



CONNECTICUT DEPARTMENT OF AGRICULTURE

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



March 4, 2024

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

Re: LSE Sextans LLC – 181 and 191 Lovers Lane in Torrington, proposed 4.27-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 Lovers Lane in Torrington, on land owned by Clover Ridge LLC. The entire 54.1-acre parcel contains approximately 1 acre of prime farmland soils. The proposed solar facility would occupy approximately 8.4 acres, of which none are classified as prime farmland soils.

Based on preliminary information provided to DOAG on February 14, 2024, and a follow up letter dated February 26, 2024 (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.

Sincerely,

Bryan P. Hurlburt
Commissioner

Enc.

Cc: Katie Dykes, Commissioner, Department of Energy and Environmental Protection
Sam Valone, LSE Sextans LLC



February 26, 2024

Bryan P. Hurlburt, Commissioner
c/o Ms. Eileen Underwood
Farmland Preservation Program
Department of Agriculture
450 Columbus Boulevard, Suite 703
Hartford, CT 16103

Ms. Underwood:

We are pleased to submit this information for your consideration in review of the proposed solar project by LSE Sextans LLC (“Lodestar”) located at 181 and 191 Lovers Lane in Torrington. Included in this correspondence is a copy of the current site plans for the proposed Project.

The property consists of a 26.7-acre parcel at 191 Lovers Lane, a 27.4-acre parcel at 181 Lovers Lane (collectively, the “Property”). The Property amounts to approximately 54.1 acres. The owner of both parcels is Clover Ridge LLC. The total project area will cover approximately 16.74 acres of the 54.1 total acres (the “Project Site”). The Project Site does not affect any prime farmland. Approximately 8.4 of the 54.1 acres is classified as “farmland of statewide importance.”

The Project will not remove or alter any of the soils on the Property. Grading for the Project will be minimal, and all soils will remain on the Property. As a condition for the Project’s approval and Lodestar’s lease with the Property owner, Lodestar is required to return the Project Site to grassy meadow at the end of the Project’s operations. Please refer to the previous correspondence for additional information.

The Project will be 4.27MW DC in size. It will contain a solar photovoltaic electric generating facility and associated electrical interconnection equipment. There is approximately 1 acre classified as Prime Farmland across 4 non-contiguous areas on the Property and none of the Project will overlap with these areas. The project will involve the construction of ground-mounted solar photovoltaic panels and security fencing. An access road will be installed off Lovers Lane. The work will include limited clearing and grubbing, grading, layout and placement of foundation systems, racking, and solar PV panels, installation of utility pads and associated electrical equipment, installation of electrical conduit, conduit supports, electrical poles, overhead wire, and security fencing. There is no plan to increase the energy capacity

Lodestar Energy

www.lodestarenergy.com • 40 Tower Lane, Suite 201, Avon, CT 06001

beyond the 4.27MW AC proposed.

As you may recall, we engaged Lodestar engaged with DOAG staff last summer and, on July 31, 2023, DOAG staff sent an email to Lodestar stating that “DOAG has discussed this project and determined that it is not located on prime farmland. I will reach out via email shortly with more information regarding obtaining a letter of no material affect.”

As a follow up to that determination, we are formally requesting that the DOAG confirm in writing is determination that the Property does not affect prime farmlands.

Please contact me directly if you have any questions or require any additional information.

Sincerely,

Samantha Valone
Development Associate



- Legend**
- Property
 - Site
 - Approximate Parcel Boundary
 - Farmland Soils**
 - Prime Farmland Soils
 - Statewide Important Farmland Soils

Map Notes:
Base Map Source: 2019 Aerial Photograph (CTECO)
Map Scale: 1 inch = 300 feet
Map Date: February 2024

Farmland Soils Map

Proposed Solar Facility
Lovers Lane Solar
Lovers Lane
Torrington, Connecticut

