



CONNECTICUT DEPARTMENT OF AGRICULTURE

450 Columbus Blvd, Suite 701 | Hartford, Connecticut 06103 | 860.713.2500

Office of the Commissioner

An Equal Opportunity Employer



September 6, 2024

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

Re: CTEC Pompeo Solar – 77 Pompeo Road in Thompson, proposed 4-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 at 77 Pompeo Road in Thompson, on land owned by Cheryl and Jeffrey Pompeo. The entire 173-acre parcel contains approximately 18 acres of prime farmland soils. The proposed solar facility would occupy approximately 19 acres, none of which are identified as prime farmland soils.

Based on preliminary information provided to DOAG on August 7, 2024 and September 4, 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.

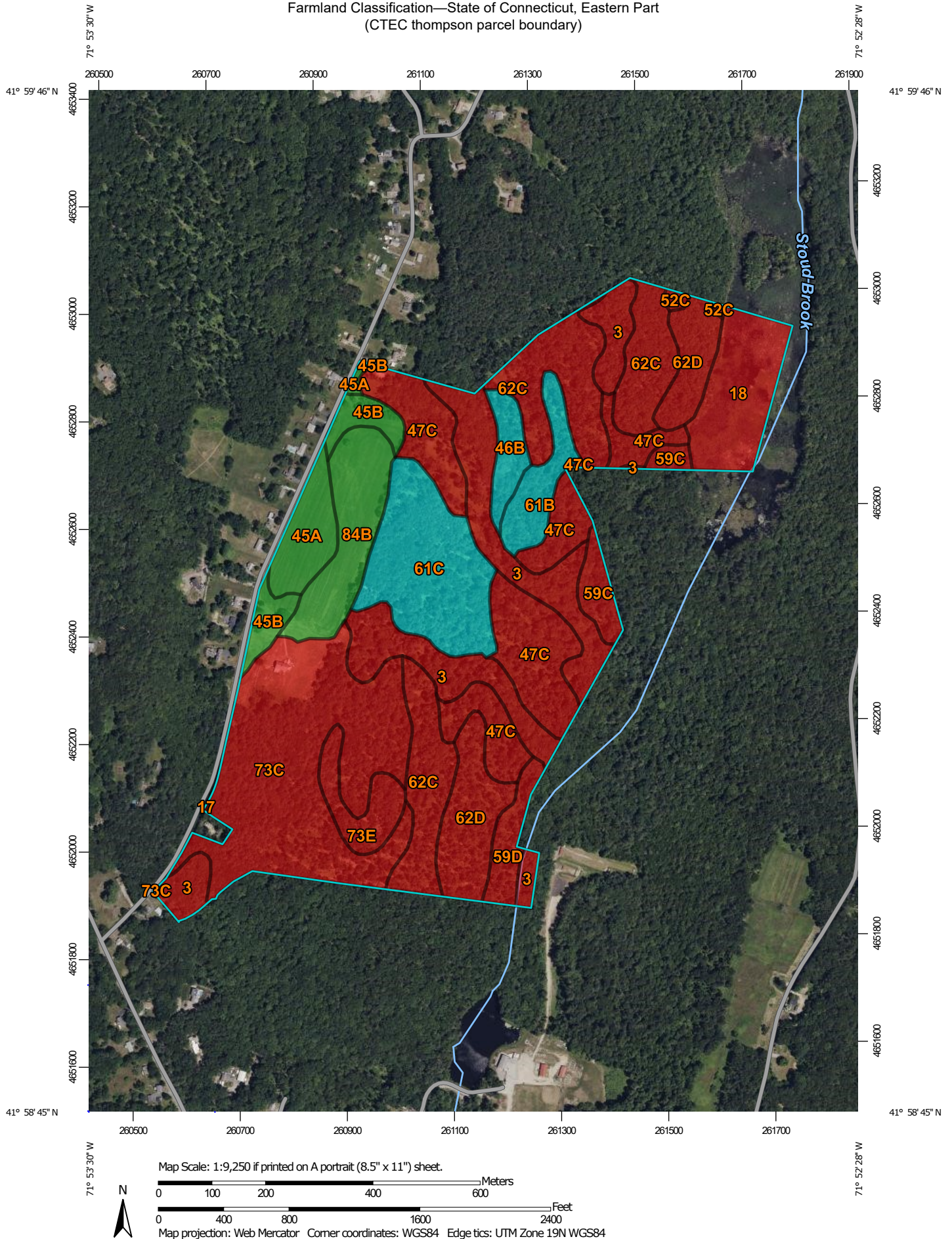
Sincerely,

Bryan P. Hurlburt
Commissioner

Enc.

