

Emilie Cohen
Project Developer
Greenskies Clean Energy
127 Washington Avenue, West Building, Lower Level,
North Haven, CT 06473

To Jonathan Luiz
Glastonbury Town Manager

Subject: Response to neighbor's concerns on Greenskies Solar Project

Dear Jonathan, GCE has prepared the following response to address the concerns raised by Charles Walsh in his letter dated from November 6, 2025:

Noise

We understand the concern regarding noise impacts from construction. There will be driven piers needed for the project, however, this is only a temporary noise and is a lot less impactful than the gravel pit quarry operations that were happening prior to this project. In addition, our timeframe for construction is roughly May- November and only a subsection of that time will include driving piles. Half of that period is during summer when school is out. We are happy to push the construction start time to 7am such that all construction noises are within the nighttime limits of the Town of Portland Ordinance. We will ensure that construction noises do not exceed State limitations.

Visual

We are not proposing to disrupt existing tree lines around Nayaug school and around the project. We are only proposing to clear the old agricultural orchard trees and a small area of overgrown brush/trees in the project area.

Traffic

We appreciate the insight into traffic associated with school drop off and pick up time and agree it would be best to not impact that traffic and would be better for construction to avoid as well. We are happy to work with the school to understand the best times to not be mobilizing/demobilizing from the site due to traffic concerns, so that we can try to avoid those timeframes when school is in session.

Notice

We are happy to provide relevant contact information to the Town of Glastonbury during the construction period.

Sincerely,

Emilie Cohen
Project Developer
Greenskies Clean Energy

GCE Proposal

Date: December 19, 2025

To: Town of Glastonbury and Charles Walsh

Subject: Response to Town of Glastonbury and Charles Walsh Comments to Siting Council

Project: Old Maids Lane, Portland

1. GCE can move construction hours to 7am-3pm, which is consistent with the Portland noise ordinance, which exempt operating construction equipment noise during daytime hours, as defined by 7am to 10pm.
2. GCE can conduct a post-construction noise study to confirm compliance with applicable noise limitations. If exceedances are identified, GCE will investigate potential sound-mitigation options.
3. GCE can provide the Town of Glastonbury with the CT Siting Council-mandated Spill Prevention and Control Plan. This outlines the preliminary scope of work to prevent and in the case of a spill, respond and report oil spills and releases into the environment during construction. This includes notifying the regional health district, CT Department of Public Health, and Water Authority. GCE will add the Town of Glastonbury to that list and provide notice if there is a spill to the Town of Glastonbury.
4. GCE will coordinate with the Town of Glastonbury concerning commencement and dismissal times from school so that we can avoid those times for construction traffic when possible. Based on what is posted online, school drop off starts at 8:40am and school pick-up starts at 3:25pm. Construction staff would be at site before arrival times and off site before dismissal if we stayed with normal construction work hours of 7am-3pm. We would coordinate construction delivery windows to fall after and before arrival/dismissal times.
5. While it is GCE's opinion that existing on-site screening is sufficient, GCE is willing to conduct a visual simulation from the second floor of the school and the Charles property, subject to receiving permission and approval for property access. Following completion of the simulation, GCE will revisit the discussion on screening as appropriate based on the results.
6. GCE is willing to conduct a glare study to determine any potential glare impacts. If there are any negative impacts GCE will look into what can be done and coordinate with impacted party on a solution.
7. GCE understands the opinion that the summer months are the best time for the most disruptive aspects of construction, such as driving piles, and will make reasonable efforts to complete the majority of such work during that period, as feasible.

Request for Information

Date: January 6th, 2026

To: Town of Glastonbury and Charles Walsh

Subject: Request for Information

Project: Old Maids Lane, Portland

1. How many piles will be driven for the project?

a. Response: We don't have the final count for this project yet, but with the current layout we have approximately 1,676 piles.

2. Clarification on accounting for decommissioning costs.

a. Response: Both the project company and the corporate company are responsible for insuring that the project is decommissioned in accordance with all permits, requirements, and legal obligations. As the project gets closer to the end of its life, GCE and the project LLC will build up a reserve of funds sufficient to cover the costs of all decommissioning.

3. Is online monitoring done locally?

a. Response: Projects are monitored from GCE's North Haven, Connecticut office, with remote monitoring provided on weekends and holidays. Local Connecticut technicians are dispatched as needed when issues are identified.

4. How do the motors function? Do they all move together?

a. Response: The way the motors operate depends on the equipment manufacturer. At this time, we anticipate using Nevados tracking systems, where each row of panels moves independently using their own small, locally powered motor. They will communicate together via network controllers to move in a synchronized way.

5. Are the equipment contractors local?

a. Response: Greenskies has placed a strong emphasis on sourcing equipment used in its projects from domestic manufacturers wherever possible. This includes solar-specific equipment, such as modules and racking, and extends to general electrical and construction equipment as well. In addition, Greenskies prioritizes and mostly uses local Connecticut contractors, except for a couple of Massachusetts contractors. Final contractor selection for this project has not yet been made, but we anticipate that the project will use predominantly local CT firms.

