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
Web Site: portal.ct.gov/csc

VIA ELECTRONIC MAIL & CERTIFIED MAIL
RETURN RECEIPT REQUESTED

January 23, 2026

Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
One State Street
Hartford, CT 06103
kbaldwin@rc.com

RE: **PETITION NO. 1685 –** Willington Solar One, LLC petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the construction, maintenance and operation of a 1.975-megawatt AC solar photovoltaic electric generating facility and associated equipment located at Parcel No. 046-004-00, Lohse Road, Willington, Connecticut, and associated electrical interconnection. **Final Decision.**

Dear Attorney Baldwin:

At a regular meeting held on January 22, 2026, the Connecticut Siting Council (Council) determined that pursuant to Connecticut General Statutes (CGS) § 16-50k,the above-referenced facility would not have a substantial adverse environmental effect, and issued a Declaratory Ruling, with the following conditions:

1. Approval of any changes be delegated to Council staff;

2. Submit a copy of the DEEP Stormwater Permit prior to the commencement of construction;

3. Submit the final structural design for the racking system stamped by a Professional Engineer duly licensed in the State of Connecticut prior to commencement of construction;

4. High voltage signage shall be installed at all fence gate locations, and a contact sign for the facility owner/operator shall be installed at the main access gate;

5. Submit a final site plan prior to commencement of construction;

6. Submit the Final Post-Construction Operations and Maintenance Plan that includes but is not limited to an inspection/maintenance schedule of facility components, periodic perimeter fence inspection for damage, trapped wildlife, and litter and an annual vegetation maintenance plan to be implemented for the life of the facility;

7. Submit a copy of the final Emergency Response Plan, which shall include, but not be limited to, contact information for local police, fire and emergency medical technicians, and notification procedures for on-site emergencies such as fire, accidents, or electrical issues to the Council and local emergency responders prior to commencement of operation and provide emergency response training that includes an itemized list of necessary fire suppression equipment and adequate water supplies for any fire issues at the facility site;

8. Submit the final Spill Prevention, Control and Countermeasures Plan for the Project prior to commencement of construction;

9. Submit a post-construction operational noise study that documents compliance with state standards, and if necessary, the identification of any noise mitigation measures that are employed to adhere to the standards;

10. The Council shall be notified in writing at least two weeks prior to the commencement of site construction activities;

11. Unless otherwise approved by the Council, if the facility authorized herein is not fully constructed within three years from the date of the mailing of the Council's decision, this decision shall be void, and the facility owner/operator shall dismantle the facility and remove all associated equipment or reapply for any continued or new use to the Council before any such use is made. The time between the filing and resolution of any appeals of the Council's decision shall not be counted in calculating this deadline. Authority to monitor and modify this schedule, as necessary, is delegated to the Executive Director. The facility owner/operator shall provide written notice to the Executive Director of any schedule changes as soon as is practicable;

12. Any request for extension of the time period to fully construct the facility shall be filed with the Council not later than 60 days prior to the expiration date of this decision and shall be served on all parties and intervenors, if applicable, and the Town of Willington;

13. Within 45 days after completion of construction, the Council shall be notified in writing that construction has been completed **along with a representative photograph of the facility**;

14. The facility owner/operator shall remit timely payments associated with annual assessments and invoices submitted by the Council for expenses attributable to the facility under Conn. Gen. Stat. §16-50v;

15. The facility owner/operator shall file an annual report on a forecast of loads and resources pursuant to Conn. Gen. Stat. §16-50r;

16. This Declaratory Ruling may be transferred or partially transferred, provided both the facility owner/operator/transferor and the transferee are current with payments to the Council for their respective annual assessments and invoices under CGS §16-50v. The Council and the Town of Willington shall be notified of such sale and/or transfer and of any change in contact information for the individual or representative responsible for management and operations of the facility within 30 days of the sale and/or transfer. Both the facility owner/operator/transferor and the transferee shall provide the Council with a written agreement as to the entity responsible for any quarterly assessment charges under CGS §16-50v(b)(2) that may be associated with this facility, including contact information for the individual acting on behalf of the transferee; and

17. This Declaratory Ruling may be surrendered by the facility owner/operator upon written notification to the Council.

This decision is under the exclusive jurisdiction of the Council and is not applicable to any other modification or construction. All work is to be implemented as specified in the petition dated August 1, 2025 and additional correspondence dated August 8, December 22, and December 23, 2025.

Enclosed for your information is a copy of the staff report on this facility.

Sincerely,

Melanie A. Bachman
Executive Director

MAB/ANM/dll

Enclosure: Staff Report dated January 22, 2026

c: The Honorable Michael Makuch, First Selectperson, Town of Willington (mmakuch@willingtonct.gov)
Trevor Gantick, Fire Marshal, Town of Willington (Tgantick@willingtonct.gov)
Service List, dated August 8, 2025
CGS §16-50j(i) State Agency Comment List

STATE OF CONNECTICUT)

: ss. Southington, Connecticut January 23, 2026

COUNTY OF HARTFORD)

I hereby certify that the foregoing is a true and correct copy of the Decision and Staff Report in Petition No. 1685 issued by the Connecticut Siting Council, State of Connecticut.

