



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

www.ct.gov/csc

November 13, 2017

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

RE: **PETITION NO. 1295** – LSE Coma Berenices 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 027, Block 65, Lot 031, 90 Wapping Road, East Windsor, Connecticut. (NORCAP South).

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) Compliance with the D&M reporting requirements under Section 16-50j-62 of the Regulations of Connecticut State Agencies;
- b) Submit specification sheets for the solar panels to be installed at the Project site; and
- c) Site stabilization is to occur prior to the commencement of the installation of solar racking/panels.

This approval applies only to the D&M Plan submitted on September 26, 2017 and other supplemental data dated September 28, 2017 and November 1, 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



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

www.ct.gov/csc

Petition No. 1295

**LSE Coma Berenices LLC – Lodestar Energy
NORCAP South Solar Facility
East Windsor, Connecticut**

Development and Management Plan

Staff Report

November 9, 2017

On May 25, 2017, the Connecticut Siting Council (Council) issued a Declaratory Ruling to LSE Coma Berenices 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 90 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. Lodestar submitted revised D&M Plan information to the Council on September 28, 2017 for site stabilization and November 1, 2017 to clarify erosion and sedimentation control methods to be used at the site.

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 11.2 acre leased area within a 42 acre rectangular parcel owned by the Northern Capital Region Disposal Facility, Inc. (NORCAP). The parcel, zoned agricultural/residential, has frontage along the west side of Wapping Road. The leased Project site is located in a former gravel extraction area 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 proposed solar field will occupy approximately 10 acres of the 11.2-acre leased area. The solar field will include over 9,000 solar photovoltaic modules connected to 34 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.

Lodestar will construct a new gravel access drive extending for 450 feet along the east side of the solar field. The new gravel drive will have a 12-foot wide gravel travel surface with three-inch wide grass shoulders with access controlled by a an access gate. The facility will interconnect with Eversource's existing overhead 23-kilovolt three-phase distribution line on Wapping Road. Lodestar will install two new utility poles along the access road, and a 300-foot long three phase 23-kV overhead line connecting to a transformer/switchgear concrete pad (5.8 feet by 6.3 feet) located in the northeast portion of the solar field. Underground conduit will connect this pad to a second pad located near the southern end of the access drive.

As required by the Council's Decision and Order, Lodestar has developed a phasing plan for the site Project, as follows:

- Phase 1 consists of the establishment of erosion control fencing installed at all downgradient locations along the perimeter of the project and the installation of tracking pad at the access point along Wapping Road;
- Phase 2 consists of the clearing of 1.4 acre of trees and associated grubbing along the south edge of the site. Useable topsoil will be stripped and stockpiled in accordance with *2002 Connecticut Guidelines for Erosion and Sedimentation Control*. An eight-foot high berm will then be constructed at the south edge of the site, using 3:1 side slopes stabilized with erosion control blankets (bio-degradable jute netting). Top soil, seed mix and arborvitae plantings will then be installed on the berm;
- Phase 3 consists of site grading and the application of top soil, mulch and a low maintenance turf seed mix; and
- Phase 4 consists of the installation of the solar racking, modules and associated solar field components. Upon completion, a pollinator seed mix will be installed between the solar arrays.

Soil stabilization will occur within five days of site clearing or construction inactivity. Temporary seeding and mulched 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.

Lodestar will obtain a DEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters associated with Construction Activities which includes a Stormwater Pollution Control Plan. The project is located in an area devoid of vegetation with underlying sand and gravel which are highly permeable. Due to the site's gentle grade and soil permeability, Lodestar will comply with the intent of the *2004 Connecticut Stormwater Quality Manual* in that the project will improve stormwater flows and decrease runoff through the establishment of vegetation. Additionally, the gentle slope of the site is oriented to the east, directing flows, if any, to low points on the remaining portion of the 42-acre parcel.

The site property is not within a DEEP Natural Diversity Database area and does not contain any wetlands.

A small berm with evergreen plantings currently exists along the east edge of the parcel, fronting Wapping Road. At the request of the Town, Lodestar will construct a new eight-foot high, 600-foot long berm along the south side of the solar field. One hundred arborvitae shrubs will be installed on top of the berm to provide screening from the abutting property to the south in the event this property becomes developed in the future.

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. 1295 are in compliance; therefore, Council staff recommends approval with the following conditions:

- a) Compliance with the D&M reporting requirements under Section 16-50j-62 of the Regulations of Connecticut State Agencies;
- b) Submit specification sheets for the solar panels to be installed at the Project site; and
- c) Site stabilization occur prior to the commencement of the installation of solar racking/panels