Cc: Katie Dykes, Commissioner, Department of Energy and Environmental Protection
Steve Kochis, VHB

Farmland Classification—State of Connecticut, Eastern Part
(CTEC thompson parcel boundary)



Natural Resources
Conservation Service


Web Soil Survey
National Cooperative Soil Survey

7/23/2024
Page 1 of 6

Farmland Classification—State of Connecticut, Eastern Part
(CTEC thompson parcel boundary)









MAP LEGEND








Area of Interest (AOI)






 Area of Interest (AOI)








Soils



Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season









-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60






































-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available

Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—State of Connecticut, Eastern Part
(CTEC thompson parcel boundary)

| | | | | | | | | | |
|---|--|---|---|---|--|---|--|---|--|
|  | Prime farmland if subsoiled, completely removing the root inhibiting soil layer |  | Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium |  | Farmland of unique importance |  | Prime farmland if subsoiled, completely removing the root inhibiting soil layer |
|  | Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60 |  | Farmland of statewide importance, if irrigated and drained |  | Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season | Soil Rating Points | |  | Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60 |
|  | Prime farmland if irrigated and reclaimed of excess salts and sodium |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season |  | Not prime farmland |  | Prime farmland if irrigated and reclaimed of excess salts and sodium |
|  | Farmland of statewide importance | | | | |  | All areas are prime farmland |  | Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60 |
|  | Farmland of statewide importance, if drained |  | Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer | | |  | Prime farmland if drained |  | Prime farmland if irrigated and reclaimed of excess salts and sodium |
|  | Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60 |  | Farmland of statewide importance, if warm enough |  | Prime farmland if protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance |
|  | Farmland of statewide importance, if irrigated | | |  | Farmland of statewide importance, if thawed |  | Prime farmland if irrigated |  | Farmland of statewide importance, if drained |
| | | | |  | Farmland of local importance |  | Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season |
| | | | |  | Farmland of local importance, if irrigated |  | Prime farmland if irrigated and drained |  | Farmland of statewide importance, if irrigated |
| | | | | | |  | Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season | | |

Farmland Classification—State of Connecticut, Eastern Part
(CTEC thompson parcel boundary)

| | | | |
|---|---|--|--|
| <p> Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season</p> <p> Farmland of statewide importance, if irrigated and drained</p> <p> Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</p> <p> Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer</p> <p> Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</p> | <p> Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</p> <p> Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season</p> <p> Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season</p> <p> Farmland of statewide importance, if warm enough</p> <p> Farmland of statewide importance, if thawed</p> <p> Farmland of local importance</p> <p> Farmland of local importance, if irrigated</p> | <p> Farmland of unique importance</p> <p> Not rated or not available</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p> | <p>The soil surveys that comprise your AOI were mapped at 1:12,000.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: State of Connecticut, Eastern Part Survey Area Data: Version 1, Sep 15, 2023</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Jun 14, 2022—Jul 1, 2022</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p> |
|---|---|--|--|

Farmland Classification

| 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 | 23.0 | 13.4% |
| 17 | Timakwa and Natchaug soils, 0 to 2 percent slopes | Not prime farmland | 0.0 | 0.0% |
| 18 | Catden and Freetown soils, 0 to 2 percent slopes | Not prime farmland | 9.4 | 5.5% |
| 45A | Woodbridge fine sandy loam, 0 to 3 percent slopes | All areas are prime farmland | 5.2 | 3.0% |
| 45B | Woodbridge fine sandy loam, 3 to 8 percent slopes | All areas are prime farmland | 4.1 | 2.4% |
| 46B | Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony | Farmland of statewide importance | 2.9 | 1.7% |
| 47C | Woodbridge fine sandy loam, 3 to 15 percent slopes, extremely stony | Not prime farmland | 22.4 | 13.0% |
| 52C | Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony | Not prime farmland | 0.4 | 0.3% |
| 59C | Gloucester gravelly sandy loam, 3 to 15 percent slopes, extremely stony | Not prime farmland | 3.2 | 1.9% |
| 59D | Gloucester gravelly sandy loam, 15 to 35 percent slopes, extremely stony | Not prime farmland | 3.1 | 1.8% |
| 61B | Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony | Farmland of statewide importance | 4.7 | 2.7% |
| 61C | Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony | Farmland of statewide importance | 14.8 | 8.6% |
| 62C | Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony | Not prime farmland | 21.8 | 12.6% |

