DRAFT

Petition No. 1674
Greenskies Clean Energy, LLC
Soundview Drive and Newton Road, Woodbridge

Staff Report
December 5, 2025

Notice

On June 20, 2025, the Connecticut Siting Council (Council) received a petition from Greenskies Clean Energy, LLC (GCE) for a declaratory ruling pursuant to Connecticut General Statutes (CGS) §4-176 and §16-50k for the construction, operation and maintenance of a 1.99 megawatt (MW) alternating current (AC) solar photovoltaic electric generating facility located on seven parcels on Soundview Drive and Newton Road, Woodbridge, 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 June 4, 2025, GCE notified Town of Woodbridge (Town) officials, state officials and agencies, and abutting property owners of the proposed Project. Based on comments from the Town and an abutting property owner, GCE is developing a landscape plan to mitigate views of the proposed facility and is consulting with the host parcel owner regarding a potential alternative access for use during construction.

On June 23, 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 July 20, 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 August 7, 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 December 17, 2025, which is the 180-day statutory deadline for a final decision under CGS §4-176(i).

The Council issued interrogatories to GCE on August 29 and October 14, 2025. GCE submitted responses to the Council's interrogatories on September 19 and October 28, 2025, one of which included photographic documentation of site-specific features intended to serve as a "virtual" field review of the Project site.

Community Outreach

GCE initiated consultation with Town officials in December 2024. GCE continued consultations by attending two meetings with Town officials in February and April 2025 to discuss the Project, including, but not limited to, Project life expectancy, permitting timeline, decommissioning, vegetative maintenance, tree clearing, and electrical interconnection.

On or about June 4, 2025, GCE notified each member of the state legislature whose district encompasses the proposed facility site.

On August 1, 2025, the Town requested an extension of the comment period deadline and the Council granted an extension of the comment period deadline for any interested person to August 5, 2025.

On August 5, 2025, the Town requested intervenor status. The Council granted the Town intervenor status during a public meeting held on August 7, 2025. The Town did not submit any interrogatories to GCE.

With its request for intervenor status, the Town submitted comments[1] regarding potential impacts to residential properties, reduction of property values, decrease in Town tax revenue, and the construction of a telecommunications facility on one of the host parcels (118 Newton Road), that was certificated by the Council in Docket No. 502 on December 20, 2021[2].

The Council's evaluation criteria under CGS §16-50p does not include the consideration of property ownership or property values nor is the Council otherwise obligated to take into account the status of property ownership or property values.[3] The Council's evaluation criteria also does not include consideration of Town tax revenue. Concerns associated with potential impacts to residential properties and construction of the certificated telecommunications facility, among other jurisdictionally relevant concerns, are addressed in the Public Health and Safety, Environmental Effects and Mitigation Measures and Facility Construction sections of this document, pursuant to CGS §16-50p.

State Agency Comments

On June 23, 2025, pursuant to RCSA §16-50j-40, the Council sent correspondence requesting comments on the proposed Project from the following state agencies by July 20, 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).

In response to the Council's solicitation, DEEP submitted comments on July 14, 2025 related to wildlife, habitat, visibility, wetlands, noise, core forest and stormwater.[4] DPH submitted comments on July 21, 2025 related to drinking water supply[5]. CEQ submitted comments on July 24, 2025 related to drinking water supply,

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[1] https://portal.ct.gov/-/media/csc/3_petitions-medialibrary/petitions_medialibrary/mediapetitionnos1601-1700/pe1674/proceduralcorrespondence/pe1674_pi-ack_woodbridge_080625_a.pdf?rev=b3488d12a9e44d1dac360abc3aa807d5&hash=8C95B80773B2D60541D747994FB66790

[2] https://portal.ct.gov/-/media/csc/1_dockets-medialibrary/1_media_do500_600/do502/decisiondocs/do502-cert-decision-20211220.pdf?rev=1f3d890efedb4ca99b06319d40412a26&hash=E48BF86F1668447FB03CBE709FF3120E