ATTEST:

Melanie A. Bachman
Executive Director
Connecticut Siting Council

STATE OF CONNECTICUT)

: ss. New Britain, Connecticut January 23, 2026

COUNTY OF HARTFORD)

I certify that a copy of the Connecticut Siting Council Decision and Staff Report in Petition No. 1685 has been forwarded by Certified First Class Return Receipt Requested mail, on January 23, 2026, to each party and intervenor, or its authorized representative, as listed on the attached service list, dated August 8, 2025.

ATTEST:

Dakota LaFountain
Office Assistant
Connecticut Siting Council

LIST OF PARTIES AND INTERVENORS
SERVICE LIST

Status Granted	Document Service	Status Holder (name, address & phone number)	Representative (name, address & phone number)
Petitioner	☒ E-mail	Willington Solar One, LLC	Kenneth C. Baldwin, Esq. Robinson & Cole LLP One State Street Hartford, CT 06103 kbaldwin@rc.com (860) 275-8345 William Herchel Willington Solar One, LLC 124 LaSalle Road, 2nd Floor West Hartford, CT 06107 wherchel@verogy.com (860) 288-7215 x704 Bryan Fitzgerald Willington Solar One, LLC 124 LaSalle Road, 2nd Floor West Hartford, CT 06107 bfitzgerald@verogy.com (203) 257-3375 Bradley Parsons Willington Solar One, LLC 124 LaSalle Road, 2nd Floor West Hartford, CT 06107 bparsons@verogy.com (203) 814-6866 Ian Gottheim, PE Verogy 124 LaSalle Road, 2ndFloor West Hartford, CT 06107 igottheim@verogy.com (201) 906-2950

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Petition No. 1685
Willington Solar One, LLC
1.95-MW AC Solar Photovoltaic Electric Generating Facility
Lohse Road, Willington

Staff Report
January 22, 2026

Notice

On August 1, 2025, the Connecticut Siting Council (Council) received a petition from Willington Solar One, LLC (WSO) for a declaratory ruling pursuant to Connecticut General Statutes (CGS) §4-176 and §16-50k for the construction, operation and maintenance of a 1.975 megawatt (MW) alternating current (AC) solar photovoltaic electric generating facility and associated equipment located at a parcel on Lohse Road, Willington, Connecticut, and associated electrical interconnection (Petition or Project).

Pursuant to CGS §16-50k, the Council shall, in the exercise of its jurisdiction over the siting of generating facilities, approve by declaratory ruling any distributed resources facility with a capacity of not more than 65 MW unless the Council finds a substantial adverse environmental effect.

Pursuant to Regulations of Connecticut State Agencies (RCSA) §16-50j-40 on or about July 24, 2025, WSO notified Town of Willington (Town) officials, state officials and agencies, and abutting property owners of the proposed Project. No comments were received.

On August 6, 2025, the Council sent correspondence to the Town stating that the Council has received the Petition and invited the Town to contact the Council with any questions or comments by September 3, 2025. No comments were received.

Pursuant to CGS §4-176(e) of the Uniform Administrative Procedure Act, an administrative agency is required to take an action on a petition for a declaratory ruling within 60 days of receipt. During a regular meeting held on September 18, 2025, pursuant to CGS §4-176(e), the Council voted to set the date by which to render a decision on the Petition as no later than January 31, 2026, which is the 180-day statutory deadline for a final decision under CGS §4-176(i).

The Council issued interrogatories to WSO on December 11, 2025. WSO submitted responses to the Council's interrogatories on December 22, 2025 and a corrected response to Council Interrogatory No. 24 on December 23, 2025.

Community Outreach

The Town is a distressed municipality and qualifies as an environmental justice community. CGS § 22a-20a and DEEP's Environmental Justice Guidelines require applicants seeking a permit from DEEP or the Council for a new or expanded facility defined as an "affecting facility" that is proposed to be located in an environmental justice community to file an Environmental Justice Public Participation Plan (EJPPP). The proposed solar facility is not an "affecting facility" under CGS § 22a-20a. Thus, Environmental Justice does not apply to the facility, and an EJPPP is not required.

On June 18, 2025, WSO provided information regarding the proposed facility to abutting property owners and established a website to keep the public informed about the Project.

On or about July 24, 2025, WSO notified each member of the state legislature whose district encompasses the proposed facility site by certified mail.

No comments were received since the Petition was submitted to the Council.

State Agency Comments

On August 6, 2025, pursuant to RCSA §16-50j-40, the Council sent correspondence requesting comments on the proposed Project from the following state agencies by September 3, 2025: Department of Energy and Environmental Protection (DEEP); Department of Agriculture (DOAg); Department of Public Health (DPH); Council on Environmental Quality (CEQ); Public Utilities Regulatory Authority (PURA); Office of Policy and Management (OPM); Department of Economic and Community Development (DECD); Department of Emergency Services and Public Protection (DESPP); Department of Labor (DOL); Department of Administrative Services (DAS); Department of Transportation (DOT); the Connecticut Airport Authority (CAA); the State Historic Preservation Office (SHPO); and the Office of Consumer Counsel (OCC).

On August 27, 2025, CEQ submitted comments related to wildlife and visibility.[1] These concerns, among other environmental concerns, are addressed in the Environmental Effects and Mitigation Measures section of this document, pursuant to CGS §16-50p.

On September 2, 2025, DEEP submitted comments related to wildlife, visibility, wetlands, noise, forestland habitat,[2] decommissioning and stormwater.[3] These concerns, among other environmental concerns, are addressed in the Environmental Effects and Mitigation Measures section of this document, pursuant to CGS §16-50p.

