

**From:** Milne, Beatriz <Beatriz.Milne@ct.gov> on behalf of DEEP OPPD <DEEP.OPPD@ct.gov>  
**Sent:** Friday, February 14, 2025 3:37 PM  
**To:** Steve Kochis; Gabe Rusk; Jean-Paul Lamarche; Emilie Cohen; Michael Monaco; Paul Vitaliano; Tom D'Aguiar; Darius Baskys; Anna Loss  
**Cc:** DEEP OPPD; Fontanella, Camille; Wright, Darren; Bilyard, Jessica; Tully, Emily; Milne, Beatriz; Allen, Karen; Stone, Chris; Dinh, Brian; Hammerling, Eric; Brunza, Linda; DiDomenico, Jordan; Garrison, Laschone P; Jacobson, Susan; Underwood, Eileen; Martin, Christopher; Laskin, Anna  
**Subject:** [External] RE: Woodbury, Morris and Woodbridge sites for Solar - 2/7/25

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**It was a pleasure to meet with you on February 7<sup>th</sup>, 2025, regarding your current proposed activity. Thank you to all who attended.**

In summary, Greenskies Development Company LLC, is proposing to lease portions of 3 parcels located at different sites to develop, operate, and maintain a ground-mount solar farm. The address and details of each site are stated below along with the DEEP permitting requirements as discussed at this meeting. Construction possibly spring-winter 2026, operation 20+ years.

Based upon the information presented at the meeting, a summary of the possible permitting requirements is as follows:

**Site: 54 South Street, Morris, CT**

- The project includes a small amount of tree clearing, and construction of a solar farm with associated infrastructure and erosion controls.
- Development portions of site are active farm fields. No mass earthwork proposed. Changes would include minor tree removal, vegetation of farm fields, installation of solar infrastructure, and permanent stormwater basins.
- Land disturbance: +/- 28 acres
- Extent of wetlands to be altered: 0.2 acres (8,700 SF)
- Wetland buffer: approximately 50 feet for general construction, and 100 feet for solar panels
- +/- 5 MW-AC
- Meeting Notes:
  - Interconnection to utility is overhead at South Street
  - No visual impact or noise issues; equipment is placed 260 ft away from and within property lines.
  - Department of Agriculture has been contacted.
  - NDDb Final Determination has been received by applicant; timing of tree clearing is essential for mitigation to birds and bats in this area.

- United States Army Corps of Engineers (USACE) – need to be contacted for this site. Assuming since the wetlands disturbed do not have any surface connection to a tributary then there is no USACE jurisdiction over these wetlands. If it turns out to be jurisdictional, then a [PCN application](#) would need to be submitted to DEEP and USACE.
- State Historical and Preservation Office (SHPO) has been contacted; Phase 1A and 1B complete.
- No Federal Aviation Authority (FAA) concerns.

**Site: 994 & 1010 Racebrook Road, Woodbridge, CT**

- The project includes a small amount of tree clearing, and construction of a solar farm with associated infrastructure and erosion controls.
- Development portions of site are an active golf course. No mass earthwork proposed. Changes would include installation of solar infrastructure, and permanent stormwater basins.
- Land disturbance: +/- 20 acres
- Extent of wetlands to be altered: 0.01 acres (400 SF)
- Wetland buffer: approximately 50 feet for general construction, and 100 feet for solar panels
- +/- 2.75 MW-AC
- Meeting Notes:
  - Interconnection to utility is overhead at Racebrook Road.
  - No visual impact or noise issues; equipment is placed 260 ft away from and within property lines.
  - No NDDDB final determination required; no vernal pools
  - United States Army Corps of Engineers (USACE) – has been contacted for this site. Since the wetlands disturbed do not have any surface connection to a tributary then there is no USACE jurisdiction over these wetlands. In this case there are no Land and Water Resources Division (LWRD) permitting requirements.
  - State Historical and Preservation Office (SHPO) has been contacted; Phase I and II complete.