[3] CGS §16-50p (2025); *Woodbridge Newton Neighborhood Env't Trust, et al v. Conn. Siting Council*, 2024 Conn. LEXIS 163 (2024); *Goldfisher v. Conn. Siting Council*, 95 Conn. App. 193 (2006)

[4] https://portal.ct.gov/-/media/csc/3_petitions-medialibrary/petitions_medialibrary/mediapetitionnos1601-1700/pe1674/sac_official_municipal_comments/pe1674_deep-commentsrecd_a.pdf?rev=2778b6ee80d0454bbfbeb0387342a8fb&hash=6E8AEA2CD7A2294230412AFDE3F7F30A

[5] https://portal.ct.gov/-/media/csc/3_petitions-medialibrary/petitions_medialibrary/mediapetitionnos1601-1700/pe1674/sac_official_municipal_comments/pe1674_dph-commentsrecd_a.pdf?rev=d865133ad99b4fbebdfbd61f20687d4f&hash=1ED629EEA9E053070E849C69F95CD344

farmland soils, and wildlife[6]. These concerns, among other public health and environmental concerns, are addressed in the Public Health and Safety and 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.[7]

Public Act 17-218

Public Act 17-218[8] 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." (Emphasis added).

The proposed solar facility has a generating capacity of 1.99 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.

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[6] https://portal.ct.gov/-/media/csc/3_petitions-medialibrary/petitions_medialibrary/mediapetitionnos1601-1700/pe1674/sac_official_municipal_comments/pe1674_ceq-commentsrecd_a.pdf?rev=5a39651e59724680a99b2f0cb0cbe63f&hash=36665B827AB5CDF35F5DD2935458B441

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

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

The TTA has an in-service date of September 1, 2026.

The electricity, capacity and renewable energy credits produced by the facility would be sold to The United Illuminating Company (UI) in accordance with the TTA.

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

At the conclusion of the 20-year NRES contract, GCE may 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 with the owner of the host parcels, GCE proposes to construct the solar facility on an approximate 10.4-acre site within a 24-acre host parcel, comprised of seven subdivided lots, off Soundview Drive and Newton Road in Woodbridge. The host parcels are zoned Residential A.

The host parcel has road frontage on Newton Road and at the end of a cul-de-sac on Soundview Drive, and is developed with two residences, one located at 118 Newton Road and the other located at 19 Soundview Drive. In between the two residences are five undeveloped lots that were part of an approved subdivision that was not constructed. A 30-foot wide conservation easement, recorded in Town records at the time of the subdivision approval, extends along the south property line.

The 118 Newtown Road parcel contains a lease area for a telecommunications facility certificated by the Council in Docket No. 502[9]. The deadline for completion of construction of the telecommunications facility is September 4, 2027. A Development and Management Plan for the facility was submitted on December 3, 2025.

The host parcel generally slopes downgradient from north to south with elevations ranging from approximately 470 feet above mean sea level (amsl) to approximately 420 feet amsl. Site slopes do not exceed 8 percent. The site consists of woodland and overgrown field.

The proposed solar facility would be constructed on six of the seven host parcels, exclusive of the 19 Soundview Drive parcel. Access to the site would be from a new, 15 foot wide, 250-foot long gravel drive that begins at the end of the Soundview Drive cul-de-sac and ends at a turnaround area adjacent to the proposed facility equipment pad.

[9] https://portal.ct.gov/-/media/csc/1_dockets-medialibrary/1_media_do500_600/do502/decisiondocs/do502-cert-decision-20211220.pdf?rev=1f3d890efedb4ca99b06319d40412a26&hash=E48BF86F1668447FB03CBE709FF3120E

The fenced solar array would encompass a 7.7-acre area. The location of the solar array on the host parcel was based on site slope, shading, and other topographic features to maximize energy production.

Land use surrounding the site consists of residential.

The host parcel is not subject to any development restrictions. GCE selected the site due to availability, suitable environmental and topographic attributes and proximity to utility interconnection. 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.[10]

The lease term is for 21 years with four, 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, GCE would decommission the facility and restore the site to a meadow condition.