No other state agencies provided written comments on the Project.

While the Council is obligated to consult with and solicit comments from state agencies by statute, the Council is not required to abide by the comments from state agencies.[4]

Public Act 17-218

Public Act 17-218[5] requires, "for a solar photovoltaic facility with a capacity of two or more megawatts, to be located on prime farmland or forestland, excluding any such facility that was selected by DEEP in any solicitation issued prior to July 1, 2017, pursuant to section 16a-3f, 16a-3g or 16a-3j, the DOAg represents, in writing, to the Council that such project will not materially affect the status of such land as prime farmland **or** DEEP represents, in writing, to the Council that such project will not materially affect the status of such land as core forest."

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[1] https://portal.ct.gov/-/media/csc/3_petitions-medialibrary/petitions_medialibrary/mediapetitionnos1601-1700/pe1685/sac_official_municipal_comments/pe1685_ceq-commentsrecd_a.pdf?rev=1d8fcc2fee2042cda21a43c937636f29&hash=B2FDE83BF8E18EB0AC4D7AA13537D282

[2] DEEP notes its "Forestland Habitat Impact Map" is a screening tool to identify areas of potential habitat impacts for solar installations." The Forestland Habitat Map screening tool only applies to solar facilities with a generating capacity of 2 MW or greater.

[3] https://portal.ct.gov/-/media/csc/3_petitions-medialibrary/petitions_medialibrary/mediapetitionnos1601-1700/pe1685/sac_official_municipal_comments/pe1685_deep-commentsrecd_a.pdf?rev=d723a7f544a2493c83de3ef755a2f898&hash=316528304C0B43560E3C314AEDA9F952

[4] *Corcoran v. Conn. Siting Council*, 284 Conn. 455 (2007)

[5] Codified at Conn. Gen. Stat. §16-50k(a) and §16a-3k (2025)

The proposed solar facility has a generating capacity of 1.975 MW; therefore, it is exempt from the provisions of Public Act 17-218.

Public Benefit

The Project would be a distributed energy resource facility as defined in CGS § 16-1(a)(49). CGS § 16a-35k establishes the State's energy policy, including the goal to "develop and utilize renewable energy resources, such as solar and wind energy, to the maximum practicable extent." The state Comprehensive Energy Strategy (CES) examines future energy needs and identifies opportunities to reduce ratepayer costs, ensure reliable energy availability, and mitigate public health and environmental impacts. CES Strategy No. 3 is "Grow and sustain renewable and zero-carbon generation in the state and region." The state Integrated Resource Plan assesses the state's future electric needs and a plan to meet those future needs, including, but not limited to, pathways to achieve a 100 percent zero carbon electric supply by 2040. Furthermore, the Governor's Executive Orders and Council on Climate Change examine existing policies and identify new strategies to combat climate change. The proposed facility will contribute to fulfilling the State's Renewable Portfolio Standard and Global Warming Solutions Act as a zero emission Class I renewable energy source.

Public Act 05-1, An Act Concerning Energy Independence, established a rebuttable presumption that there is a public benefit for electric generating facilities selected by DEEP in a Request for Proposals.

The Project was selected in the Non-Residential Renewable Energy Solutions (NRES) Program, which is a competitive procurement process administered by the state's electric distribution companies to develop the state's Class I renewable energy objectives and to encourage participation by customers in underserved and environmental justice communities. New or incremental Class I renewable generation projects ranging in size from 100 to 5,000 kW (AC) are eligible to bid into the NRES Program for a Tariff Terms Agreement (TTA) with a 20-year term.

The TTA is for the entire 1.975 MW facility output and has an in-service date of July 22, 2027.

The electricity, capacity and renewable energy credits produced by the facility would be sold to Eversource Energy (Eversource) in accordance with the TTA.

There is no requirement to identify any alternative sites when submitting a bid into the NRES Program.

WSO would not participate in an ISO New England, Inc. (ISO-NE) Forward Capacity Auction because Eversource would own the capacity rights of the facility under the NRES Program.

At the conclusion of the 20-year NRES contract, WSO would continue to operate the facility and seek other revenue mechanisms at that time.

Proposed Site

Pursuant to CGS §16-50x, the Council has exclusive jurisdiction over the proposed solar electric generating facility "site." Under RCSA §16-50j-2a(29), "site" means a contiguous parcel of property with specified boundaries, including, but not limited to, the leased area, right-of-way, access and easements on which a facility and associated equipment is located, shall be located or is proposed to be located. The Council does not have jurisdiction or authority over any portion of the host parcel beyond the boundaries of the Project "site." This includes portions of the parcel retained by the landowner and portions of the parcel the

landowner may lease to third parties. Once a facility is decommissioned, the Council no longer has jurisdiction or authority over the Project "site."

Under a lease agreement, WSO proposes to construct the solar facility on an approximate 10-acre site within an 18.4-acre host parcel located off Lohse Road in Willington. The host parcel, zoned Residential (R-80), is a former tree farm and includes wooded areas.

The host parcel slopes from the southwest corner to the northeast with slopes ranging from 3% to 20%. The Project site would be located within a sloped area.

Access to the site would be via an existing 12-foot wide, 390-foot long gravel driveway extending from Lohse Road. The existing driveway would be extended to a total length of 430-feet and improved with gravel.

