



CONNECTICUT DEPARTMENT OF AGRICULTURE

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Office of the Commissioner

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October 3, 2025

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

Re: Lodestar Energy Nod Road, 140 Nod Road, Simsbury, proposed 4.65-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 140 Nod Road in Simsbury, CT, owned by Simsbury Real Estate Holdings, LLC. The 118-acre parcel contains approximately 7.35 of prime farmland soils. The Project Area would occupy approximately 4.75 acres classified as prime farmland soils.

Based on preliminary information provided to DOAG on August 5, 2025 (enclosed), a native seed mix will be established throughout the solar array to support pollinators and serve as the primary agricultural harvest in the form of cut flowers. A small apiary will be installed for honey production and blueberry bushes will be planted along the perimeter fencing.

As a result, 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 the department at AGR.Solar@ct.gov.

Sincerely,

Bryan P. Hurlburt
Commissioner

Enc. Nod Rd Soil Management Plan
 Nod Rd Vegetation and Soil Management Plan Post Construction
 Nod Rd Soil Health Assessment Ltr
 Nod Rd Farmland Soils Figure
 Nod Rd Solar Ag Co-Use Plan

Cc: Katie Dykes, Commissioner, Department of Energy and Environmental Protection
 Sam Valone, Lodestar Energy