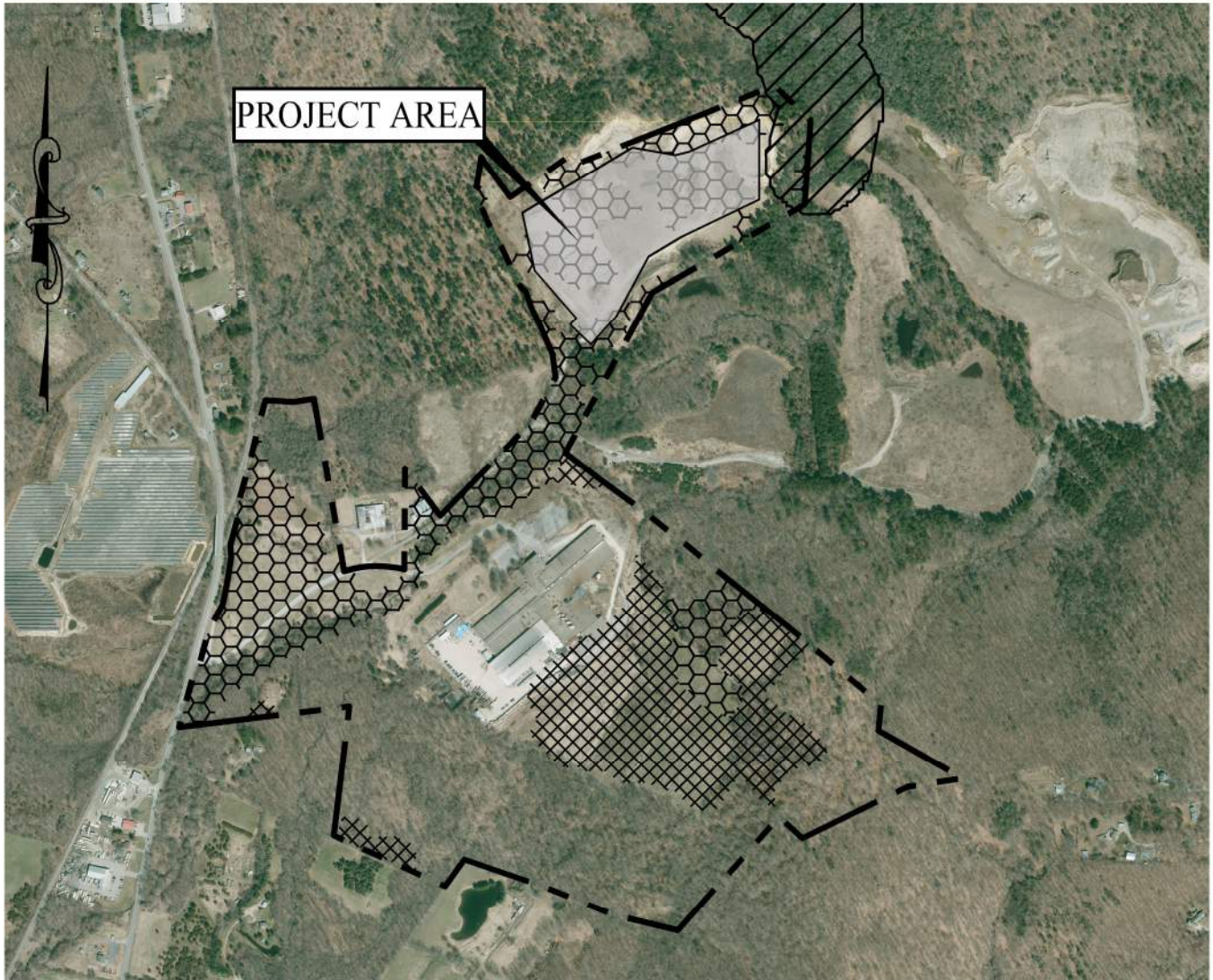


CP-1







# N. FRANKLIN SOLAR ONE - SITE PLAN

SCALE: 1" = 150'

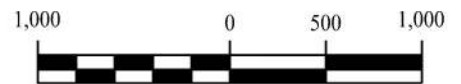




## LEGEND

	PROPERTY LINE
	LIMIT OF WETLANDS
	UPLAND REVIEW AREA - 100 FT BUFFER
	STATEWIDE IMPORTANT FARMLAND SOILS
	PRIME FARMLAND SOILS
	NATURAL DIVERISTY DATABASE AREA

