



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

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November 13, 2017

Lee Hoffman, Esq.
Pullman & Comley, LLC
90 State House Square
Hartford, CT 06103-3702

RE: **PETITION NO. 1294** – LSE Canes Venatici LLC declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed construction, operation, and maintenance of a 2.0 megawatt AC Solar Photovoltaic Electric Generating facility located at East Windsor Tax Assessor Map 037, Block 65, Lot 027A, Wapping Road, East Windsor, Connecticut. (NORCAP North).

Dear Attorney Hoffman:

At a public meeting of the Connecticut Siting Council (Council) held on November 9, 2017, the Council considered and approved the Development and Management (D&M) Plan submitted for this project on September 26, 2017 with the following conditions:

- a) Installation of the perimeter seven-foot high chain link fence with a six-inch gap between the bottom edge of the fence and the ground to allow for small wildlife movement, as long such a gap complies with applicable codes;
- b) Compliance with the D&M reporting requirements under Section 16-50j-62 of the Regulations of Connecticut State Agencies;
- c) Submission of specification sheets for the solar panels to be installed at the Project site; and
- d) Site stabilization shall occur prior to the installation of solar racking/panels.

This approval applies only to the D&M Plan submitted on September 26, 2017 and supplemental data dated September 28, 2017. Requests for any changes to the D&M Plan shall be approved by Council staff in accordance Regulations of Connecticut State Agencies §16-50j-62(b). Furthermore, the project developer is responsible for reporting requirements pursuant to Regulations of Connecticut State Agencies Section 16-50j-62.

Enclosed is a copy of the staff report on this D&M Plan, dated November 9, 2017.

Thank you for your attention and cooperation.

Very truly yours,

Robert Stein
Chairman

RS/RDM/lm

Enclosure: Staff Report, dated November 9, 2017

- c: Parties and Intervenors
The Honorable Robert L. Maynard, First Selectman, Town of East Windsor
Laurie P. Whitten, CZEO, AICP, Town Planner, Town of East Windsor
Jordan Belknap, Lodestar Energy LLC



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Petition No. 1294

LSE Canes Venatici LLC – Lodestar Energy NORCAP North Solar Facility - East Windsor, Connecticut

Development and Management Plan

Staff Report

November 9, 2017

On May 26, 2017, the Connecticut Siting Council (Council) issued a Declaratory Ruling to LSE Canes Venatici LLC, a subsidiary of Lodestar Energy LLC (Lodestar), that no Certificate of Environmental Compatibility and Public Need is required for the construction, maintenance, and operation of a 2.0 megawatt (MW) alternating current solar photovoltaic generating facility located at 84 Wapping Road in East Windsor, Connecticut. As required by the Council's decision of this petition, Lodestar submitted a Development and Management (D&M) Plan for the project on September 26, 2017. Copies of the D&M Plan were provided to the Town of East Windsor on or about September 26, 2017. No comments from the Town have been received to date.

The project is located on an approximate 12.1-acre leased area within a 14.6-acre parcel owned by the Northern Capital Region Disposal Facility, Inc. (NORCAP). The parcel, located west of Wapping Road, is zoned agricultural/residential and contains mostly open soil areas.

On September 28, 2017, the Council, in response to a request from Lodestar filed on September 28, 2017, granted approval to Lodestar to begin site stabilization and non-civil work to promptly address the potential for soil erosion issues at the site due to the lack of pre-existing ground cover.

The landlocked parcel is bound by a capped landfill owned by NORCAP to the west and south and by undeveloped land to the north and east. Access to the leased area will be from an existing dirt road that extends from 750 feet across an abutting NORCAP parcel from Wapping Road.

The proposed solar field will occupy approximately 10 acres of the 12.1-acre leased area. The solar field will include over 9,000 solar photovoltaic modules connected to 23 string inverters. The panels will be installed on a post driven rack support system arranged in linear rows with the vertical steel support posts driven approximately eight feet into the ground. The racking support system will be designed in accordance with the State building code. The panels will be oriented to the south at a 25 degree angle and will extend to a height of eight feet above ground level. A seven-foot high fence of two-inch mesh will enclose the solar field.

