



TOWN OF PUTNAM

TOWN HALL
200 SCHOOL STREET
PUTNAM, CONNECTICUT 06260

Inland Wetland Commission Meeting
Hybrid Meeting
April 12, 2023 7:00 P.M.
Municipal Complex Room 201 Second Floor

Agenda:

1. Call to Order & Roll Call:
2. Seating of alternate:
3. Review minutes of the March 8, 2023 meeting. VOTE REQUIRED
4. Correspondence:

CT Siting Council Public Hearing Notice, 56 River Road 4.0 megawatt-AC Solar Photovoltaic Electric Generating Facility

5. Public Participation:
6. Unfinished Business: - (Review/Discussion/Action)
7. New Business: - (Review/Discussion/Action)

Applicant: LSE Scorpius, LLC, Land Owner: Robert J. Guillot,
112 Hawkins Rd. Re-Subdivision

8. Comments By Commissioners:
9. Agent Report
10. Adjournment.

Join Zoom Meeting

<https://us06web.zoom.us/j/89063457899?pwd=K1FOZTFvTVVpbDJseE5ycVJzNCtLUT09>

Meeting ID: 890 6345 7899

Passcode: 6c8EFK

By Phone +1 929 205 6099 US (New York)

Meeting ID: 890 6345 7899

Passcode: 066860

Find your local number: <https://us06web.zoom.us/j/kewiTcxCKT>



TOWN OF PUTNAM

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200 SCHOOL STREET
PUTNAM, CONNECTICUT 06260

Inland Wetland Commission Meeting Minutes
Hybrid Meeting
March 8, 2023 7:00 P.M.
Municipal Complex Room 201 Second Floor

Agenda:

Present: Adam Paquin-Chairman, Walter Irwin, Cynthia Dunne, Theodore Altmeier

Absent: Mike Bogdanski, Shannon O'Shea-Alternate

Seating of alternate: N/A

Review minutes of the February 8, 2023 meeting.

Motion by Theodore Altmeier to accept the minutes, second by Walter Irwin. ALL WERE IN FAVOR

Correspondence: None

Public Participation: None

Unfinished Business: -

Application 2023-01 John M. Dean Co, LLC – Stormwater drain pipe replacement.

Motion by Theodore Altmeier to approve, second by Cynthia Dunne. ALL WERE IN FAVOR

New Business: None

Comments By Commissioners:

Cynthia Dunne discussed the upcoming training taken place on Saturday March 11, 2023

Motion by Theodore Altmeier to adjourn at 7:10 P.M., second by Walter Irwin. All WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

Please note these minutes have not been accepted by the Commission and will be placed on their next meeting agenda.

Zoom Meeting:

<https://us06web.zoom.us/j/84897317234?pwd=MTNoSUx3SzJ4cmxRblNGQlduSSt6QT09>

Meeting ID: 848 9731 7234

Passcode: 6nRXiy



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

Web Site: portal.ct.gov/csc

VIA ELECTRONIC MAIL

March 30, 2023

TO: Service List, dated March 8, 2023

FROM: Melanie Bachman, Executive Director *MB*

RE: **DOCKET NO. 514** - Glenvale, LLC d/b/a Glenvale Solar application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a 4.0-megawatt-AC solar photovoltaic electric generating facility located at 56 River Road, Putnam, Connecticut and associated electrical interconnection.

Enclosed please find a copy of the Connecticut Siting Council's notice of public hearing for the above-referenced matter.

MB/RDM/lm

Enclosure (1)

c: Secretary of the State
Council Members
Application Service Recipients
A Plus Reporting Service, LLC
Pryme Tyme Entertainment

LIST OF PARTIES AND INTERVENORS
SERVICE LIST

Status Granted	Document Service	Status Holder (name, address & phone number)	Representative (name, address & phone number)
Applicant	☒ E-mail	Glenvale, LLC d/b/a Glenvale Solar	Lee D. Hoffman, Esq. Pullman & Comley, LLC 90 State House Square Hartford, CT 06103-3702 Phone: (860) 424-4315 lhoffman@pullcom.com Aidan Foley, Manager Lisa Raffin, Sr. Director, Corporate Development Glenvale LLC Putnam Meadow Solar Station LLC 179 Green Street, Suite 100 Boston, MA 02130 Phone: (617) 435-5268 Lisa@glenvale.solar



