DRAFT

Petition No. 1611
LSE Scutum LLC and LSE Bootes LLC
141 Town Farm Road, and Parcel Nos. 86-326 and 86-164, Abbe Road, Enfield

Development & Management (D&M) Plan
Staff Report
June 6, 2025

Notice

On October 25, 2024, the Connecticut Siting Council (Council) issued a Declaratory Ruling to LSE Scutum LLC and LSE Bootes LLC (Lodestar Energy) for the construction, maintenance, and operation of a 1.93-megawatt (MW) AC solar photovoltaic electric generating facility and associated equipment on an approximately 11.6-acre site comprised of three abutting host parcels totaling 15.8 acres at 141 Town Farm Road, and Parcel Nos. 86-326 and 86-164, Abbe Road in Enfield, and associated electrical interconnection (Project).

In its Declaratory Ruling, the Council required Lodestar Energy 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 April 29, 2025, in compliance with RCSA §16-50j-61(d), Lodestar Energy submitted the D&M Plan for the approved facility to the Council and the service list, inclusive of the Town of Enfield (Town). No comments were received.

On May 13, 2025, the Council issued interrogatories to Lodestar Energy. On May 27, 2025, Lodestar Energy submitted responses to the interrogatories.

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. DEEP approved the Stormwater Permit on May 14, 2024. As of May 27, 2025, issuance of the DEEP Stormwater Permit was contingent upon receipt of required letters of credit. This item remains outstanding.

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

a. **A final site plan including, but not limited to facility layout, access roads, electrical interconnection design, agricultural-style fence design, equipment pads with the southern equipment pad shifted at least 100 feet from the east property line, and final seed mix;**

   The final site plan consists of two side by side solar array areas. The northern array, located on the two Abbe Road parcels, would have an output rating of 0.60 MW AC. The southern array, located on the Town Farm Road parcel, would have an output rating of 1.33 MW. The fenced solar arrays will occupy a 9.72-acre area

A total of 4,702 non-reflective 540-Watt solar photovoltaic panels will be installed on a fixed-mount racking system supported by driven posts. The panels, installed at a 25-degree angle, will be 8.5 to 10.5 feet above grade at the highest point and 3 to 5 feet at the lowest point.

The panels would be arranged in linear rows in a north-south direction, separated by 21-foot wide vegetated aisles. The Council's Declaratory Ruling was based on 14-foot vegetated aisles. Aisle spacing was increased to maximize the energy output of the facility.

Access to the facility will be from a new 15-foot wide, 775-foot long gravel access drive extending north from Town Farm Road, entering the fenced array area through a gate and extending along the east side of the facility to the transformer/switchgear pads. A second access drive, 15 feet wide by 100 feet long will extend east from Abbe Road to the northern array electrical interconnection area. It does not connect to the fenced solar array area.

The facility is comprised of two metered systems, each with their own separate interconnection. The northern array will interconnect to an Eversource distribution circuit on Abbe Road, extending underground from the electrical pad westward through the array and transitioning to an overhead line supported by five utility poles to the interconnection point at the existing Eversource circuit.

The southern array will interconnect to an Eversource distribution circuit on Town Farm Road, extending underground from the electrical pad southward along the access drive to a riser pole. From the riser pole, an overhead line supported by three utility poles will extend over Town Farm Road to the interconnection point at the existing Eversource circuit.

The facility will be enclosed by a 7-foot tall agricultural style perimeter fence supported with pressure treated or cedar posts set in concrete. It will be installed with a six-inch gap along the bottom to allow for small animal passage.

Two concrete pads (each 20 feet x 30 feet) will be installed in the northeast section of the solar array. Each pad, one for each array, will support an electrical transformer, switchgear, and inverters. Eight inverters will be installed on the southern equipment pad and 4 inverters on the northern equipment pad. The southern equipment pad was relocated to the east, in line with the northern equipment pad, to maintain a 100-foot distance from the east property line.

The solar array areas will be seeded with ERNMIX – 147 Fuzz & Buzz mix which includes mostly grasses and a small component of wildflower species.

b. A report after consultation with Eversource as to the feasibility of consolidating the two electrical interconnections;

The two metered systems have a total design capacity of approximately 1.93 MW AC with the northern array (0.60 MW) interconnecting to the existing overhead distribution circuit on Abbe Road and the southern system (1.33 MW) interconnecting to the existing overhead distribution circuit on Town Farm Road.

Lodestar Energy has fully executed two interconnection agreements with Eversource to support the two metered systems. The agreements include non-refundable payments under the agreements and any modifications to the interconnection design will require amendments to those finalized agreements, increasing Project costs.

c. A final Landscaping Plan that includes plantings along the entirety of the eastern, western and southern boundaries of the site;

The Final Landscaping Plan consists of the installation of 318 trees and shrubs along the eastern, western and southern boundaries of the site, as follows:

a) 49 ea. – balsam fir (6 to 7 feet tall).
b) 73 ea. – eastern red cedar (7 to 8 feet tall).
c) 43 ea. – white spruce (6 to 7 feet tall).
d) 80 ea. – Green Giant Arborvitae (6 to 7 feet tall).
e) 73ea. – rosebay rhododendron (5 gal.).

d. An annual maintenance plan for the landscaping that shall be implemented for the life of the facility;

Once installed, the plantings will be watered during the growing season, when natural rainfall is below one inch per week, for a period of one year.