Proposed Facility and Associated Equipment

The proposed 1.975 MW solar facility consists of 3,794 solar panels rated at 615 and 670 watts (1,896- 615 Watt panels and 1,898- 670 Watt panels). The panels would be installed on a single-axis tracker system supported by posts. The array would be arranged in linear rows in a north-south direction, separated by 10-foot wide vegetated aisles.

At maximum tilt, the panels would be approximately 12 feet above grade at the highest point.

Associated electrical equipment includes two 1,000-kVA transformers on a 20-foot by 45-foot concrete pad at the east end of the site. Sixteen inverters would be dispersed throughout the center of the array.

Panel row wiring would generally extend along the racking system to reduce potential damage from weather events, maintenance activities or animals. In areas where wiring is not run along the racking, such as from one panel row to the next, it would be installed underground in conduit.

The proposed electrical interconnection would extend underground from the equipment pad along the east and north edge of the site to a customer meter pad at the access drive entrance. The interconnection would transition to overhead, supported by two 30-foot tall utility poles for meter and recloser equipment. The overhead line would interconnect with an existing utility pole supporting UI electric distribution circuit #1605 at the south end of the Soundview Drive cul-de-sac.

The existing UI circuit requires an upgrade from single phase to three-phase from the Soundview Drive cul-de-sac to the intersection of Forest Glen Drive (approximately 1,000 feet). It connects to UI's June Street Substation, approximately 3.1 miles from the site.

UI is conducting a Facility Study, and an Interconnection Agreement is expected to be finalized by early 2026. A review by ISO-NE is not required.

The projected capacity factor for the proposed solar facility is approximately 18 percent. The selected solar panels have an anticipated annual power output loss of approximately 0.45 percent per year.

Construction of the facility would disturb approximately 10.4 acres, inclusive of the solar array, equipment pad, access road and electrical interconnection.

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

The solar facility would be enclosed by an eight-foot tall knot wire fence, encompassing a 7.7-acre area. A single gate would provide access to the solar facility site. The telecommunications facility lease area is 72 feet east of the solar facility perimeter fence.

The nearest residence from the perimeter fence is approximately 125 feet to the north at 14 Soundview Drive. The nearest property lines from the perimeter fence are approximately 26 feet to the north at 20, 24 and 30 Forest Glen Drive.

GCE may modify the proposed facility design at the direction of the host parcel owner. The potential modifications include, but are not limited to, reduction of the number of panels from 3,796 to 3692 (104 panels) and relocation of a section of the east fence line and stormwater detention basin 80 feet to the west.

The Project 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. GCE is a private entity.

The estimated cost of the Project is $4.5 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 Federal Aviation Administration (FAA) notice criteria tool determined notice to the 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 temporary crane (up to 20 feet above grade) would not be an aviation hazard.

The proposed facility would be remotely monitored through a 24/7 data acquisition system (DAS). The DAS would send alarms identifying issues with system performance. Based on the type of alarm, a service team would be dispatched to the site to address system issues.

Manual utility and customer disconnect switches, accessible to first responders and utility operators, would allow for facility isolation.

Inverters would automatically shut down during abnormal grid disturbances or facility conditions such as voltage/frequency excursions, ground faults, or fire detection. In the event of a facility shut down, the solar panels would still produce DC power during the daytime. Reclosers and relays allow for controlled facility re-energization.

GCE developed a draft emergency response plan for the proposed facility. It includes, but is not limited to, emergency procedures and contact information for the local police and fire departments. GCE would provide emergency response training that includes facility layout and electrical details, site access, and disconnect locations. GCE staff assigned to the facility would have annual training on emergency response and shutdown procedures and communication protocols. A site contact sign would be installed at the vehicle access gate.

There are no fire hydrants within 0.5 miles of the facility site. Water would be brought to the site via fire department tanker trucks. The Woodbridge Fire Department (WFD) has three tanker trucks with a total capacity of 8,000 gallons of water. 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, typical response procedure includes a water spray to reduce or prevent further spreading of fire. All electrical equipment would be shutdown via the main switch or at the utility side of the interconnection.