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HEARING NOTICE

Pursuant to provisions of Connecticut General Statutes § 16-50m and Public Act No. 22-3, notice is hereby given that the Connecticut Siting Council (Council) will conduct a public hearing via Zoom remote conferencing on Thursday, June 15, 2023, beginning with an evidentiary session at 2:00 p.m., and continuing with a public comment session at 6:30 p.m. The hearing will be on an application from Glenvale, LLC d/b/a Glenvale Solar for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a 4.0-megawatt-AC solar photovoltaic electric generating facility located at 56 River Road, Putnam, Connecticut.

The purpose of the hearing is to receive evidence on the applicant's assertions that the public benefit for the facility outweighs any adverse environmental effects from the construction, operation, and maintenance of the facility. The 2:00 p.m. evidentiary session will provide the applicant, parties and intervenors an opportunity to cross-examine positions. **No public comments will be received during the 2:00 p.m. evidentiary session.** The 6:30 p.m. public comment session is reserved for the public to make statements into the record. Public Statements are limited to 3 minutes. During the 6:30 p.m. public comment session, the applicant will present an overview of the proposed facility.

Attendees can join by clicking (or entering) the following link:

<https://us06web.zoom.us/j/81645398901?pwd=Z2J0aDR4cWVvTXc3SG4wM2NYSCswUT09>

from a computer, smartphone, or tablet. **Meeting ID: 816 4539 8901 and Passcode: bcy14E**

No prior software download is required. For audio-only participation, attendees can join by dialing in at **1(929) 205-6099 (not toll free)** and then enter the **Meeting ID: 816 4539 8901 and Passcode: 752916** from a telephone.

Interested persons may join any session to listen, but must sign-up in advance to speak during the 6:30 p.m. public comment session.

To participate in the **6:30 p.m. public comment session by computer, smartphone or tablet**, please send an email to siting.council@ct.gov with your name, email address and mailing address by **June 14, 2023**. To participate in the **6:30 p.m. public comment session by telephone**, please leave a voicemail message at 860-827-2935 with your name, telephone number, and mailing address by **June 14, 2023**. Public comments may also be submitted to the Council by electronic mail or by regular mail.

Any person may be removed from the Zoom remote evidentiary session or public comment session at the discretion of the Council.

Applicable law for this proceeding includes the Public Utility Environmental Standards Act, General Statutes § 16-50g, et seq., and Sections 16-50j-1, et seq., of the Regulations of Connecticut State Agencies.

The Council directs that all testimony and exhibits be pre-filed electronically with the Council and all parties and intervenors by June 8, 2023.

Individuals are encouraged to participate through their elected officials and other party/intervenor groupings.

Any person seeking to be named or admitted as a party or intervenor to the proceeding may file a written request to be so designated at siting.council@ct.gov, on or before June 8, 2023.

Parties and intervenors will be allowed to submit briefs and proposed findings of fact within 30 days after the close of the evidentiary record.

Any person who is not a party or intervenor to this proceeding may file a written statement with the Council up to 30 days after the close of the evidentiary record. No written statement or any other information will be accepted after 30 days of the close of the evidentiary record, except as otherwise prescribed by law or the Council.

A verbatim transcript of the hearing will be posted on the Council's project webpage and deposited in the Town Clerk's Office of the Putnam Town Hall for the convenience of the public.

Requests for information in alternative formats or for sign-language interpreter services must be submitted in writing by June 8, 2023.

Information about how the public hearing will be conducted and how the public can access it will be posted on the Council's Docket No. 514 project webpage at the following link:

https://portal.ct.gov/CSC/1_Applications-and-Other-Pending-Matters/Pending-Matters

The applicant is represented by the following:

Applicant

Glenvale, LLC d/b/a Glenvale Solar

Its Representative

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

A copy of the application is available for review on the Council's website at portal.ct.gov/csc under the link "Pending Matters." The Council has assigned this application Docket No. 514.