**Site: Artillery Road, Woodbury**

- The project includes nearly zero acres of tree clearing.
- Development portions of site are active farm fields. No mass earthwork proposed. Changes would include vegetation of farm fields, installation of solar infrastructure, and permanent stormwater basins.
- Land disturbance: +/- 19 acres
- Extent of wetlands to be altered: 0.03 acres (1,500 SF)

- Wetland buffer: approximately 50 feet for general construction, and 100 feet for solar panels
- +/- 2.75 MW-AC
- Meeting Notes
  - Interconnection to utility is being discussed at Quag Pond - overhead or below grade- whichever has less impact.
  - No visual impact or noise issues; equipment is placed 260 ft away from and within property lines.
  - Department of Agriculture has been contacted.
  - NDDDB Final Determination has been received by applicant; Eastern Box turtle.
  - United States Army Corps of Engineers (USACE) – has been contacted for this site. Since the wetlands disturbed do not have any surface connection to a tributary then there is no USACE jurisdiction over these wetlands. In this case there are no Land and Water Resources Division (LWRD) permitting requirements.
  - Continue agricultural use of land – currently sweet corn is grown; considering cultivating pumpkins or similar.

**Stormwater Program: your contacts are Chris Stone and Brian Dinh.**

- For disturbance of land over 1 acre and energy generation of 1MW or greater, regardless of phasing, the applicant would need to register under DEEP's [stormwater construction general permit](#) as a locally exempt project at least 60 days before beginning construction. The applicant will need to [submit their registration](#) through ezFile. Please refer to the [Stormwater Quality Manual](#), [Connecticut Guidelines for Soil Erosion and Sediment Control](#), and stormwater guidance for solar projects in [Appendix I of the Construction Stormwater General Permit](#) to address specific details.
- One of the key requirements to keep in mind is the retention of the Water Quality Volume, please see the Stormwater Quality Manual for additional information.
- DEEP recommends that earthwork be performed within the growing season so that vegetation is established before installation of the solar panels begins.
- Please note that all perimeter controls will need to be installed and stabilized before work begins on the panel field. It is recommended that the machinery used to set post and rack the panels be low-impact to avoid impacts to the existing vegetation.
- This type of permit requires Financial Assurance for solar projects. Because Financial Assurance instruments can sometimes take time to set up, DEEP recommends as best practice that, prior to submitting your application, the applicant chooses a financial institution, the instrument they will use, and prepares a cost estimate up front. This can expedite permit issuance. When applying for the stormwater construction general permit registration, please include the letter of credit totaling the full required amount, which then will be released upon reaching the appropriate milestones in Appendix I; the project name and project site address should be clearly indicated on the letter of credit.

- In accordance with Appendix I of the Stormwater GP, the permittee shall secure and maintain a Letter of Credit in an amount determined by the acreage of disturbance. This letter of credit may be reduced in three phases upon completion of 1.) perimeter and initial controls, 2.) installation of post-construction controls, and 3.) acceptance of the Notice of Termination by the department. An option to submit three Letters of Credit corresponding to these three benchmarks, and therefore expedite the release process, is also available.
- If fixed panels are considered, be sure to address drip line concerns.

**Office of Environmental Review and Strategic Initiatives (ERSI): your contacts are Linda Brunza, Jordan DiDomenico and Eric Hammerling.**

- **ERSI recommends the following on all three projects:**
- Specifications for perimeter fencing should maintain a 6-inch gap at the bottom for small wildlife crossings.
- Since the proposed project size is above 2 MW, letters of “No Material Effect” from the Department of Agriculture & DEEP’s Forestry Division, where applicable, are needed in order to submit to the Connecticut Siting Council as a Petition for Declaratory Ruling. If those letters are not obtained, then the applicant would have to submit to Connecticut Siting Council as an application for a Certificate of Environmental Compatibility and Public Need.
- As applicable, please coordinate with Eileen Underwood from the Department of Agriculture and Chris Martin from the DEEP’s Forestry Division regarding letters of “No Material Effect” from their respective programs; both have been copied on this email summary.
- For active farm land, please consider continued use of agricultural land.
- Visual and noise screening should be provided when necessary to avoid public concerns on the projects. Each project addresses visual and noise issues above.
- Connections to the utilities are addressed for each project above.
- **Site visits:** Once there is a filing with the CT Siting Council you may be hearing from ERSI to schedule a site visit.