Land use surrounding the site consists of low-density single-family residences and undeveloped land. The site is located approximately 1,000 feet north of Interstate 84.

An existing barn and shed in the southeast corner of the host parcel would be removed for solar facility construction. In coordination with the host parcel owner, WSO is responsible for the removal of the structures.

WSO selected the site due to availability, suitable environmental and topographic attributes and proximity to critical infrastructure. Pursuant to CGS §16-50p(g), the Council has no authority to compel a parcel owner to sell or lease property, or portions thereof, for the purpose of siting a facility.[6]

The lease term is for 20 years with three, five-year options for extension. The lease agreement includes provisions related to decommissioning and site restoration at the end of the Project's useful life. At the end of the Project's useful life, WSO would decommission the facility and restore the site to its current condition.

Proposed Facility and Associated Equipment

The proposed 1.975 MW solar facility consists of 1,416 solar panels rated at 590 Watts and 3,252 solar panels rated at 465 Watts. The panels would be installed on a 25-degree fixed angle post mounted, steel racking system. The array would be arranged in linear rows in an east-west direction, separated by 12-foot 7-inch wide vegetated aisles.

The panels highest point would vary based on topography and a minimum of a 3-foot clearance above grade would be maintained at the lowest point.

Associated electrical equipment includes switchgear, service transformer and grounding transformer each on a new concrete pad between the array and the access drive. Fifteen 125 kW and one 100 kW inverters would be installed throughout the array. Panel row wiring would generally extend along the racking system, transition to conduit and extend to the electrical equipment pads.

The proposed electrical interconnection would extend overhead from the electrical equipment pads following the access drive on 6 utility poles to a utility pole on Lohse Road. Three customer-side poles would be owned by WSO to support a protective relay switch, a utility disconnect switch and a meter. Three utility-side poles would be owned by Eversource to support a real time automation control, a protective

[6] *Corcoran v. Conn. Siting Council*, 284 Conn. 455 (2007); CGS §16-50p(g) (2025).

relay switch, and a meter. The Eversource utility poles would be spaced 30 feet apart. The WSO poles will vary in spacing from 50-feet to 150-feet.

WSO submitted an interconnection application to Eversource on July 18, 2024. The application is currently under review by Eversource and ISO-NE.

The projected capacity factor for the proposed solar facility is 17.8 percent. The selected solar panels have an anticipated annual power output loss of approximately 0.30-0.40 percent per year.

The solar facility would be enclosed by a seven-foot tall chain link fence with 2-inch by 2-inch mesh. A double-swing access gate would provide access to the interior of the array and be equipped with a universal key lock.

The nearest property line from the perimeter fence is approximately 53 feet to the south, at 8 Kucko Road. The nearest residence from the proposed perimeter fence is approximately 125 feet to the southeast, at 4 Kucko Road.

Visibility of the proposed facility from the surrounding roads and residences would be minimal due to distance, topography and vegetation.

The facility is not proposed to be undertaken by state departments, institutions or agencies, and is not to be funded in whole or in part by the state through any contract or grant. WSO is a private entity.

The estimated cost of the Project is $4 to $5 million.

Public Health and Safety

The Project would comply with the current National Electrical Code (NEC), National Electrical Safety Code, Connecticut State Fire Prevention Code and National Fire Protection Association codes and standards, as applicable.

The nearest federally-obligated airport to the proposed facility is Bradley International Airport, located approximately 22 miles west of the site. Notice to the Federal Aviation Administration (FAA) is not required for the solar facility. The FAA does not require a glare analysis for solar installations that are located on non-airport land. The use of a 40-foot temporary crane would not be an aviation hazard.

The proposed facility would be remotely monitored through a 24/7 data acquisition system (DAS) which monitors operational performance, weather conditions and potential safety concerns.

A recloser would automatically shut down the facility in the event of a fault being detected at the point of interconnection. A manual disconnect switch would be located on a customer-side utility pole. Town Emergency response personnel will be provided gate access for emergency access to interior areas of the array.

WSO developed an Emergency Response Plan for the proposed facility. It includes, but is not limited to, emergency procedures and contact information for the Connecticut State Police Troop C, Willington Fire Department (WFD), DEEP, Eversource, and the Council. Contact information for a facility emergency coordinator will be provided when the facility is operational.

WSO would coordinate fire response with the local fire department. The methods of fire response would be determined by the local fire department. WSO would provide facility operation and safety training for local emergency responders.

A facility owner/operator contact sign would be installed on the perimeter fence. First responders would be able to access the site via the universal key box.

There are no fire hydrants within 0.5 miles of the facility site. Water would be brought to the site via fire department pumper/tanker trucks. The methods of fire response and sources of water would be determined by WFD. In the event of an electrical fire or a brush fire that threatens electrical equipment, all electrical equipment could be shutdown via the main switch or at the utility side of the interconnection.

The transformer would contain a non-toxic vegetable oil and liquid level gauges. Secondary containment is not proposed.

The proposed facility would be grounded in accordance with applicable codes and standards to protect against lightning strikes.

Electric and Magnetic Fields (EMF) produced from solar facility electrical components would dissipate quickly with distance and therefore would be similar to pre-existing EMF background levels at the property lines.

The proposed seven-foot high chain link perimeter fence complies with the NEC fencing requirements[7].

The proposed facility would be in compliance with state noise control standards. Noise modeling indicates noise from the operation of the solar facility would be approximately 32 dBA from the equipment pad to the nearest residential property line, approximately 244 feet to the south also at 8 Kucko Road.