March 30, 2023

Connecticut Siting Council



March 9, 2023

Adam Paquin, Chairman
Inland Wetlands Commission
200 School Street
Putnam, CT 06260

Re: Subdivision Referral in Accordance w/ CGS Section 8-26
1-Lot Resubdivision
112 Hawkins Road

Dear Mr. Paquin,

LSE Scorpius LLC is proposing to re-subdivide the existing 17.01 acre parcel owned by Robert J. Guillot at 112 Hawkins Road to create one new lot on the west side of Hawkins Road in Putnam. A subdivision application has been submitted to the PZC and three copies of the Resubdivision Plan are attached. As shown on the plans, an area of inland wetlands has been identified on the parcel to be divided. In accordance with the Putnam Subdivision Regulations and the Connecticut General Statutes (CGS) Section 8-26, the presence of wetlands on the property to be subdivided triggers the need for a referral to the Inland Wetlands Commission. However, the new lot will be a frontage lot located along the existing street, and no new roadway is proposed. As the resubdivision involves no construction or regulated activity, an inland wetland permit is neither appropriate nor required. As a result, we have completed the attached Application noting that we are simply requesting a positive referral from the Inland Wetland Commission be provided to the Planning & Zoning Commission.

If there are any questions, or you require further information, please call our office at (860) 623-0569.

Sincerely,

Timothy A. Coon, P.E.
J.R. Russo & Associates, LLC

Attachments

cc: LSE Scorpius LLC



INLAND WETLAND COMMISSION

APPENDIX A

APPLICATION FOR PERMIT

This application is for the use of inland wetlands and water courses.

The meetings are held on the second Wednesday of every month at 7:00pm in the Town Hall. If an on-site inspection is canceled due to inclement weather, the applicant is asked to call the office at 963-6803 30 minutes before the scheduled inspection to see if or when the inspection will be held.

Name of Applicant LSE Scorpious LLC
Applicant's Address 40 Tower Lane, Suite 201, Avon, CT 06001
Phone # 405-973-8767
Owner of Land Robert J. Guillot
Owner's Address 101 Hawkins Road, Putnam, CT 06260
Location and description of proposed activity: Re-subdivision of existing 17.01 acre parcel at 112 Hawkins Road. No construction or regulated activity is proposed, just creating one additional frontage lot. Requesting a referral to the PZC in accordance with CGS Section 8-26 and the Subdivision Regulations
Activity & Purpose Code

Please **CHECK** one in each column that best describes the activity proposed.

Code	Activity Type	Code	Activity Purpose
☐ 1	Filling	☐ A	Residential Improvement by homeowner
☐ 2	Excavation	☐ B	New residential development - single family
☐ 3	Land Clearing	☐ C	New residential development - multi- family/condo
☐ 4	Stream Channel	☐ D	Commercial/Industrial Uses
☐ 5	Stream Stabilization	☐ E	Municipal Improvements
☐ 6	Stream Clearance	☐ F	Utility Company Improvements
☐ 7	Culverting	☐ G	Agriculture, Forestry or Conservation
☐ 8	Und. Grd. Util.	☐ H	Wetland Creation/Restoration
☐ 9	Roadway Construction	☐ I	Storm Water/Flood Control
☐ 10	Drainage Improvements	☐ J	Erosion/Sediment Control
☐ 11	Pond Dredge/Dam Construction	☐ K	Recreation/Boating/Navigation
☐ 12	Activity Buffer/Set Back Area	☐ L	Routine Maintenance

☒ 13 Other: Please describe: No activity proposed. Re-subdivision to create 1 additional building lot.

INLAND WETLAND COMMISSION

APPENDIX A *Continued*

Project Name (if applicable) _____

Estimate of Linear Footage affecting Wetlands _____

Affected number of acres in which Wetlands are part of
the impacted area for Multi-Family, Condos and
Commercial Development _____

TO BE COMPLETED BY THE COMMISSION

Application Number _____

Date of Receipt _____

Application Approved (date) _____

Conditions of approval if applicable _____

Application Denied (date) _____

Reason(s) for Denial _____

Signature of Chairman or Secretary of Commission

Date

Solar Asset Management Associates

40 Tower Ln Ste 201
Avon, CT 06001-4222

1276

51-309/111

March 9^m 20²³

**PAY
TO THE
ORDER OF**

Town of Putnam

\$ 100.00

One Hundred

DOLLARS



Security features
are included.
Check on back.