The transformer would contain insulating fluid, typically seed oil, mineral oil, or silicone oil, depending on the manufacturer.

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 eight-foot high knot wire perimeter fence complies with the NEC fencing requirements[11].

Security risks to the facility site include, but are not limited to, trespassing, theft, vandalism and electric grid sabotage. GCE documented planning, preparedness, response and recovery methods consistent with the Council's White Paper on the Security of Siting Energy Facilities

The proposed facility would be in compliance with state noise control standards. The transformers are approximately 200 feet from the nearest property lines (15 Penny Lane and 15 Soundview Drive). The inverters are arranged in a dispersed configuration through the center of the array to disperse operational noise and are approximately 200 feet from the abutting property lines to the north and south. Noise modeling indicates noise from the daytime operation of the solar facility would not exceed 49 dBA at the nearest property lines.

Construction noise is exempt from DEEP Noise Control Standards.

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.

Environmental Effects and Mitigation Measures

Air and Water Quality

The Project would not produce air or water emissions as a result of operation.

The site is not located within a DEEP-designated Aquifer Protection Area. It is located within a DPH-designated watershed associated with the Maltby Lakes System, a drinking water source for the Regional Water Authority (RWA). To reduce potential adverse impacts to the watershed, GCE developed a draft Spill Prevention, Control, and Countermeasure Plan to protect surface and ground water resources. A final site-specific plan would be developed by the selected EPC contractor or general contractor prior to construction.

GCE performed a wetland survey on the host parcel in September 2024. No wetlands, watercourses or vernal pools were identified.

[11] 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."

GCE 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 10.4 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*.

GCE met with DEEP representatives on March 26, 2025 to discuss the Project.

GCE performed a stormwater analysis that determined one stormwater detention basin is required in the southeastern portion of the site. Slopes at the site range from 3 to 8 percent. Gravel level spreaders would be installed along hillside contours throughout the array to intercept stormwater runoff, spaced a maximum 150 feet apart. Site grading would be minimal in order to maintain existing drainage and stormwater flow paths.

GCE filed for a DEEP General Permit August 21, 2025.

Forests and Parks

Approximately 7.4 acres of trees would be cleared to develop the facility site, including a shade mitigation area extending approximately 50 feet beyond the south fence line of the solar array. No core forest would be impacted.

There are no state parks or forests within one mile of the site.

Fish, Aquaculture and Wildlife

The proposed site is not within 100 feet of DEEP-designated Cold Water Stream Habitat area.

DEEP issued a Natural Diversity Database (NDDB) Determination on September 4, 2024 indicating the eastern box turtle, a special concern species, occurs in the vicinity of the site. GCE developed turtle protection measures to be implemented during construction activities, including but not limited to, a tree clearing restriction from November 1- March 31, site inspections, and 20-inch high work area isolation barriers.

The northern long-eared bat (NLEB), a federal and state-listed Endangered Species occurs in Connecticut. There are no known occurrences of NLEB in Woodbridge.

Disturbed areas within the solar array would be seeded with a solar farm seed mix which contain shade and drought tolerant grass species with a small component of pollinator-friendly species.

The solar facility perimeter fence would have a six-inch gap at the bottom to allow for small animal movement.

Agriculture

The proposed site contains approximately 8.7 acres of prime farmland soils. The host parcel was used for agricultural activities until 2012. No agricultural activities currently occur at the site. Soils would be protected by minimal site grading and the planting of deep-rooted grasses within the fenced solar array area.

A 6.7-acre portion of the western portion of host parcel is enrolled in the Public Act 490 Program for agricultural land tax abatement. Once constructed, the solar array footprint may not be eligible for inclusion within the Public Act 490 Program.

No agricultural activities are proposed at the site.

Scenic, Historic and Recreational Values

SHPO submitted correspondence on January 17, 2025, indicating that the proposed Project would not affect historic properties or archaeological resources.