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|---|---------------------------------|--------------|----------------|
| 62D | Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony | Not prime farmland | 11.5 | 6.7% |
| 73C | Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky | Not prime farmland | 32.5 | 18.8% |
| 73E | Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky | Not prime farmland | 4.1 | 2.4% |
| 84B | Paxton and Montauk fine sandy loams, 3 to 8 percent slopes | All areas are prime farmland | 9.2 | 5.3% |
| Totals for Area of Interest | | | 172.5 | 100.0% |

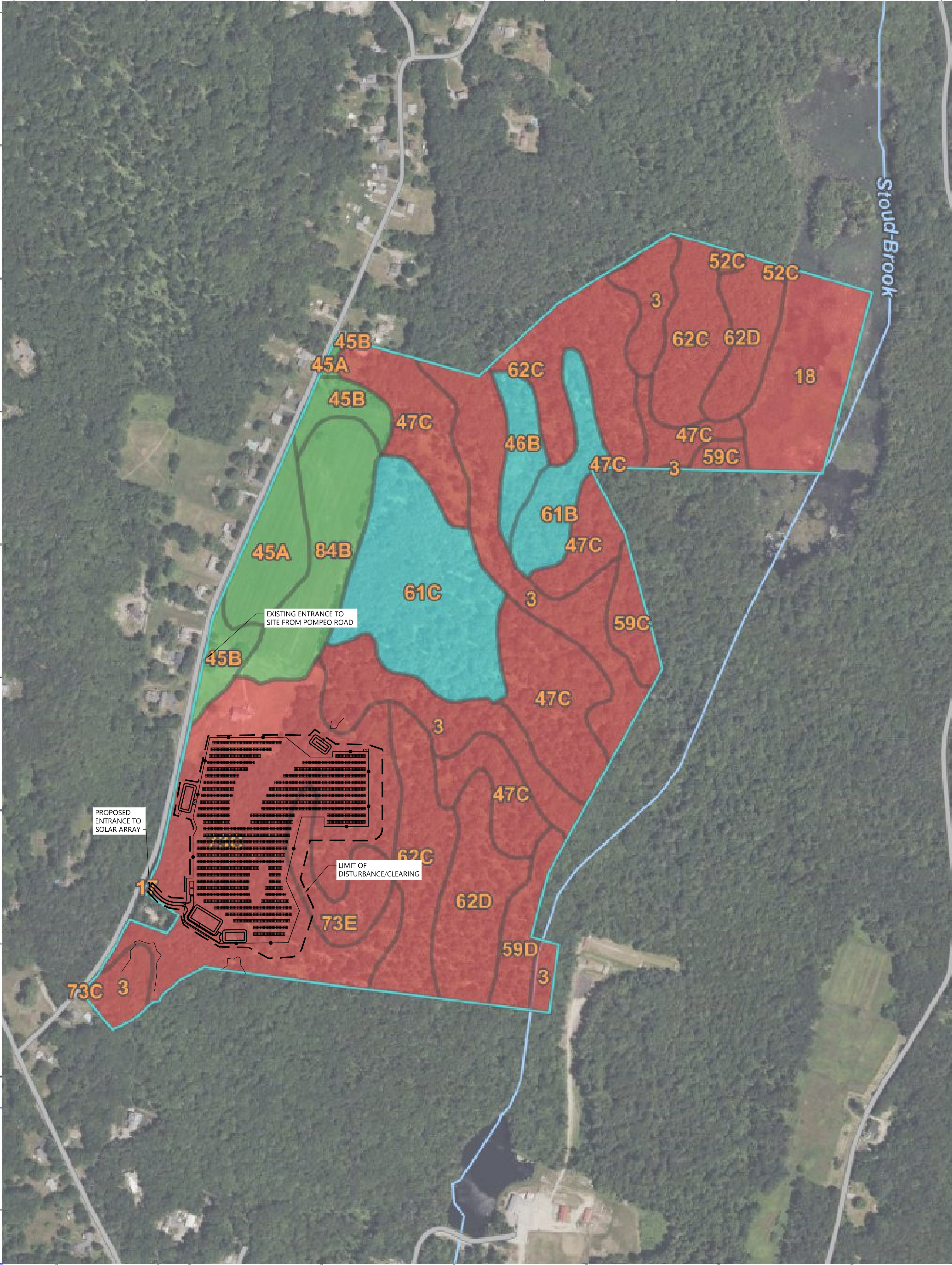
Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower



Pompeo Solar

77 Pompeo Rd

Thompson, Connecticut

| No. | Revision | Date | Appvd. |
|-----|----------|------|--------|
| | | | |
| | | | |
| | | | |
| | | | |

| Designed by | Checked by |
|-------------|------------|
| DRB | SJK |

| Issued for | Date |
|------------|---------------|
| Review | July 31, 2024 |

Not Approved for Construction

Drawing Title

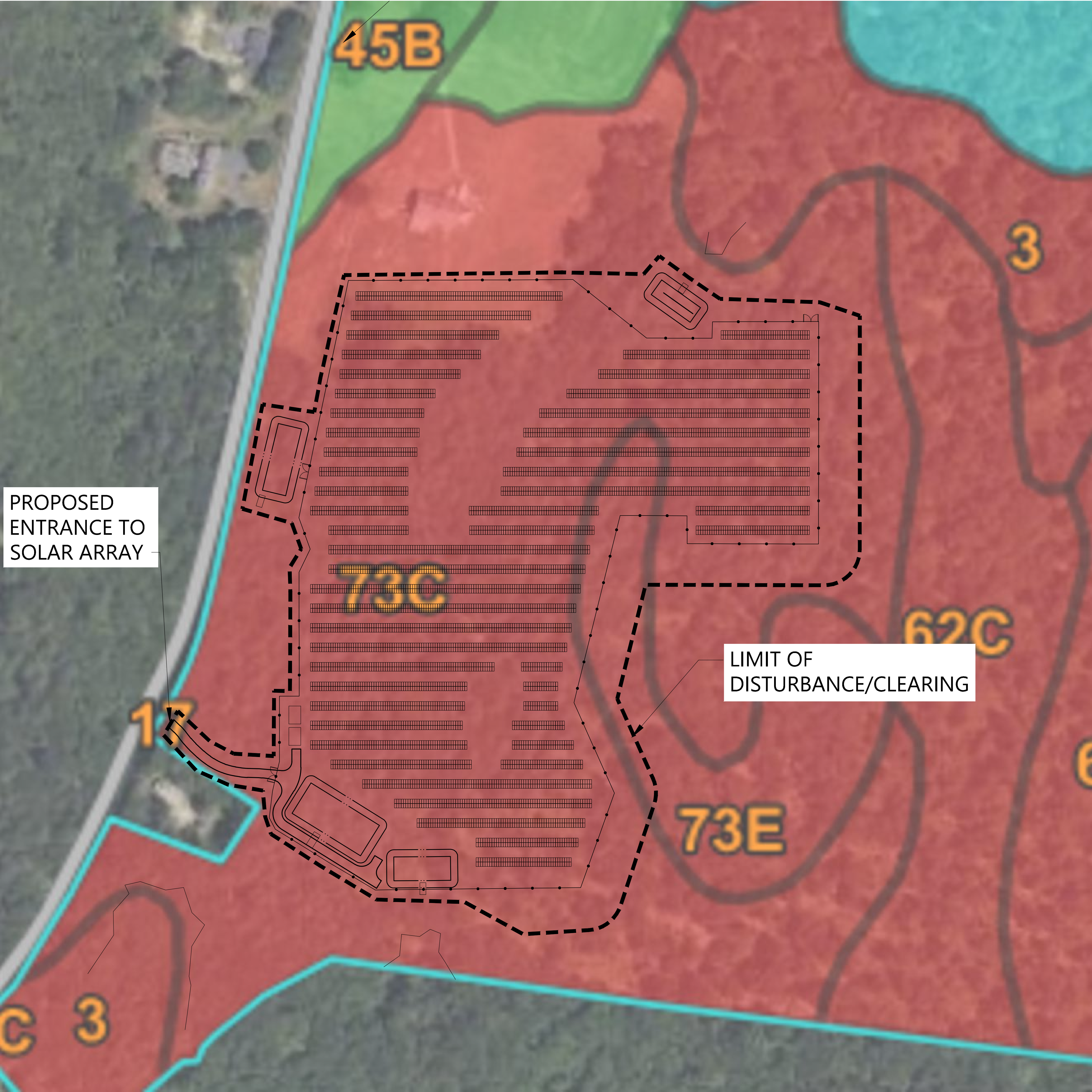
Farmland Classification
Overlay
Overall Site