The project will interconnect with Eversource's existing overhead 23-kilovolt three-phase distribution line on Wapping Road. Lodestar will install seven new utility poles along the access road, and a 1,100-foot long three phase 23-kV overhead line connecting to a transformer/switchgear pad located in the southeast portion of the solar field. From there, an underground line will connect to a second transformer/switchgear pad in the northeast portion of the solar field.

The site will be accessed by an existing dirt road extending in a northerly direction from Wapping Road. Lodestar will upgrade the road by creating a 12-foot wide gravel travel surface with three-inch wide grass shoulders. An access gate will be installed at the southeast corner of the solar field.



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As required by the Council's Decision, Lodestar has developed an erosion and sedimentation control phasing plan for the site. The site will first be enclosed by a perimeter erosion control fence, followed by construction of a sedimentation basin in the northwest corner of the site, in a separately leased area that contains a former sedimentation basin established for past property use. The sedimentation basin will be approximately six feet deep and will have a rip rap protected spillway. Two rows of intermediate sedimentation barriers will be established across the solar field area creating areas that are five acres or less. These barriers will be relocated and re-established as necessary to accommodate site grading. Site grading will occur from north to south to create a gentle slope oriented towards the sedimentation basin. Erosion control blankets (bio-degradable jute netting) will be installed on 3:1 slopes at the north edge of the solar field. Soil may be stockpiled on site for later use in accordance with the *2002 Connecticut Guidelines for Erosion and Sedimentation Control*, as amended. During construction, a 100-foot long, 18-foot wide gravel anti-tracking pad will be installed at the entrance area.

Once earthwork is complete, topsoil will be applied as necessary and seeded and mulched as soon as possible. Soil stabilization will occur within five days of site clearing or construction inactivity. Temporary seeding areas will be inspected once per week and within 24-hours of the end of a storm with a rainfall amount of 0.5 inches or greater, to determine if damaged areas need to be repaired/reseeded. During installation of the solar racking and other equipment, the intermediate sedimentation barriers will be moved as necessary to accommodate the work. Upon completion, a pollinator seed mix will be installed between the solar arrays.

Seed mixes for the site include a low maintenance turf seed for the solar field area, a pollinator seed mix for the open lanes between the panel rows, and a seed mix developed specifically for the sedimentation basin. The storm water basin will be cleaned upon completion of site construction and seeded appropriately.

Lodestar will obtain a DEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters associated with Construction Activities and a Stormwater Pollution Control Plan. Lodestar will also submit a Stormwater Pollution Control Plan to DEEP as part of this process.

Approximately 3.7-acres of tree/shrub clearing and grubbing will occur along the northern and eastern sides of the site. Ketch Brook is located approximately 150 feet from the project development area. The brook is habitat for the Wood Turtle, a State species of Special Concern. The D&M Plan contains provisions for turtle sweeps and exclusionary fencing, and post-construction mowing of the sedimentation basin area once per year, outside the turtle's active season of March 1 to November 1.

Due to the isolated location of the site, no landscaping is proposed.

As specified in the approved petition, construction of the project would take four to six months and will begin once all approvals are obtained. Work hours will be 7 AM to 7 PM, Monday through Saturday

All of the D&M Plan requirements set forth in the Council's Decision for Petition No. 1294 are in compliance; therefore, Council staff recommends approval with the following conditions:

- a) Installation of the perimeter seven-foot high chain link fence with a six-inch gap between the bottom edge of the fence and the ground to allow for small wildlife movement, as long such a gap complies with applicable codes;
- b) Compliance with the D&M reporting requirements under Section 16-50j-62 of the Regulations of Connecticut State Agencies;
- c) Submit specification sheets for the solar panels to be installed at the Project site; and
- d) Site stabilization occur prior to the commencement of the installation of solar racking/panels.