



STATE OF CONNECTICUT  
*CONNECTICUT SITING COUNCIL*

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: [siting.council@ct.gov](mailto:siting.council@ct.gov)

Web Site: [portal.ct.gov/csc](http://portal.ct.gov/csc)

**VIA ELECTRONIC MAIL**

January 9, 2026

Steven J. Broyer  
Ecos Energy  
80 South 8th Street, Suite 900  
Minneapolis, MN 55402  
[Steve.broyer@ecosrenewable.com](mailto:Steve.broyer@ecosrenewable.com)

RE: **PETITION NO. 1655** – Borrelli Solar LLC Declaratory Ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the construction, maintenance and operation of a 1.99-megawatt AC solar photovoltaic electric generating facility and associated equipment to be located at 179 and 197 Borrelli Road, East Haven, Connecticut, and associated electrical interconnection. **Development and Management Plan.**

Dear Steven Broyer:

At a public meeting of the Connecticut Siting Council (Council) held on January 8, 2026, the Council considered and approved the Development and Management (D&M) Plan submitted for this facility on October 16, 2025 with the following conditions:

1. High voltage signage shall be installed at all fence gate locations, and a contact sign for the facility owner shall be installed adjacent to the main access gate;
2. Submit contractor contact information for the Spill Prevention and Response Plan prior to commencement of construction;
3. Submit plans for vegetative maintenance of the landscape plantings and transplanted whorled loosestrife for the life of the facility prior to commencement of construction;
4. Submission of final fence privacy screening design prior to commencement of construction;
5. Submit passing TCLP test results for the selected solar panels, with a Motion for Protective Order if necessary, prior to commencement of construction; and
6. Submit a fully-executed Hold Harmless Agreement prior to commencement of sheep grazing at the site.

This approval applies only to the D&M Plan submitted on October 16, 2025, and other supplemental information received on December 12, 2025. Requests for any changes to the D&M Plan shall be approved by Council staff in accordance with Regulations of Connecticut State Agencies (RCSA) §16-50j-62(b).

Furthermore, the facility owner or operator is responsible for reporting requirements pursuant to RCSA §16-50j-62, including:

1. Contact information for the personnel of the contractor assigned to the project;
2. Notification of commencement of construction;
3. Quarterly construction progress reports;

4. Notification of completion of construction and commencement of operation **along with a representative photograph of the facility**; and
5. Final report.

Please be advised that deviations from the approved D&M Plan and non-compliance with the D&M Plan reporting requirements are enforceable under Connecticut General Statutes §16-50u.

Enclosed is a copy of the staff report for this D&M Plan, dated January 8, 2026.

Thank you for your attention and cooperation.

Sincerely,



Melanie A. Bachman  
Executive Director

MAB/MP/dll

Enclosure: Staff Report, dated January 8, 2026

c: Service List, dated January 8, 2025



STATE OF CONNECTICUT  
*CONNECTICUT SITING COUNCIL*

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: [siting.council@ct.gov](mailto:siting.council@ct.gov)

Web Site: [portal.ct.gov/csc](http://portal.ct.gov/csc)

**Petition No. 1655**  
**Borrelli Solar, LLC**  
**179 and 197 Borrelli Road, East Haven, Connecticut**

**Development & Management Plan**  
**Staff Report**  
**January 8, 2026**

**Notice**

On July 25, 2025, the Connecticut Siting Council (Council) issued a Declaratory Ruling to Borrelli Solar LLC (BSL) for the construction, maintenance, and operation of a 1.99-megawatt (MW) AC solar photovoltaic electric generating facility on approximately 8.1 acres of two abutting parcels totaling 12.95 acres and located at 179 and 197 Borrelli Road, East Haven, and associated electrical interconnection.

In its Declaratory Ruling, the Council required BSL to submit a Development and Management (D&M) Plan in compliance with Regulations of Connecticut State Agencies (RCSA) §16-50j-60 through §16-50j-62. A D&M Plan is a condition of a Council final decision that must be met prior to commencement of construction and constitutes the “nuts and bolts” of a facility approved by the Council.

