



# TOWN OF NEW MILFORD

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July 24, 2017

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

Re: Petition No. 1312 – Candlewood Solar, LLC

Dear Ms. Bachman,

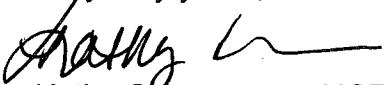
At a special meeting of the New Milford Planning Commission held on July 20, 2017, the Commission made the following motion:

"Mr. Monaghan moved for the Planning Commission to prepare a memo to the Siting Council saying that the proposal is not in contravention with the POCD, providing the developer comply with the provisions of the Farmland and Forest Preservation Committee memo. The motion was seconded by Mr. Kane and carried unanimously."

A copy of the Farmland and Forest Preservation Committee's memo is attached.

Please let me know if you have any questions.

Very truly yours,

  
Kathy Castagnetta, AICP  
Town Planner

# NEW MILFORD FARMLAND & FOREST PRESERVATION COMMITTEE



## Memorandum

To: Mayor David Gronbach  
Town Council

From: Steve Kleppin, Chairman, NMFFPC  


Re: Ameresco Solar Proposal: Candlewood Mtn.

At its regularly scheduled meeting held on Wednesday November 30, 2016, our Committee met with Joel Lindsay Michael Zimmer of Ameresco and Peter D'Addeo and William LaMontagne of New Milford Clean Power, LLC.

The Committee is concerned with the potential loss of existing agricultural lands and/or disturbance of locally important farmland soils, a classification of soils within the town, which this Committee obtained designation for, by the National Resources Conservation Service several years ago. The Committee made the following findings:

1. The subject property is privately owned.
2. The Committee recently discussed a similar proposal on the town-owned Sullivan Farm property and concluded that town-owned property containing farmland should not be utilized for non-agricultural purposes.
3. The project will replace existing hayfields with a solar production facility.
4. The project will be sited on locally important agricultural soils.
5. The project site has a solar aspect that is conducive to agricultural production
6. The development of this site will reduce, displace or diminish agricultural potential on the site and is contrary to the committee's objective of preserving farmland.
7. The project also requires harvesting of timber, which is an acceptable use of productive forest lands; however, clear-cutting is not necessarily a preferred technique to do so.

While our preference would be for the site to remain in active agriculture, the Committee does not object to the proposal, provided the applicant consider:

1. Providing a construction management plan to the town that addresses issues such as site access, land disturbance, drainage and sedimentation and erosion control.
2. Planting pasture grasses instead of traditional turf grass.
3. Using sheep or other livestock to graze the solar field area, thereby keeping the site in active agricultural use.
4. Restoring or funding off-site agricultural enhancements, such as clearing fallow fields, at a 2:1 ratio (measured by area) to mitigate impacts on soils and existing hayfields.
5. Allowing public access to the site, *excluding the area for the solar array*, in order to connect to existing, adjacent trails.
6. Placing a permanent easement or deeding the upper parcel, including the solar field area, to the Weantinoge Heritage Land Trust or similar land conservation organization, to be used for agriculture or open space, following the cessation of the use of land as a solar farm, including the removal of all associated infrastructure.

END