Drawing Number

AG

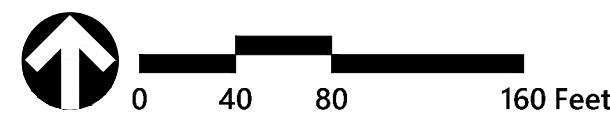
Sheet 1 of 2

Project Number
43415.00



Farmland Soil Classification

| Map Designation | Class |
|-----------------|-------------------------------|
| 73C | Not Prime Farmland |
| 73E | Not Prime Farmland |
| 62C | Not Prime Farmland |
| 3 | Not Prime Farmland |
| 45B | Prime Farmland |
| 61C | Farmland Statewide Importance |



Pompeo Solar

77 Pompeo Rd
Thompson, Connecticut

| No. | Revision | Date | Apprd. |
|-----|----------|------|--------|
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|-------------|---------------|
| Designed by | Checked by |
| DRB | SJK |
| Issued for | Date |
| Review | July 31, 2024 |

Not Approved for Construction

Drawing Title

Farmland Classification
Overlay
Overall Site

Drawing Number

AG



Figure 6. Excerpt from a 1934 aerial photograph showing the location of the project parcel in Thompson, Connecticut.



Figure 7. Excerpt from a 1970 aerial photograph showing the location of the project parcel in Thompson, Connecticut.