TD Bank

FOR

Wetland Commission

[Signature]

MP

⑆011103093⑆ 4361300620⑈

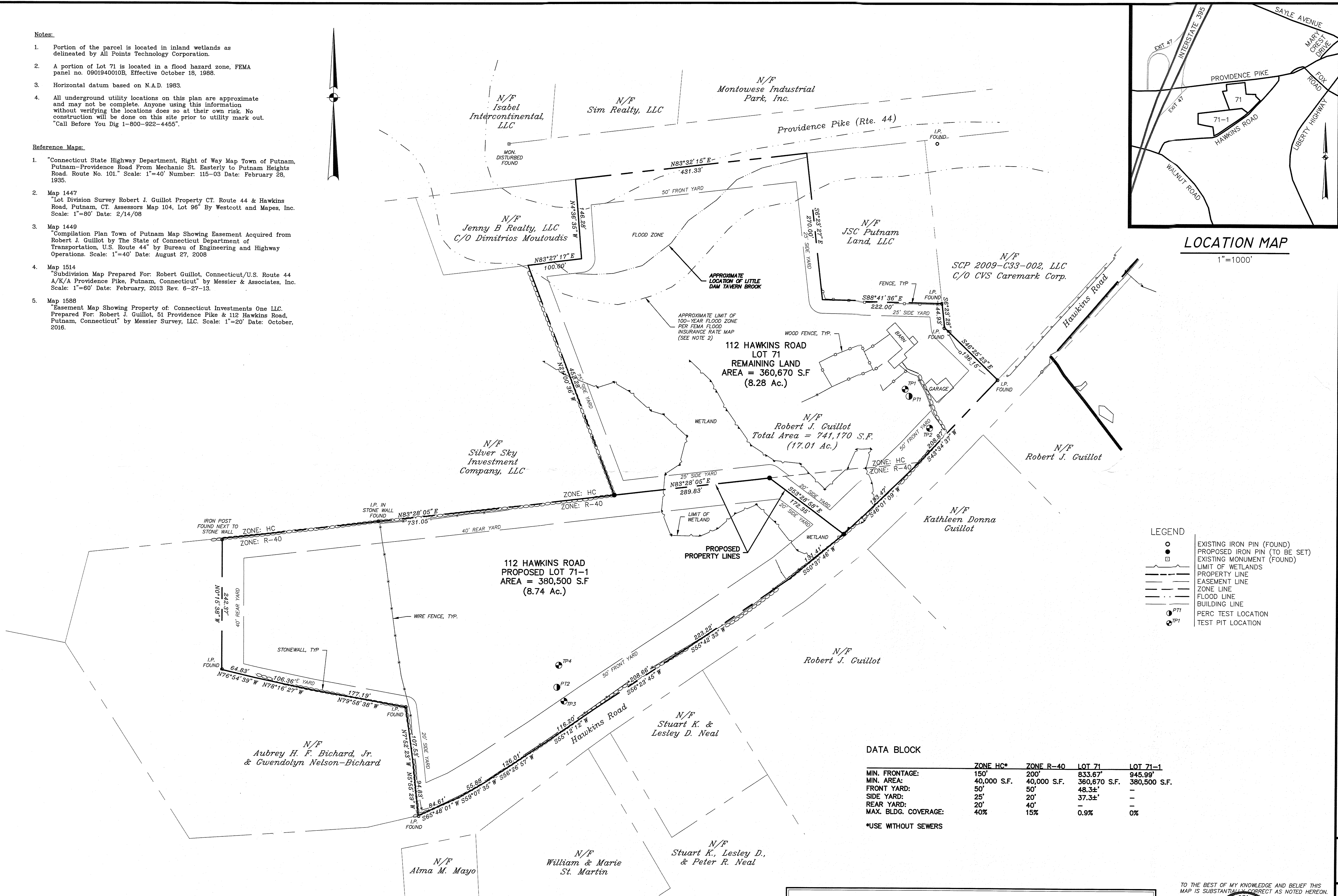
1276

Notes:

- Portion of the parcel is located in inland wetlands as delineated by All Points Technology Corporation.
- A portion of Lot 71 is located in a flood hazard zone, FEMA panel no. 090194010B, Effective October 18, 1988.
- Horizontal datum based on N.A.D. 1983.
- All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".