Construction noise is exempt from DEEP Noise Control Regulations.

The site is not located within a Federal Emergency Management Agency designated 100-year or 500-year flood zone.

No exterior facility lighting is proposed. Some equipment may have small lights that would only be activated during maintenance.

Environmental Effects and Mitigation Measures

Air and Water Quality

The Project would not produce air or water emissions during operation.

The site is not located within a DEEP-designated Aquifer Protection Area or a DPH-designated drinking water supply watershed.

[7] Section 691.4(2) of the National Electrical Code (NEC), 2020 Edition notes that, "Access to PV electric supply stations shall be restricted by fencing or other adequate means in accordance with 110.31…" Section 110.31 notes that for over 1,000 Volts, "…a wall, screen, or fence shall be used…A fence shall not be less than 7 feet in height or a combination of 6 feet or more of fence fabric and a 1 foot or more…utilizing barbed wire or equivalent."

Groundwater at the site is classified as GA, suitable for drinking without treatment. The construction and operation of the proposed facility is not expected to impact groundwater. WSO will implement a construction Petroleum Materials Storage and Spill Prevention Plan to protect surface and ground water resources.

WSO performed a wetland survey on December 2 and 3, 2024, identifying one wetland/watercourse system on the host parcel. The wetland is a large woodland wetland in the northeastern portion of the parcel, with watercourses that drain into a culvert under the access road that continues to the southeast. There are no vernal pools on site.

The construction limit of disturbance (LOD) for the Project would maintain a 100-foot distance from the wetland, thus there would be no impact on the wetland system.

WSO would establish erosion and sedimentation controls in accordance with the applicable *Connecticut Guidelines for Soil Erosion and Sediment Control* (E&S Guidelines) and *Connecticut Stormwater Quality Manual*.

Stormwater

Pursuant to CGS Section 22a-430b, DEEP retains final jurisdiction over stormwater management and administers permit programs to regulate stormwater discharges. DEEP regulations and guidelines set forth standards for erosion and sedimentation control, stormwater pollution control and best engineering practices.

The DEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities (General Permit) requires implementation of a Stormwater Pollution Control Plan (SWPCP) to prevent the movement of sediments off construction sites into nearby water bodies and to address the impacts of stormwater discharges from a proposed project after construction is complete. In its discretion, DEEP could require an Individual Permit for discharges and hold a public hearing prior to approving or denying any General or Individual Permit (Stormwater Permit) application.

Construction of the Project would require approximately 10 acres of ground disturbance and thus, a DEEP-issued Stormwater Permit is required prior to commencement of construction. The Stormwater Permit and associated SWPCP incorporates Project designs consistent with the applicable E&S Guidelines and the *Connecticut Stormwater Quality Manual*.

In compliance with the DEEP Stormwater Permit Appendix I, WSO would not install stormwater control features within 50 feet of wetlands or solar panels within 100 feet of wetlands.

WSO met with the DEEP Stormwater Program on July 1, 2025 to discuss the Project. DEEP did not have any specific comments on the stormwater management design.

The preliminary stormwater management design conforms to the requirements of General Permit Appendix I. The analysis concluded four permanent stormwater detention basins would be required. Construction of the Project would not increase flows towards the adjacent wetlands.

The Stormwater Permit application was expected to be submitted to DEEP in January 2026.

Forests and Parks

Approximately 5 acres of forest would be cleared to develop the facility site, of which approximately 0.8 acre is defined as core forest according to the DEEP 2020 Forest Action Plan mapping tool[8] and CGS §16a-35k. UCONN's Center for Land Use Education and Research (CLEAR) defines core forest as forest that is unfragmented forest land that is three hundred feet or greater from the boundary between forest land and non-forest land.

The forest and portions of the tree farm on the site are identified as Forestland Habitat by DEEP's Forestland Habitat Impact Mapping tool. The mapping tool does not differentiate between non-core forest and core forest areas, as defined by CLEAR. The Forestland Habitat mapping tool is only to be used by DEEP in its determinations under the provisions of Public Act 17-218. This Project is exempt from Public Act 17-218.

Nipmuck State Forest is located approximately 1,200 feet to the northeast of the site. The facility would not be visible from the state forest due to dense vegetation and topography.

Fish, Aquaculture and Wildlife

The proposed site is not within a DEEP-designated Cold Water Stream Habitat area.

The site is not located within a mapped Natural Diversity Data Base area.

WSO would implement DEEP-recommended bat mitigation and protection measures, including but not limited to a tree clearing restriction from April 15 to October 31.

Disturbed areas within the solar array and stormwater basins would be seeded and secured with erosion control blankets. A seed mix of permanent turf forming grasses will be used.

Agriculture

No prime farmland soils occur at the site. No agricultural activities currently occur at the site. WSO does not plan to engage in any agricultural activities at the site.

The host parcel is not enrolled in the Public Act 490 Program for agricultural land tax abatement.

Scenic, Historic and Recreational Values

WSO performed a Cultural Resource Assessment in March 2025. The proposed Project would not affect historic properties or archaeological resources.

There are no state or locally designated scenic roads adjacent to the site. The nearest state scenic road is Route 195 in Tolland located approximately 6.3 miles to the southwest of the site.