On October 16, 2025, BSL submitted the D&M Plan for the facility approved by the Council. Pursuant to RCSA §16-50j-61(d), copies of the D&M Plan were also submitted to the service list.<sup>1</sup>

On November 19, 2025, the Council issued interrogatories to BSL. On December 3, 2025, BSL requested an extension of time to submit responses to interrogatories to December 17, 2025. On December 4, 2025, the Council granted such extension of time to respond to interrogatories and requested consent to extend the 60-day D&M Plan decision deadline until January 9, 2026. On December 4, 2025, BSL consented to such extension of the decision deadline. BSL submitted responses to the interrogatories on December 12, 2025.

**D&M Plan**

Condition No. 1 of the Council’s Declaratory Ruling requires a copy of the Department of Energy and Environmental Protection (DEEP)-issued Stormwater Permit to be submitted prior to the commencement of construction. On December 12, 2025, BSL submitted a copy of the DEEP Stormwater Permit dated December 9, 2025.

Condition No. 2 of the Council’s Declaratory Ruling requires the following information to be included in the D&M Plan:

- a. Final site plan including, but not limited to facility layout, access road, electrical interconnection design, fence design, equipment pads shifted at least 100 feet to the north/northeast towards the center of the facility site, and final seed mix;**

The final site plan consists of a single array area layout with a total of 4,956 non-reflective 530-Watt solar photovoltaic panels installed on a fixed racking system and oriented in an east-west direction. The tops of the panels will be approximately 10 feet above grade at the highest point and

---

<sup>1</sup> BSL is the only party on the service list.

3 feet above grade at the lowest point. The panel rows will be separated by approximately 8-foot-wide vegetated aisles. The fenced solar array will occupy an approximately 6.1-acre area.

Access to the facility site will utilize a new approximately 12-foot wide and 1,320-foot long gravel access drive extending north from Borrelli Road to a turnaround north of the solar array.

The electrical interconnection route will extend underground in a southerly direction from the equipment pads and then transition to overhead via an on-site utility riser pole. The interconnection will continue overhead to the south to an on-site utility recloser pole and then cross Borrelli Road to a utility junction pole for the point of interconnection on an existing overhead distribution line.

The facility will be enclosed by an 8-foot tall fixed-knot game style perimeter fence, installed flush with the ground to support agricultural activities at the site. No wildlife gap will be included at the bottom of the fence to reduce the risk of predation of sheep.

Three equipment pads will be installed 100 feet northeast of the original location, in the south-central portion of the site. These include a transformer and AC recombiner pad, a customer-side recloser pad, and a customer/utility meter cabinet pad. String inverters will be installed more central within the facility. The inverters will be approximately 210 feet northeast of the nearest property line.

The solar array area will generally be seeded with a mix of Kentucky bluegrass, creeping red fescue and perennial ryegrass. For areas with 2:1 slopes or greater, the seed mix would include, but not be limited to, creeping red fescue, bird's foot trefoil, tall fescue, and smooth bromegrass. The seed mixes will support sheep grazing and be pollinator-friendly.

Construction hours will be from 7:00 a.m. to 6:00 p.m., Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Project construction is expected to take 4 to 6 months.

- b. Redesigned access road that maintains a setback of at least 20 feet from the 207 Borrelli Road property line and is at least 12 feet wide with a turnaround to accommodate fire trucks and associated loads;**

BSL will maintain a setback of greater than 20 feet from the 207 Borrelli Road property line to the west. The access drive will be 12 feet wide with a hammerhead turnaround to accommodate fire trucks and associated loads.

- c. Installation of privacy screening on the fence along Borrelli Road and proximate to the 207 Borrelli Road property;**

BSL will install privacy screening on the western fence proximate to the 207 Borrelli Road property and on the portion of the fence with frontage along Borrelli Road.

- d. Relocation of the electrical interconnection to the east of the access drive, i.e. away from the 207 Borrelli Road property;**

The electrical interconnection route was shifted to the east of access drive, farther away from the 207 Borrelli Road property.

- e. Final Landscaping Plan that includes vegetative screening along Borrelli Road and proximate to the 207 Borrelli Road property with a vegetative maintenance plan to be implemented for the life of the facility;**

The Final Landscaping Plan consists of a total of approximately 97 arborvitae spaced approximately 10 feet center to center. Approximately 57 of the arborvitae will be installed from along the western limits of the site (proximate to the 207 Borelli Road property) to the access drive, including a portion of the frontage along Borrelli Road. The remaining 40 arborvitae will be planted along the Borrelli Road frontage and east of the access drive.