There are no national, state and/or locally designated scenic roads within 0.5-mile of the site.

There are no public parks within 0.25 mile of the site.

The proposed solar facility would be visible year-round from the end of Soundview Drive and potentially visible from abutters to the north, northeast and southeast. Year-round views of the facility would be screened from the south due to area topography and intervening vegetation.

In consultation with the Town and an abutting property owner, GCE is developing a visual mitigation plan. The plan includes on-site and off-site screening measures. On-site measures within the jurisdiction of the Council include a mix of shrubs and evergreens along the access drive and a row of shrubs and evergreens adjacent to the property line at 14 Sound View Drive. The estimated cost of landscaping is $50,000.

Facility Construction

Construction of the facility would disturb approximately 10.4 acres, inclusive of the solar array, equipment pad, access road and electrical interconnection.

Development of the site would require 175 cubic yards of cut, and 135 cubic yards of fill, resulting in a net fill of 60 cubic yards, mostly due to grading required for the installation of the stormwater basin and concrete pads. No grubbing would occur within the shade mitigation area along the south side of the site.

The site consists of sandy loams to a depth of 7 to 8 feet. Blasting is not anticipated. If bedrock is encountered, the racking posts would be installed with a rock drill or rock screws.

GCE would construct the facility in two phases. The pre-construction phase includes site clearing and related earthwork, establishment of E&S and three temporary sediment traps followed by site stabilization. The construction phase would consist of the installation of solar array infrastructure, the permanent stormwater basin, landscaping and final stabilization.

Approximately 10 vehicles a day would visit the site during construction, accessed from the Soundview Drive cul-de-sac. GCE is discussing the feasibility of using a secondary construction access from Newton Road with the host parcel owner to reduce construction-related traffic on Soundview Drive. The potential secondary construction access is steep and narrow and may not accommodate large construction vehicles.

Vehicles would park at the edge of the site. A temporary laydown area would be located within the site boundaries, away from abutting property lines, and may be relocated as construction progresses.

Construction is expected to commence in 2026. Typical construction hours and workdays of the week are 6:30 AM to 5:00 PM, Monday – Saturday. GCE would be willing to begin work at 7:00 AM instead of 6:30 AM.

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.

An evaluation of the facility and performance of preventative maintenance measures would be conducted in accordance with manufacturer's specifications. Site maintenance would be performed by third-party personnel.

Electrical equipment has a service life 10-15 years would be replaced as necessary. Replacement modules would not be stored on-site.

Snow on the panels will be allowed to slide off. When necessary, the solar modules would be cleaned using non-toxic substances.

Vegetation management would be performed mechanically and would occur 2-3 times per year. Herbicides would not be used.

Decommissioning

The Project has an operational life of up to 40 years. At the end of the Project's useful life, it would be decommissioned, and the site restored to a meadow condition. The lease with the host parcel owner specifies decommissioning must be completed within 6 months.

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 transformers and associated equipment pad 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. Subsurface materials below a depth of two feet would remain in place.

The gravel access drive, stormwater features and/or landscaping may remain in place upon consultation with the host parcel owner.

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.