Facility Construction

Construction of the facility would disturb approximately 10 acres, inclusive of the solar array, equipment pad, access road and electrical interconnection. No earthen material will be exported/imported from the site. Stone walls will be relocated, crushed onsite or hauled from the site.

[8] https://ctdeep.maps.arcgis.com/apps/webappviewer/index.html?id=d4d74b090d8047ca80bb4b9ff6baa819

Blasting is not anticipated.

WSO is proposing to construct the site in two phases. Phase One would include the establishment of erosion and sedimentation (E&S) controls, parking, storage and stockpile areas, and clearing and grubbing for the temporary sediment basin and grass swales. Phase Two would begin upon stabilization of the sediment trap and swales and would include clearing and grubbing of the site, installation of solar array infrastructure and fencing, stabilization of slopes, conversion of the temporary sediment trap to a permanent stormwater basin and landscaping would follow, and upon completion, the site would be final seeded for stabilization.

WSO intends to utilize 100-percent biodegradable erosion control blankets at the site, where necessary.

Construction is expected to commence upon approval and would take approximately nine months to complete. Typical construction hours and workdays of the week are 7:00 AM to 5:00 PM, Monday – Friday and 8:00 AM to 5:00 PM Saturday.

Operations and Maintenance

A post-construction Operations and Maintenance Plan has been developed that includes provisions for periodic inspections of physical site features, structural and electrical components and site vegetation. It includes an annual maintenance plan for the replacement of dead or dying landscaping for the life of the facility and periodic perimeter fence inspections for damage, trapped wildlife, etc.

An evaluation of the facility and performance of preventative maintenance measures would be conducted in accordance with manufacturer's specifications. The evaluation would include the electrical system/components, physical infrastructure, and site vegetation.

Equipment at the end of service life would be replaced as necessary. Replacement modules would not be stored on-site.

Snow will be cleared from the access road to all electrical equipment as necessary, removal of snow on the panels is not intended. When necessary, the solar modules would be cleaned using non-toxic substances.

Vegetation management would be performed mechanically as needed.

Decommissioning

The Project has an operational life of 30 years. At the end of the Project's useful life, it would be decommissioned.

It is anticipated that the steel racking system, electrical components, fencing and solar modules would be recycled as applicable. All recyclable materials would be transported to appropriate recycling facilities. Any non-recyclable materials will be properly disposed of in accordance with applicable permits and regulations.

The transformer and equipment pads would be removed. Steel foundation posts embedded in the ground would be removed using construction equipment. Disturbed areas and holes would be backfilled with local soil and seeded. Underground wiring within conduit would be removed. The gravel access drive, security fencing, and stormwater basins would remain in place if requested by the landowner, any portions not to be utilized by the landowner will be removed.

The selected solar panels for the Project meet current Toxicity Characteristic Leaching Procedure (TCLP) criteria for characterization as nonhazardous waste in the event the solar panels are not recycled at the end of the Project's life.