Emilie Cohen

From: Alan P. Curto <Curto@halloransage.com>
Sent: Wednesday, January 21, 2026 6:12 AM
To: Emilie Cohen
Cc: Jean-Paul LaMarche; Lee Hoffman
Subject: RE: GCE, Town of Glastonbury, and Charles Walsh - Old Maids Lane Solar Project Discussion

Follow Up Flag: Follow up
Flag Status: Flagged

[External Sender]

Good morning, gentlemen,

Catching up here. With regard to the Greenskies proposal dated December 19th, 2025, Glastonbury has the following responses:

Item No. 1: GCE can move construction hours to 7am-3pm, which is consistent with the Portland noise ordinance, which exempt operating construction equipment noise during daytime hours, as defined by 7am to 10pm.

Response: Acceptable.

Item No. 2: GCE can conduct a post-construction noise study to confirm compliance with applicable noise limitations. If exceedances are identified, GCE will investigate potential sound-mitigation options.

Response: Acceptable; provided that there is a commitment from GSC or a requirement by the CSC for these tasks.

Item No. 3: GCE can provide the Town of Glastonbury with the CT Siting Council-mandated Spill Prevention and Control Plan. This outlines the preliminary scope of work to prevent and in the case of a spill, respond and report oil spills and releases into the environment during construction. This includes notifying the regional health district, CT Department of Public Health, and Water Authority. GCE will add the Town of Glastonbury to that list and provide notice if there is a spill to the Town of Glastonbury.

Response: Acceptable.

Item No. 4: GCE will coordinate with the Town of Glastonbury concerning commencement and dismissal times from school so that we can avoid those times for construction traffic when possible. Based on what is posted online, school drop off starts at 8:40am and school pick-up starts at 3:25pm. Construction staff would be at site before arrival times and off site before dismissal if we stayed with normal construction work hours of 7am-3pm. We would coordinate construction delivery windows to fall after and before arrival/dismissal times.

Response: Acceptable; provided that other than with respect to essential or emergency traffic: (i) there will be no morning vehicular traffic on Old Maids Lane after 8:00 am to avoid school drop – offs beginning at 8:20 a.m. (not 8:40 as noted on the document) and ending at 8:51 a.m.; and (ii) no afternoon traffic after 3:20 pm to avoid pick – ups beginning at 3:30 p.m.

Additionally, there is the matter we discussed concerning Wednesdays in September through November, and March through June; when school ends at 1:25 p.m. and teachers stay until 4 p.m. Glastonbury would like assurances that there will be no non- essential or non-emergency traffic on these Wednesdays from 1:25 until the time when student pick – ups end, which we will relay to you. Glastonbury assumes that the 4:00 p.m. teacher departures will not be an issue given that work will cease at 3pm; but please confirm.

Item No. 5: While it is GCE’s opinion that existing on-site screening is sufficient, GCE is willing to conduct a visual simulation from the second floor of the school and the Charles property, subject to receiving permission and approval for property access. Following completion of the simulation, GCE will revisit the discussion on screening as appropriate based on the results.

Response: Acceptable; provided that the visual simulation is performed as described in a timely manner.

Item No. 6: GCE is willing to conduct a glare study to determine any potential glare impacts. If there are any negative impacts GCE will look into what can be done and coordinate with impacted party on a solution.

Response: Assuming that this would be post-approval and post – construction, Glastonbury would seek a commitment from GCE or a requirement from the CSC to address any negative impacts.

Item No. 7: GCE understands the opinion that the summer months are the best time for the most disruptive aspects of construction, such as driving piles, and will make reasonable efforts to complete the majority of such work during that period, as feasible.

Response: Glastonbury appreciates GCE’s intent here but would seek a commitment from GCE or a requirement from the CSC for a more definite schedule for the most disruptive work.

In addition to the above, Glastonbury continues to seek a commitment from GCE or a requirement from the CSC, for: (i) an escrow, reserve or other surety against the eventual decommissioning and removal costs of the subject solar facility; and (ii) the actual disassembly and removal of the subject solar facility.”

From: Emilie Cohen <emilie.cohen@greenskies.com>

Sent: Monday, January 19, 2026 4:44 PM

To: p etition <petition1694@gmail.com>

Cc: Jonathan Luiz <jonathan.luiz@glastonbury-ct.gov>; Alan P. Curto <Curto@halloransage.com>; Al Costa <costaa@glastonburyus.org>; Alan Bookman <bookmana@glastonburyus.org>; Jean-Paul LaMarche <jean-paul.lamarche@greenskies.com>; Lee Hoffman <lhoffman@pullcom.com>

Subject: RE: GCE, Town of Glastonbury, and Charles Walsh - Old Maids Lane Solar Project Discussion