NOTE: BASE MAP INFORMATION TAKEN FROM CT ECO ADVANCED VIEWER

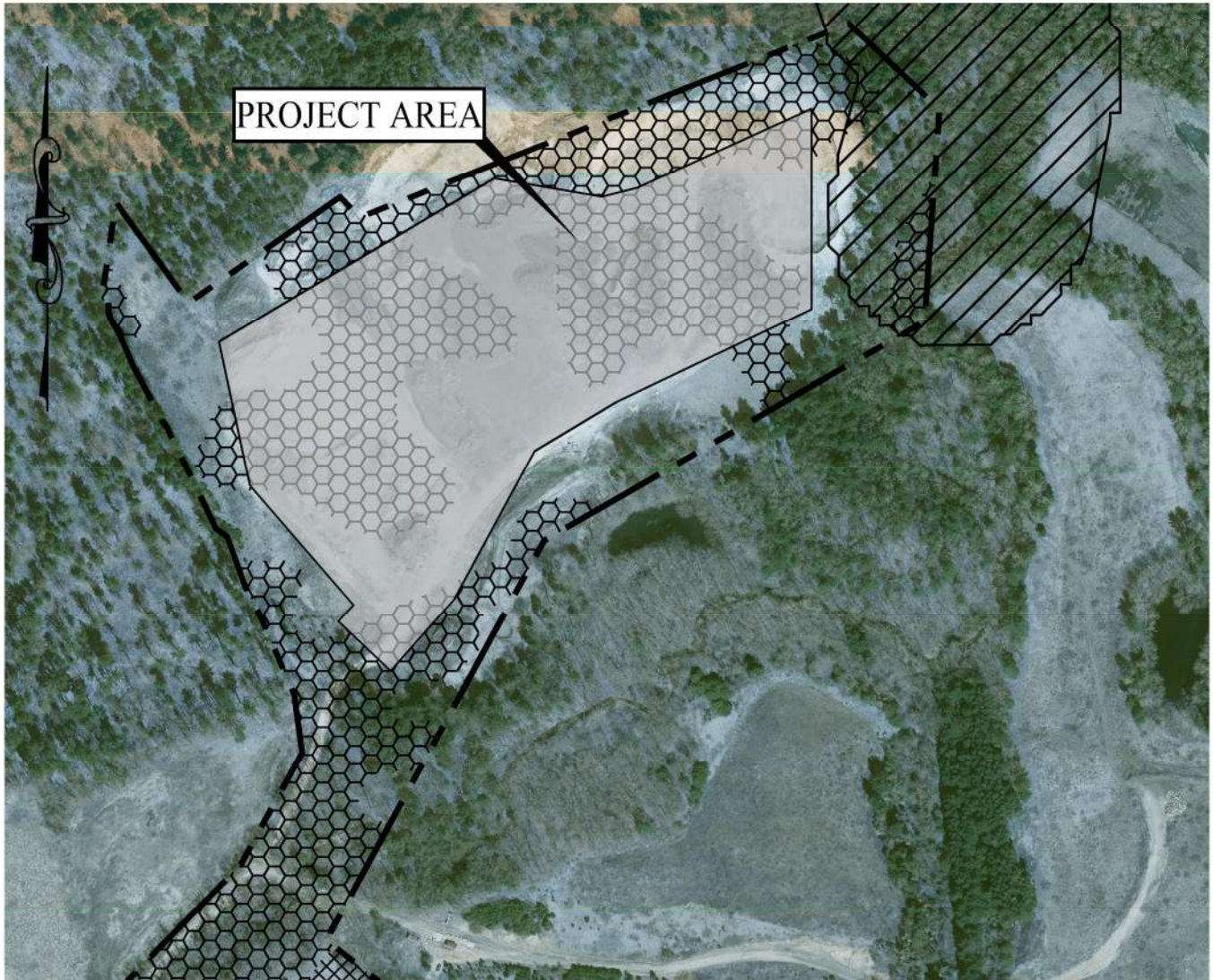


**SOLLI**  
ENGINEERING  
11 Vanderbilt Ave, Norwood, MA 02062  
T: (781) 352-8491 | F: (203) 880-9695

**EXISTING CONDITIONS MAP**  
931 ROUTE 32  
NORTH FRANKLIN, CONNECTICUT







Project #:	23112101
Plan Date:	10/24/23
Scale:	1" = 1,000'
Figure:	2



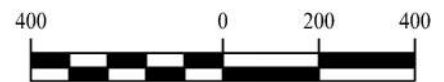


PROJECT AREA

## LEGEND

	PROPERTY LINE
	LIMIT OF WETLANDS
	UPLAND REVIEW AREA - 100 FT BUFFER
	STATEWIDE IMPORTANT FARMLAND SOILS
	PRIME FARMLAND SOILS
	NATURAL DIVERISTY DATABASE AREA

NOTE: BASE MAP INFORMATION TAKEN FROM CT ECO ADVANCED VIEWER



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**EXISTING CONDITIONS MAP**  
931 ROUTE 32  
NORTH FRANKLIN, CONNECTICUT

Project #:	23112101
Plan Date:	10/24/23
Scale:	1" = 400'
Figure:	2A