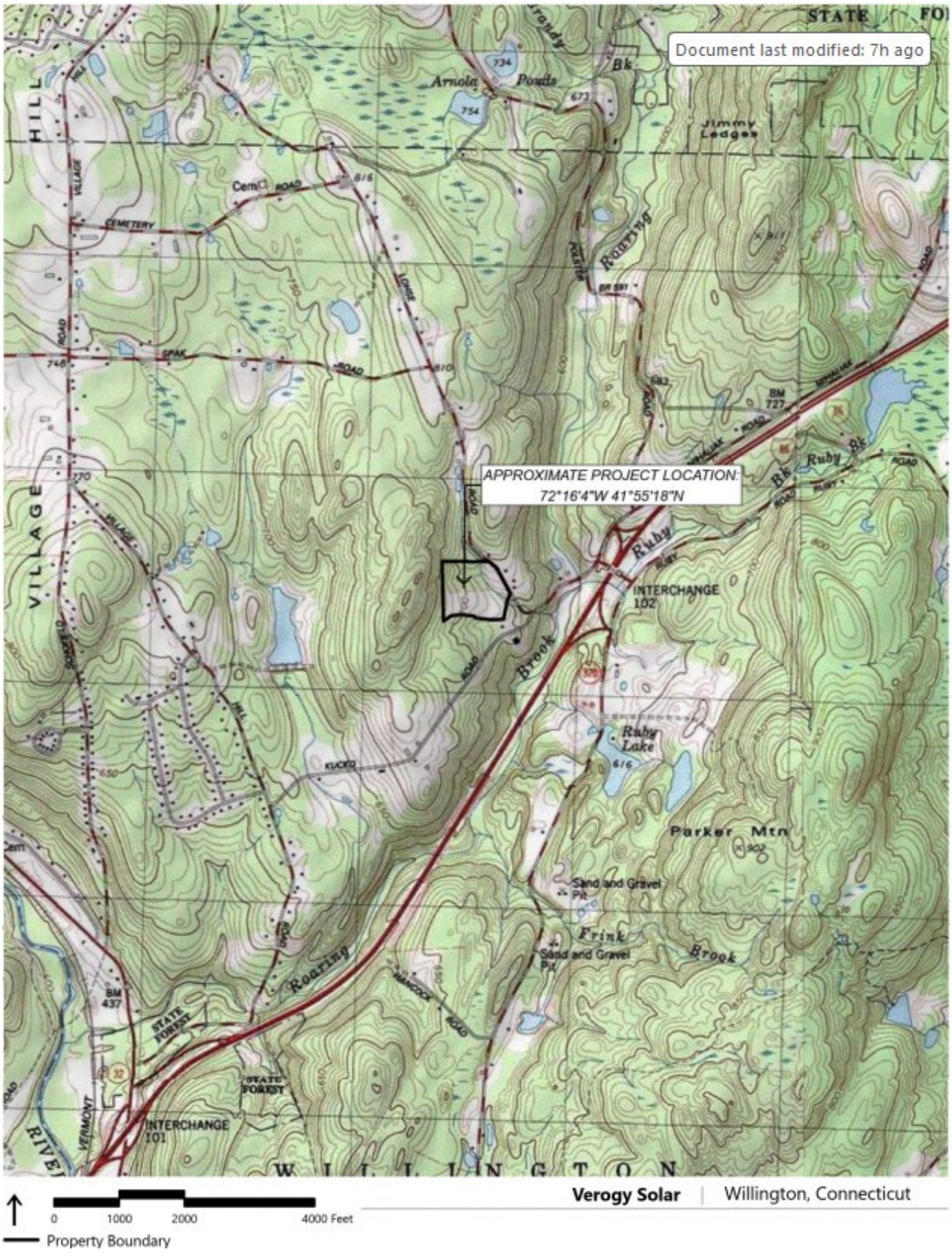
Conclusion

The Project is a grid-side distributed energy resource facility with a capacity of less than 65 MW under CGS §16-50k, it was selected under the state's NRES Program, it is consistent with the state's energy policy under §16a-35k and it would not have a substantial adverse environmental effect under CGS §16-50p.

If approved, staff recommends the following conditions:

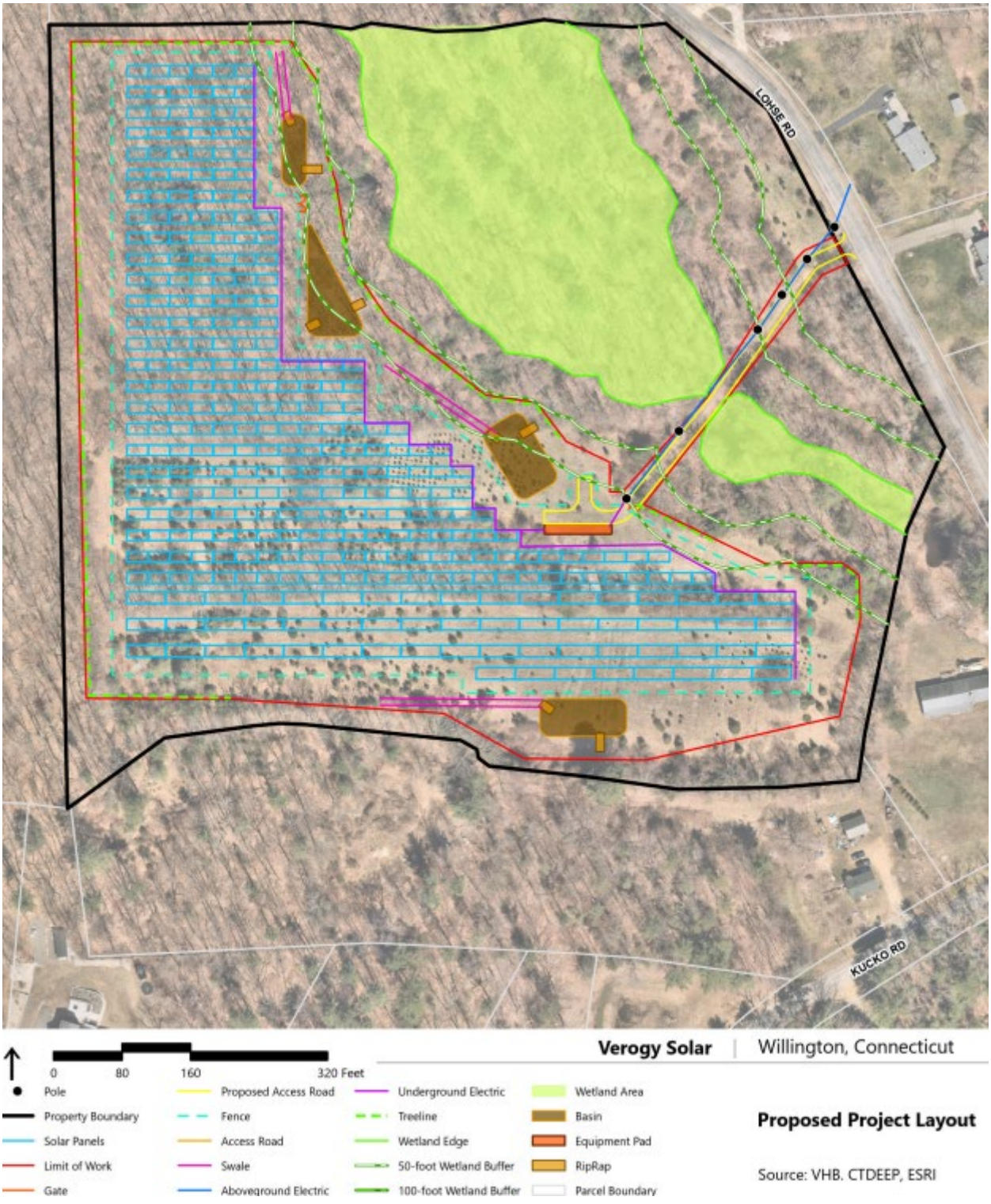
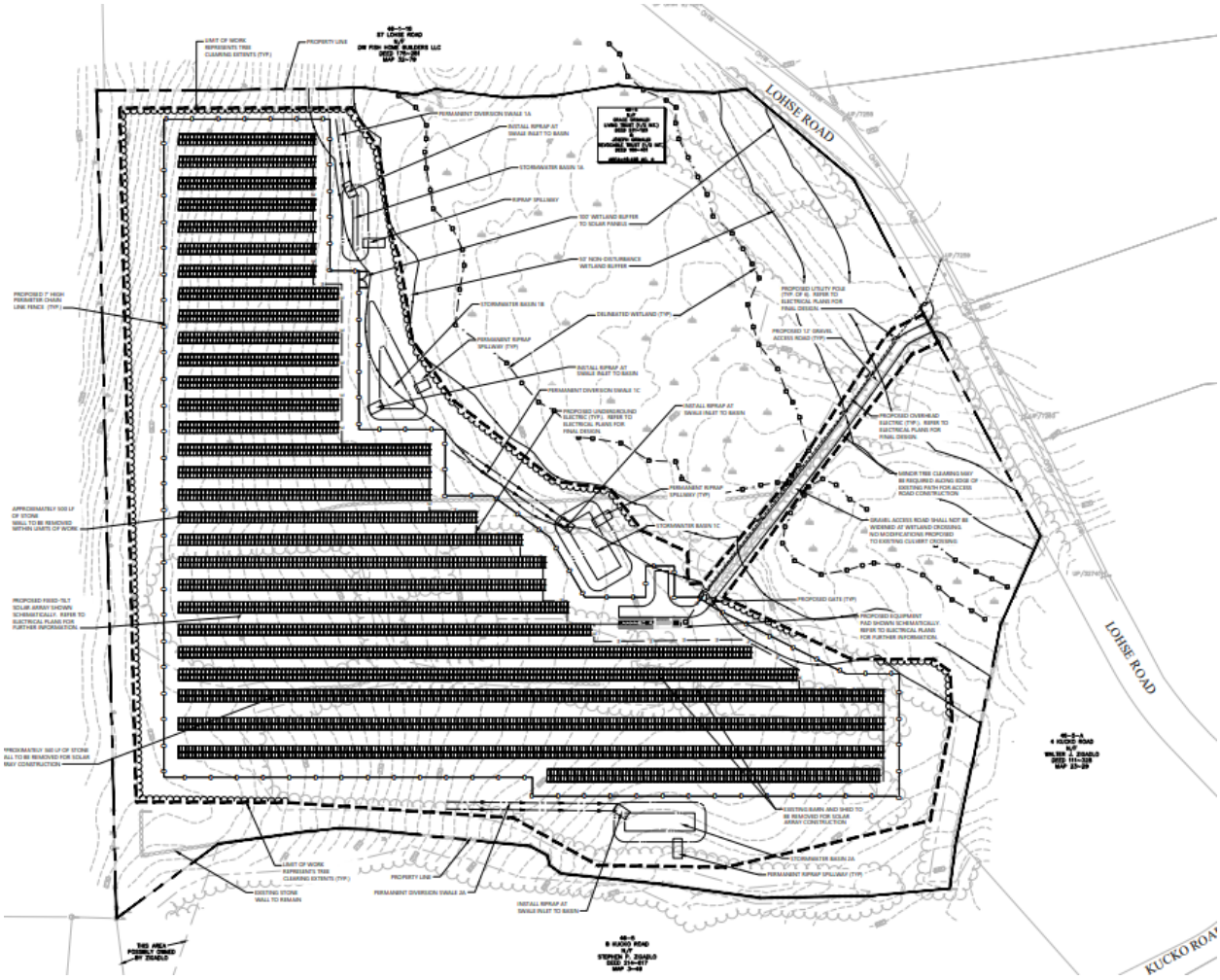
1. Approval of any changes be delegated to Council staff;
2. Submit a copy of the DEEP Stormwater Permit prior to the commencement of construction;
3. Submit the final structural design for the racking system stamped by a Professional Engineer duly licensed in the State of Connecticut prior to commencement of construction;
4. High voltage signage shall be installed at all fence gate locations, and a contact sign for the facility owner/operator shall be installed at the main access gate;
5. Submit a final site plan prior to commencement of construction;
6. Submit the Final Post-Construction Operations and Maintenance Plan that includes but is not limited to an inspection/maintenance schedule of facility components, periodic perimeter fence inspection for damage, trapped wildlife, and litter and an annual vegetation maintenance plan to be implemented for the life of the facility;
7. Submit a copy of the final Emergency Response Plan, which shall include, but not be limited to, contact information for local police, fire and emergency medical technicians, and notification procedures for on-site emergencies such as fire, accidents, or electrical issues to the Council and local emergency responders prior to commencement of operation and provide emergency response training that includes an itemized list of necessary fire suppression equipment and adequate water supplies for any fire issues at the facility site;
8. Submit the final Spill Prevention, Control and Countermeasures Plan for the Project prior to commencement of construction; and
9. Submit a post-construction operational noise study that documents compliance with state standards, and if necessary, the identification of any noise mitigation measures that are employed to adhere to the standards.

Site Location



Existing Conditions

Proposed Conditions



Construction Site Plan