- f. Maintenance of an undisturbed 50-foot wetland buffer on the eastern side of the facility site;**

The facility will maintain a 50-foot undisturbed buffer from the fence line to the wetland to the east.

- g. Survey for the *Lysimachia quadrifolia* (whorled loosestrife) performed by a certified botanist to identify the aerial extent of coverage of its specific location(s) at the site that would be impacted and includes plans for relocation of the whorled loosestrife to be maintained for the life of the Project if it falls within the disturbance area and post construction monitoring reports for the transplanted whorled loosestrife for a period of two years;**

On June 29 and 30, 2025, a certified botanist conducted a survey for the whorled loosestrife at the site. The Survey Report, dated October 1, 2025, indicates that approximately 250 whorled loosestrife plants were identified in an approximately 315 square foot area in the north-central portion of the site. The transplant area is located in the southeastern portion of the site where no construction is expected to occur. The transplant is expected to be conducted in May or June 2026.

The transplanted whorled loosestrife will be monitored in late May to mid-June for a period of two years following the relocation. This transplanted species will be maintained for the life of the facility.

- h. Final Spill Prevention and Response Plan with contractor information and appropriate reporting forms;**

The Spill Prevention and Response Plan includes contact information for DEEP as well as the National Response Center (for federally reportable incidents).

The plan includes spill response, cleanup, and reporting forms and procedures.

No fuel storage is expected to occur at the site. Notwithstanding, any petroleum-based products will be stored in containers with secondary containment such as spill pallets or berms.

If vehicle refueling must occur, it would be performed away from sensitive (e.g. wetland) areas and would include the use of drip pans and/or absorbent materials.

- i. Final Determination of No Hazard from the Federal Aviation Administration for the facility;**

Notice to the Federal Aviation Administration is not required for the facility.

**j. Final structural design for the racking system stamped by a Professional Engineer duly licensed in the State of Connecticut;**

BSL included the final structural design drawings for the racking system stamped by a Professional Engineer duly licensed in the state of Connecticut.

**k. Agricultural activity plan for the site, if an agricultural activity is implemented, with a document that shall indemnify and hold harmless the Council, its agents, representatives and employees from any and all losses, claims, actions, costs and expenses, judgments, subrogations, or other damages resulting from any injury to a person or to property arising out of the presence of third-parties within the fenced solar facility site; and**

BSL will conduct sheep grazing as an agricultural activity at the site. Four temporary paddocks will be established within the solar array area. The paddocks will be isolated by temporary electric fencing. BSL estimates approximately 2 to 3 sheep per acre. The sheep would be located within a given paddock for approximately 7 days before being rotated to another paddock by the sheep farmer/manager.

Sheep will be visited at least weekly on every rotation day by the sheep farmer/manager. Water will be trucked to the site to fill a minimum of two approximately 275-gallon storage tanks. The water tanks will maintain the water level available for the sheep via float switches, and the two independent tanks provide redundancy.

Signage will be displayed on the gate with emergency contact information for the sheep farmer/manager. In the event of an emergency, animals would remain inside the site until the sheep farmer/manager can safely remove them.

BSL will submit a Hold Harmless Agreement prior to commencement of sheep grazing.

**l. Passing Toxicity Characteristic Leaching Procedure (TCLP) test result for the selected solar panels.**

The facility will utilize First Solar Series 7 Thin Film solar modules. A TCLP report is available but is subject to a Non-disclosure Agreement.