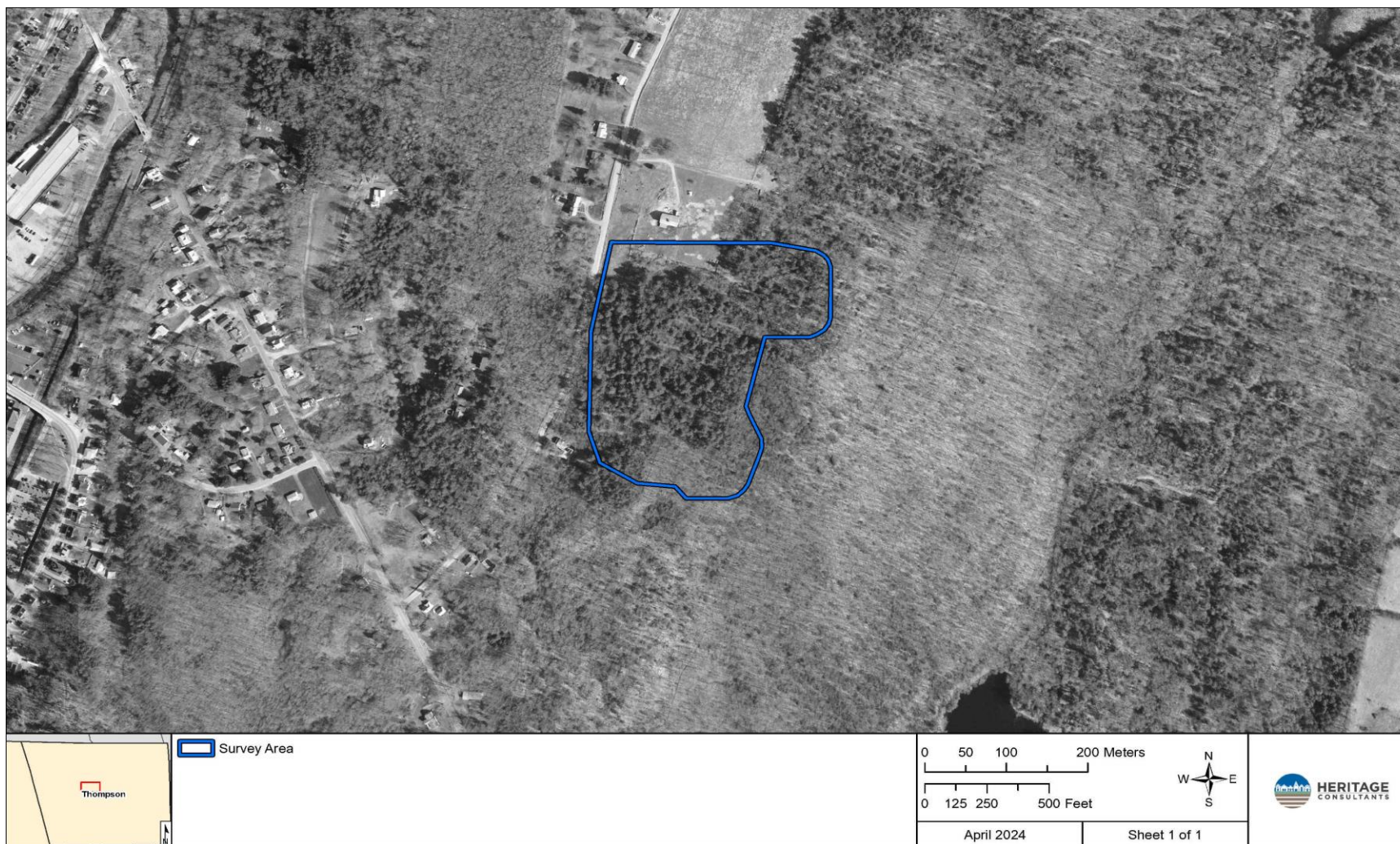


Figure 8. Excerpt from a 2004 aerial photograph showing the location of the project parcel in Thompson, Connecticut.

From: [Steve Kochis](#)
To: [Underwood, Eileen](#)
Cc: [Darius Baskys](#)
Subject: RE: [External] RE: CTEC Thompson Solar - Request for Determination
Date: Wednesday, September 4, 2024 10:19:20 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

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Hi Eileen,
Thanks for the update. We are anticipating the project to be 4 MW-AC as shown to you, and the current legal landowners are Cheryl and Jeffrey Pompeo.

Any other questions, don't hesitate to reach out!

Steve Kochis, PE
CT Energy Market Lead
CT - Land Development
Licensed in CT
P [860.807.4375](tel:860.807.4375) | M [203.536.2293](tel:203.536.2293)
www.vhb.com

From: Underwood, Eileen <Eileen.Underwood@ct.gov>
Sent: Wednesday, September 4, 2024 9:48 AM
To: Steve Kochis <skochis@VHB.com>
Cc: Darius Baskys <dbaskys@vhb.com>
Subject: [External] RE: CTEC Thompson Solar - Request for Determination

Good morning Steve,

As I wrap up my review of this project, could you please identify the following:

1. The anticipated size of the project in MW
2. The name of the current legal landowners

Kind Regards,
Eileen



Eileen Underwood
Environmental Analyst II
Connecticut Department of Agriculture
Phone: 860-819-0580
eileen.underwood@ct.gov

From: Underwood, Eileen
Sent: Monday, August 26, 2024 2:21 PM
To: Steve Kochis <skochis@VHB.com>

Cc: Darius Baskys <dbaskys@vhb.com>

Subject: RE: CTEC Thompson Solar - Request for Determination

Good afternoon Steve,

Thank you for following up. Our department requires 30 days to review solar project proposals, but I will reach out before then with any questions or if any additional documentation is needed.