Reference Maps:

- "Connecticut State Highway Department, Right of Way Map Town of Putnam, Putnam-Providence Road From Mechanic St. Easterly to Putnam Heights Road, Route No. 101." Scale: 1"=40' Number: 115-03 Date: February 28, 1935.
- Map 1447 "Lot Division Survey Robert J. Guillot Property CT. Route 44 & Hawkins Road, Putnam, CT. Assessors Map 104, Lot 96" By Westcott and Mapes, Inc. Scale: 1"=80' Date: 2/14/08
- Map 1449 "Compilation Plan Town of Putnam Map Showing Easement Acquired from Robert J. Guillot by The State of Connecticut Department of Transportation, U.S. Route 44" by Bureau of Engineering and Highway Operations. Scale: 1"=40' Date: August 27, 2008
- Map 1514 "Subdivision Map Prepared For: Robert Guillot, Connecticut/U.S. Route 44 A/K/A Providence Pike, Putnam, Connecticut" by Messier & Associates, Inc. Scale: 1"=60' Date: February, 2013 Rev. 6-27-13.
- Map 1588 "Easement Map Showing Property of: Connecticut Investments One LLC. Prepared For: Robert J. Guillot, 51 Providence Pike & 112 Hawkins Road, Putnam, Connecticut" by Messier Survey, LLC. Scale: 1"=20' Date: October, 2016.



LEGEND

- EXISTING IRON PIN (FOUND)
- PROPOSED IRON PIN (TO BE SET)
- EXISTING MONUMENT (FOUND)
- LIMIT OF WETLANDS
- PROPERTY LINE
- EASEMENT LINE
- ZONE LINE
- FLOOD LINE
- BUILDING LINE
- PERC TEST LOCATION
- TEST PIT LOCATION

DATA BLOCK

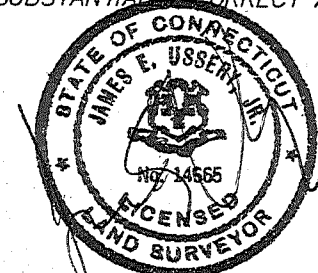
	ZONE HC*	ZONE R-40	LOT 71	LOT 71-1
MIN. FRONTAGE:	150'	200'	833.67'	945.99'
MIN. AREA:	40,000 S.F.	40,000 S.F.	360,670 S.F.	380,500 S.F.
FRONT YARD:	50'	50'	48.3±'	-
SIDE YARD:	25'	20'	37.3±'	-
REAR YARD:	20'	40'	-	-
MAX. BLDG. COVERAGE:	40%	15%	0.9%	0%

*USE WITHOUT SEWERS

This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a Resurvey conforming to Horizontal Class A-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



RUSSO
SURVEYORS-ENGINEERS
SERVING CT & MA

J.R. Russo & Associates, LLC
1 Shattuck Rd East Windsor, CT 06038 • CT 860.932.0589 • MA 407.930.3658
www.jrusso.com • info@jrusso.com

Applicant
LSE Scorpious LLC
40 Tower Lane, Suite 201
Avon, CT 06001
405-973-8767

REVISIONS

BY: CJC/TAC CHK: JEU

Property Of
Robert J. Guillot
112 Hawkins Road
Putnam, Connecticut 06260
Map 26 Lot 71 (Zones: HC & R-40)

Resubdivision Plan

DATE
2-17-23
SCALE
1"=80'
JOB NUMBER
2022-070
SHEET
1 of 1

APPROVED BY THE TOWN OF PUTNAM INLAND WETLAND COMMISSION:

BY: _____ DATE: _____
CHAIRMAN

APPROVED BY THE TOWN OF PUTNAM PLANNING COMMISSION:

BY: _____ DATE: _____
CHAIRMAN

GRAPHIC SCALE