In accordance with the Operations and Maintenance Plan for the Project, landscaping will typically be maintained three times annually during the growing season. Any dead plantings will be replaced during the life of the Project.

e. Final Spill Prevention Control and Countermeasure Plan with contractor information and appropriate reporting forms;

The Final Spill Prevention Control Plan (SPCP) submitted on May 27, 2025 includes updated contact information for Lodestar Energy, the spill response contractor, Town Fire Marshal, and the DEEP Spill Emergency Response and Spill Prevention Unit.

The SPCP also includes spill response, cleanup, and reporting procedures, as well as spill response forms.

A construction laydown area will be established in the southeast corner of the site. Refueling of vehicles and machinery will occur within the laydown area using an impervious pad with secondary containment designed to contain petroleum fuels. Fuels will be stored in an area with an impervious surface utilizing secondary containment and a minimum 100 feet from wetland/watercourse areas on the host parcels.

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

Lodestar Energy will 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.

g. An agricultural co-use plan for the site, if a co-use 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 that maximizes the distance of the sheep-grazing paddocks from the property lines of adjacent residential properties;

Lodestar Energy does not intend to conduct an agricultural activity at the facility site.

h. Post-Construction Operations and Maintenance Plan that includes an inspection/maintenance schedule of facility components, vegetation, and panel washing; and

The final post-construction Operations and Maintenance Plan includes provisions for remote monitoring, equipment and site maintenance, and site safety and security. Inspection and maintenance of facility components will be performed at least once annually or per equipment manufacturer requirements.

Mowing and trimming at the facility site is expected to occur two to three times annually. Landscape planting inspections will occur at this time.

Module washing will be performed on an as needed basis. Due to the tilt of the modules, soiling effects due to snow build up, pollen or dust will be washed off naturally. If the modules require washing, commercially sourced water without chemicals or additives will be used.

i. Construction hours/days of the week.

Construction hours will be Monday through Saturday from 7:00 AM and 5:00 PM. Construction is anticipated to begin in August 2025 with completion by December 2025. Lodestar Energy will contact the Town regarding the feasibility of coordinating facility construction with the construction of the Town's proposed multi-use path along Town Farm Road.

Conclusion

The D&M Plan complies with requirements of RCSA §16-50j-60 to 16-50j-62 and is consistent with the Council's Declaratory Ruling for Petition 1611, dated October 25, 2024.

Consistent with the recommendation in the Council's October 25, 2024 Final Decision, Lodestar Energy will consult with the Town to minimize disruption to the development of the multi-use trail to the extent feasible.

If approved, staff recommends the following conditions:

1. Submit the final structural design drawings for the racking system based on the final solar panel design and stamped by a Professional Engineer duly licensed in the State of Connecticut prior to commencement of construction;
2. Submit the electrical design drawings and specification sheets for the selected solar panels prior to the commencement of construction;
3. Submit the locations where high voltage signs and contact signs for the Project owner will be posted prior to commencement of operation; and
4. 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, 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, prior to the commencement of operation.

Site Layout


N/F
Jarred C. & Devon K. Ploof
DISTURBANCE
AREA = 11.61 AC
N/F
Timothy J. McGuire
PROPOSED
TREELINE, TYP.
Abbe Road
N/F
Jarred C. & Devon K.
Ploof
15' WIDE GRAVEL
ACCESS DRIVE &
TURN-AROUND
LSE BOOTES LLC
SOLAR ARRAY #2
0.60 MW AC
N/F
Piro Ndoci
INTERIOR LOT LINES
461' ±
N/F
Darrell Crowley &
Katherine Raffia
1,018'±
OVERALL FENCED
AREA = 423,244 SF
(9.72± AC)
N/F
Timothy J. McGuire
PHOTOVOLTAIC
(PV) MODULE, TYP.
N/F
John J. & Jennifer J.
Krasinkiewicz
LSE SCUTUM LLC
SOLAR ARRAY #1
1.328 MW AC
N/F
Joseph B. R. &
Barbara R. Audet
PERIMETER
AGRICULTURAL
FENCE (3,011 LF)
HATCH DENOTES PROPOSED
LANDSCPE SCREENING
SEE LANDSCAPE PLAN
SHEET L1.00
Multi-Use Trail Easement in
Favor of the State of Connecticut
Department of Transportation
Vol. 2906 Pg. 446
(Map Reference #5)
HATCH DENOTES PROPOSED
LANDSCPE SCREENING
SEE LANDSCAPE PLAN
SHEET L1.00
SITE ACCESS
GATE 1
N/F
John Cox &
Bridget M. Miller