**Land and Water Resources Division (LWRD): your contact is Sue Jacobson.**

- LWRD comments for each site are included under meeting notes for each site.

**Dam Safety Program: your contact is Anna Laskin.**

- For reference, Dams and Berms created above the existing ground level need to be registered with the Office of Dam Safety regardless of the hazard class or storage capacity. The hazard classification will be determined by what is located downstream of the proposed structure and what would be damaged (inundated/ flooded) in case that

structure fails. If the proposed basins are below grade then a Dam Registration will not be required.

- To request a Dam Registration Form please contact the Dam Safety Regulatory Office at [DEEP.DamSafety@ct.gov](mailto:DEEP.DamSafety@ct.gov) and refer to the [Dam Safety Regulatory Program page](#) for further guidance.
- **The Dam Safety Program were inadvertently not invited to this meeting. Please consult with this program if you have further questions.**

Please contact us if you have further questions. I have copied everyone who was in attendance at the meeting and others for awareness.

**Meanwhile, if you could help us improve our pre-application process by completing [this quick survey](#), we would appreciate it!**

Thank you!

**Beatriz Milne, P.E.**

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*Conserving, improving, and protecting our natural resources and environment;  
Ensuring a clean, affordable, reliable, and sustainable energy supply.*

     | [portal.ct.gov/DEEP](http://portal.ct.gov/DEEP)

-----Original Appointment-----

**From:** Milne, Beatriz **On Behalf Of** DEEP OPPD

**Sent:** Thursday, January 30, 2025 2:46 PM

**To:** DEEP OPPD; 'Steve Kochis'; Gabe Rusk; Jean-Paul Lamarche; Emilie Cohen; Michael Monaco; Paul Vitaliano; Tom D'Aguiar; Darius Baskys; Milne, Beatriz; Allen, Karen; Stone, Chris; Dinh, Brian; Hammerling, Eric; Brunza, Linda; DiDomenico, Jordan; Garrison, Laschone P; Jacobson, Susan

**Cc:** Fontanella, Camille; Wright, Darren; Bilyard, Jessica; Tully, Emily; Anna Loss

**Subject:** Woodbury, Morris and Woodbridge sites for Solar

**When:** Friday, February 7, 2025 9:30 AM-11:00 AM (UTC-05:00) Eastern Time (US & Canada).

**Where:** Microsoft Teams Meeting

**Look forward to meeting on Friday, February 7<sup>th</sup> at 930 am. We will try to review 3 sites for proposed solar projects. See attached.**

# Microsoft Teams [Need help?](#)

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Meeting ID: 255 044 511 391

Passcode: Yb79GQ9S

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For organizers: [Meeting options](#)

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**From:** Steve Kochis <[skochis@VHB.com](mailto:skochis@VHB.com)>

**Sent:** Tuesday, January 28, 2025 5:03 PM

**To:** DEEP OPPD <[DEEP.OPPD@ct.gov](mailto:DEEP.OPPD@ct.gov)>

**Cc:** Gabe Rusk <[gabe.rusk@greenskies.com](mailto:gabe.rusk@greenskies.com)>; Jean-Paul Lamarche <[jean-paul.lamarche@greenskies.com](mailto:jean-paul.lamarche@greenskies.com)>; Emilie Cohen <[emilie.cohen@greenskies.com](mailto:emilie.cohen@greenskies.com)>; Michael Monaco <[michael.monaco@greenskies.com](mailto:michael.monaco@greenskies.com)>; Paul Vitaliano <[PVitaliano@VHB.com](mailto:PVitaliano@VHB.com)>; Tom D'Aguiar <[tdaguiar@vhb.com](mailto:tdaguiar@vhb.com)>; Darius Baskys <[dbaskys@vhb.com](mailto:dbaskys@vhb.com)>

**Subject:** 3x CTDEEP Concierge requests

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hello,

Please see attached for 3 projects that the Greenskies+VHB team is working on designing at the moment. It is our interest in taking 1.5 to 2 hours of time total to discuss all 3 projects concurrently at the same call. As always, we'll screen share the site plans and any pertinent information during the call.



**Steve Kochis, PE**  
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