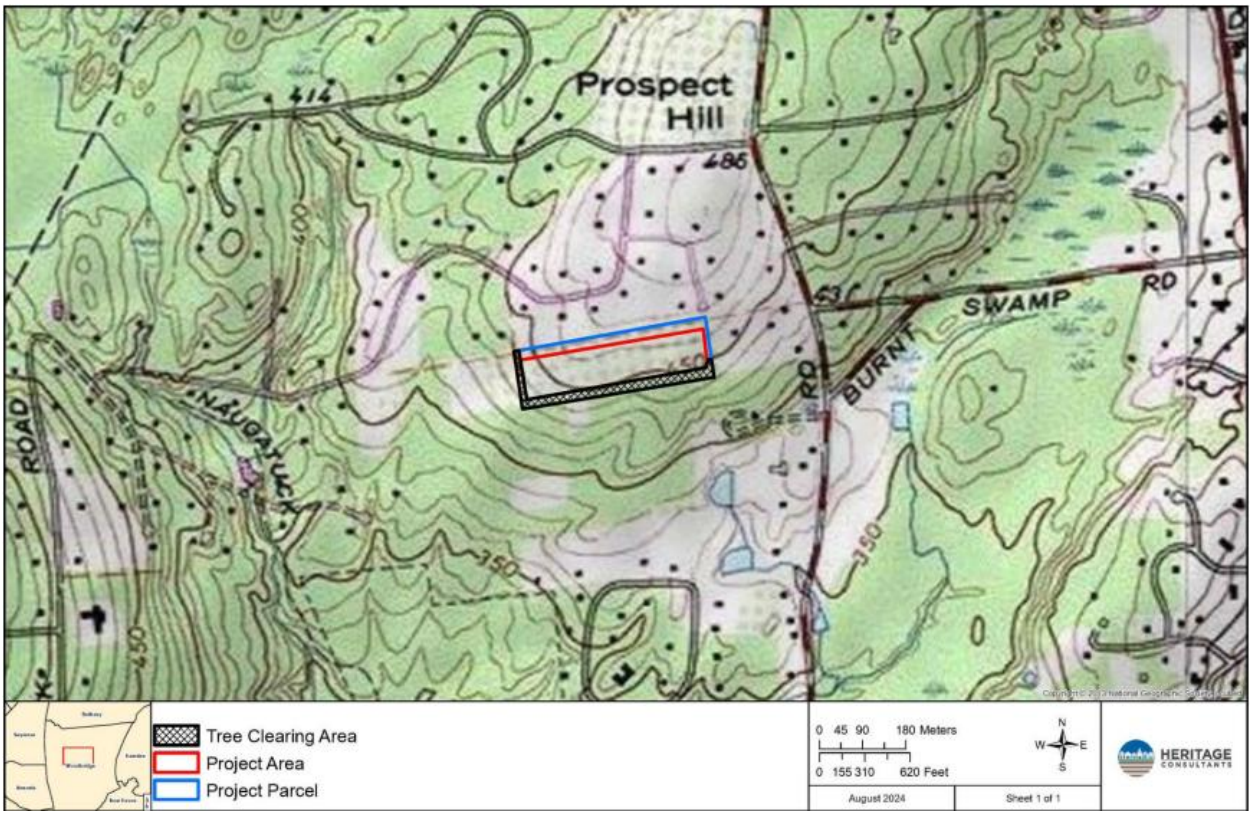
Conclusion

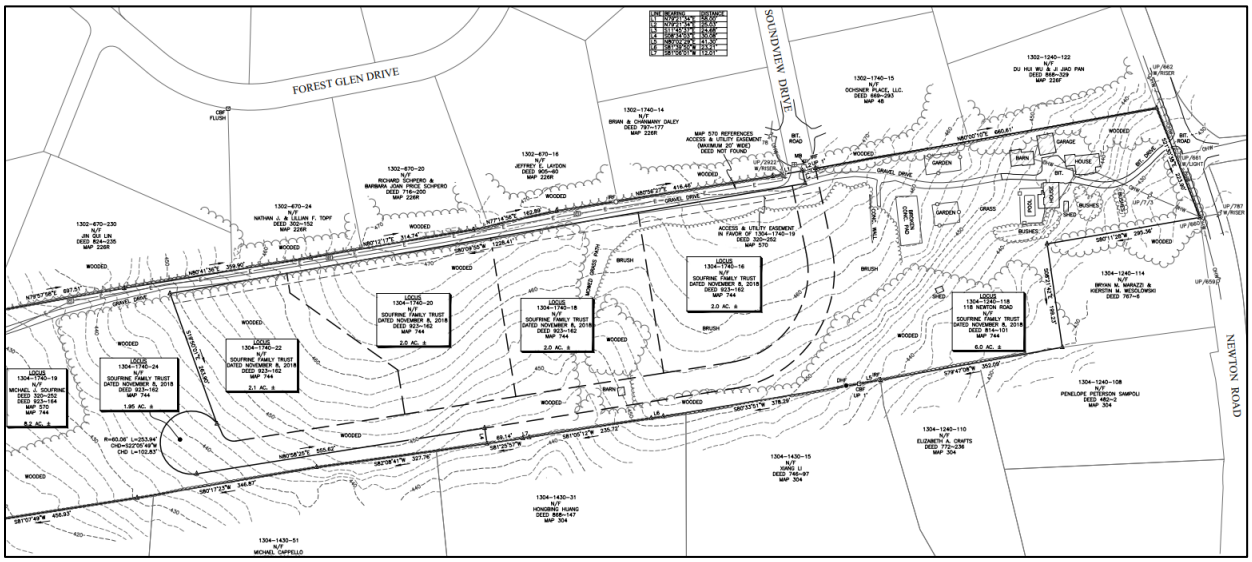
The Project is a grid-side distributed energy resource with a capacity of less than 65 MW under CGS §16-50k, it was selected under the state's NRES Program, it is consistent with the state's energy policy under §16a-35k and it would not have a substantial adverse environmental effect under CGS §16-50p.