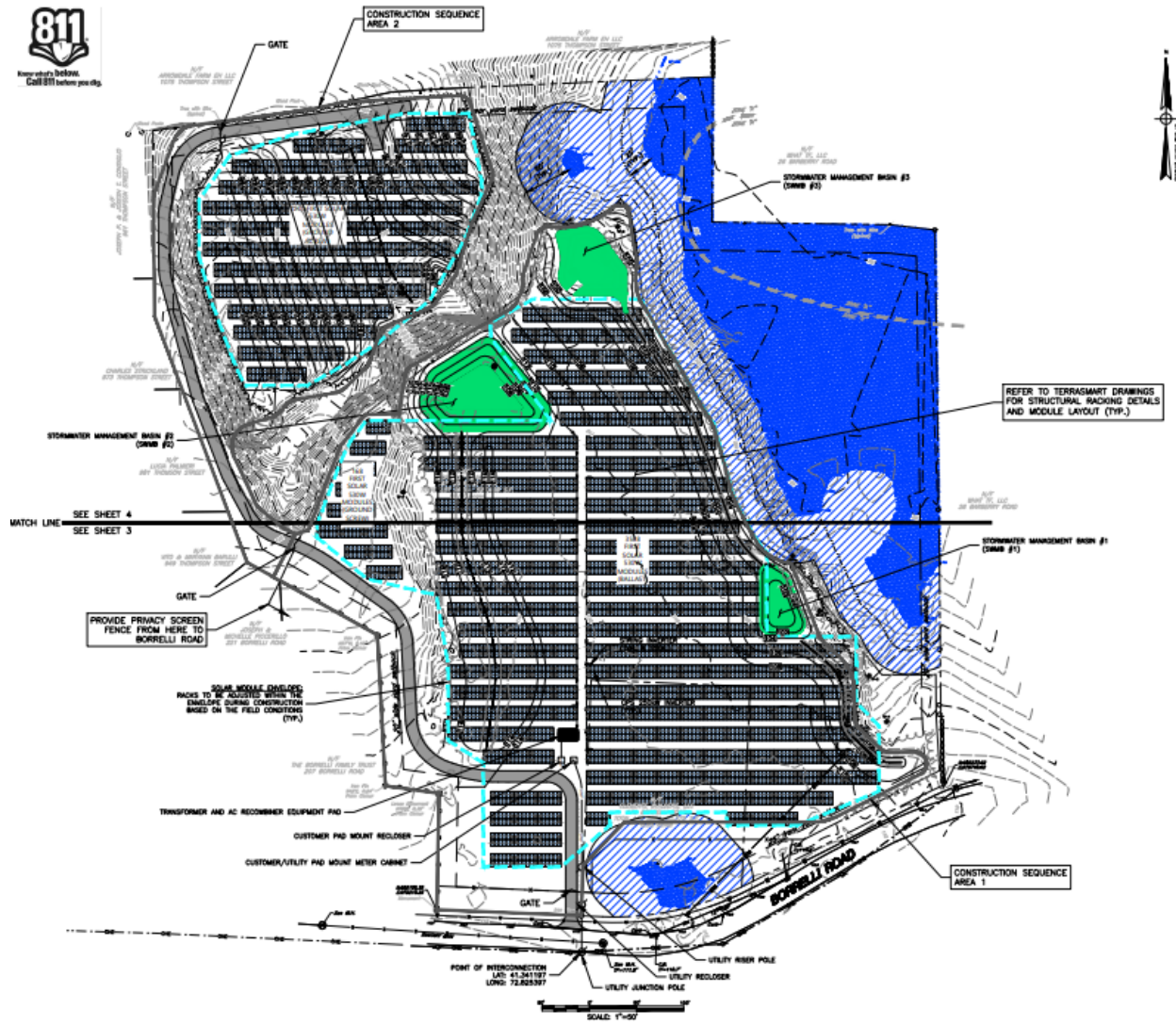
### **Conclusion**

The D&M Plan is consistent with the Council's Declaratory Ruling for Petition 1655.

If approved, staff recommends the following conditions:

1. High voltage signage shall be installed at all fence gate locations, and a contact sign for the facility owner shall be installed adjacent to the main access gate.
2. Submit contractor contact information for the Spill Prevention and Response Plan prior to commencement of construction;
3. Submit plans for vegetative maintenance of the landscape plantings and transplanted whorled loosestrife for the life of the facility prior to commencement of construction;
4. Submission of final fence privacy screening design prior to commencement of construction;
5. Submit passing TCLP test results for the selected solar panels, with a Motion for Protective Order if necessary, prior to commencement of construction; and
6. Submit a fully-executed Hold Harmless Agreement prior to commencement of sheep grazing at the site.

Figure 1 - Site Layout



**Figure 2 – Whorled Loosestrife Existing Location and Proposed Transplant Location**