Kind Regards,
Eileen



Eileen Underwood
Environmental Analyst II
Connecticut Department of Agriculture
Phone: 860-819-0580
eileen.underwood@ct.gov

From: Steve Kochis <skochis@VHB.com>

Sent: Monday, August 26, 2024 9:17 AM

To: Underwood, Eileen <Eileen.Underwood@ct.gov>

Cc: Darius Baskys <dbaskys@vhb.com>

Subject: RE: CTEC Thompson Solar - Request for Determination

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Hi Eileen,

Just following up here to see if you've had a chance to review the request below or need any further information. Thanks!

Steve Kochis, PE
Project Manager
CT - Land Development
Licensed in CT

P [860.807.4375](tel:860.807.4375) | M [203.536.2293](tel:203.536.2293)
www.vhb.com

From: Steve Kochis

Sent: Wednesday, August 7, 2024 11:45 AM

To: Underwood, Eileen <Eileen.Underwood@ct.gov>

Cc: Darius Baskys <dbaskys@vhb.com>

Subject: CTEC Thompson Solar - Request for Determination [Filed 07 Aug 2024 11:45]

Hi Eileen,

Please consider this to be our formal request for determination of "no impact to prime farmland" for our CTEC Thompson project located at 77 Pompeo Road in Thompson, CT. It is a ±19 acre solar farm on a ±173 acre parcel. Approximately 18 acres of the parcel are listed by NRCS as Prime Farmland and, as indicated on the overlay maps, our project development footprint does not go into any of the listed prime farmland which sits at the western/northern edge of the parcel adjacent to Pompeo Road.

Furthermore, the portion of the parcel we are developing is an area that is steep with rock outcrops and was fully forested until the landowner did a recent timber harvest. Lastly, the Project development area has not been farmed at least going back as far

as 1934.

Here is a summary of the attached information. Can you please review and provide a letter of determination of no impact to prime farmland for our use in CT Siting Council application, or feel free to reach out if you have questions or need further information. Thanks so much for your assistance!

- Overlays of the current proposed project and clearing/development limits on top of NRCS Farmland Classification mapping, both zoomed in and of the entire host parcel
- NRCS Farmland Classification mapping of the host parcel
- Site photos of the development area from April 2024 (timber harvest area)
- Historic maps with an approximate study area (larger study limits than the proposed project we are putting forth to CT Siting Council) showing that the area has likely not been farmed for 90+ years

Steve Kochis, PE

Project Manager
CT - Land Development
Licensed in CT

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www.vhb.com

From: Underwood, Eileen <Eileen.Underwood@ct.gov>
Sent: Monday, July 22, 2024 3:45 PM
To: Steve Kochis <skochis@VHB.com>
Cc: Darius Baskys <dbaskys@vhb.com>
Subject: [External] RE: Solar Project in Forested non-prime land

Good afternoon Steve,

The USDA-NRCS [Web Soil Survey](#) is what we use to make determinations on soil status. If the property has any prime farmland soils located on the parcel (including outside the project area), then further action is necessary to get a No Material Affect letter from DOAG. If there are no soils classified as prime farmland then no further action with DOAG is necessary before applying to the CT Siting Council.

DEEP has a concierge service for consulting on upcoming solar projects, you may want to reach out to them next!

Kind Regards,
Eileen



Eileen Underwood
Environmental Analyst II
Connecticut Department of Agriculture
Phone: 860-819-0580
eileen.underwood@ct.gov

From: Steve Kochis <skochis@VHB.com>

Sent: Monday, July 22, 2024 3:40 PM
To: Underwood, Eileen <Eileen.Underwood@ct.gov>
Cc: Darius Baskys <dbaskys@vhb.com>
Subject: Solar Project in Forested non-prime land

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Hi Eileen,

I left you a voicemail on this as well just now. We have a client that has asked us to take care of the correspondence between the project team and the Department of Agriculture. We are designing a solar project that is going in timber-harvested forest land that is not mapped as prime farmland or statewide importance and that has never been farmed to our knowledge.

What items would the Department like to see for a site/project like this in order to review and be able to make a determination that prime farmland will not be affected?

Thanks so much, and reach out by phone if you'd like to discuss at all.



Steve Kochis, PE
Project Manager
CT - Land Development
Licensed in CT

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