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 installation;
4. Implement DEEP-recommended box turtle protective measures identified within the Natural Diversity Database Determination dated September 4, 2024;
5. Use of 100 percent natural fiber erosion control to reduce the potential for wildlife entanglement;
6. Submit a final site plan prior to commencement of construction;
7. Construction work hours shall not begin before 7:00 AM;
8. Submit a 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;
9. 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;
10. Submit the final Spill Prevention, Control and Countermeasures Plan for the Project prior to commencement of construction; and
11. 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

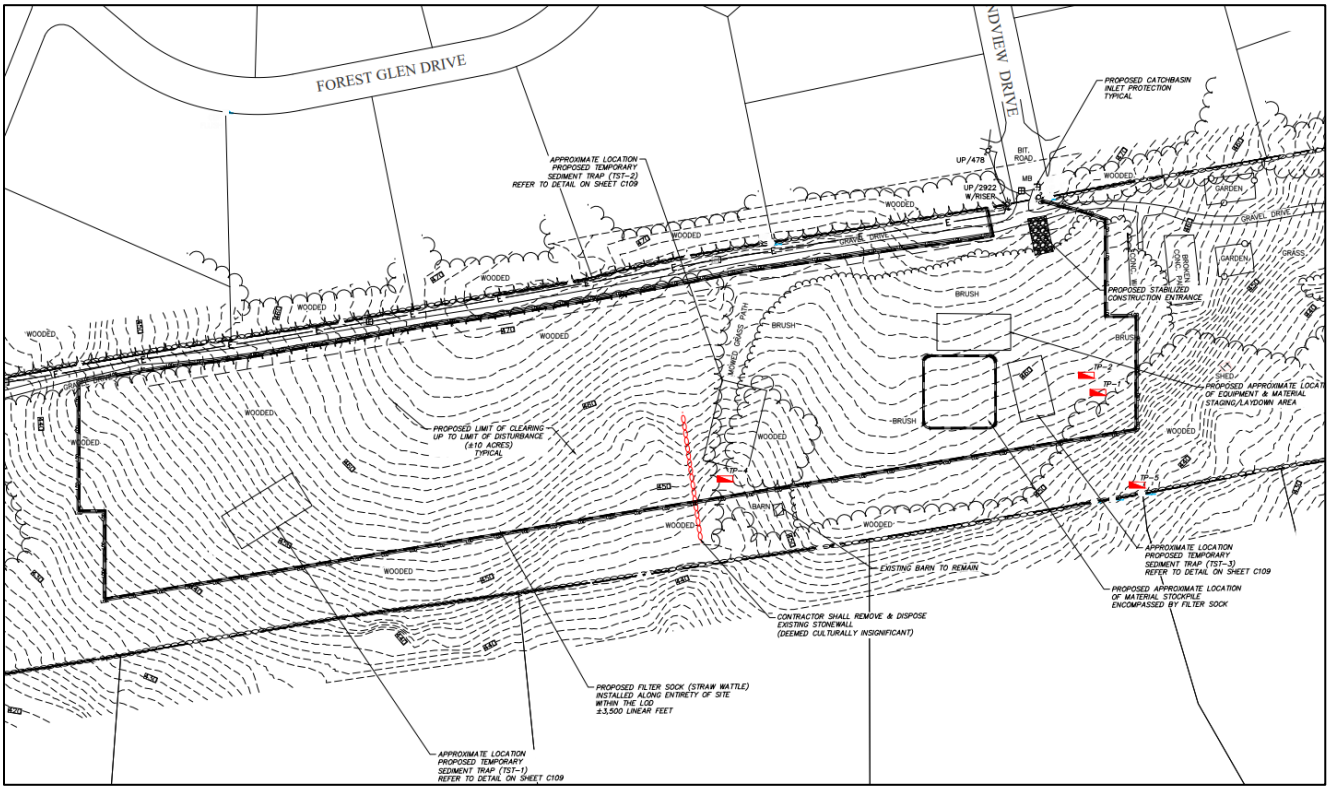


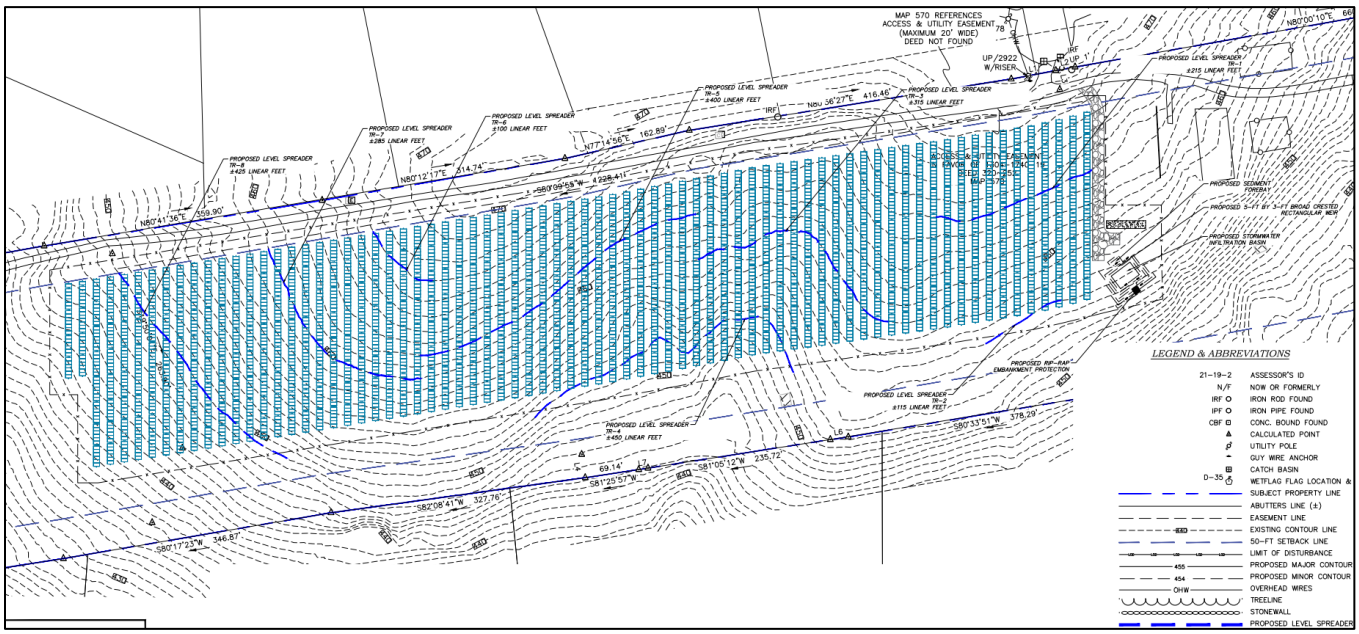


Existing Conditions

Proposed Conditions

Construction Site Plans





Landscape Plan