



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FAX (860) 870-3122

INLAND WETLANDS AGENCY REGULAR MEETING AGENDA MONDAY, SEPTEMBER 18, 2023, 7:00 P.M.

IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: VIA ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW

- I. CALL TO ORDER**
- II. PUBLIC COMMENTS** (on non-agenda items):
- III. PUBLIC HEARING(S):** None
- IV. OLD BUSINESS:** None
- V. NEW BUSINESS:**
 1. IW202312 – Oakridge Dairy LLC, owner/applicant, request to accept permitted uses as of right to construct a driveway, parking area, utilities, and associated improvements for Modern Milkman bottling facility at 80 Meadow Brook Road, APN 090-017-0000.
 2. IW202313 – David Pechie, owner/Gardner & Peterson Assoc. LLC, applicant, request for a permit to conduct regulated activity to construct a garage, driveway, and associated improvements at 81 Shenipsit Street, APN 030-002-0000. (*RECEIPT ONLY*)
 3. IW202314 – Town of Ellington, owner/applicant, request for a permit to conduct regulated activity to construct a solar carport and associated improvements at 33 Main Street (aka 33 Arbor Way), APN 064-020-0000. (*RECEIPT ONLY*)
 4. IW202315 – Beth Gottier, owner/Bruce Gottier, applicant, request for a permit to conduct regulated activity to demolish and reconstruct a home on the existing foundation adding an attached garage and associated improvements at 14 Private Grounds 1, APN 148-062-0000. (*RECEIPT ONLY*)
 5. IW202316 – MCC Lake Properties Trust, owner/applicant, request for a permit to conduct regulated activity to construct a wall along the lake edge at 28 East Shore Road, APN 169-035-0000. (*RECEIPT ONLY*)
- VI. ADMINISTRATIVE BUSINESS:**
 1. Approval of the June 12, 2023, Regular Meeting Minutes.
 2. Correspondence/Discussion:
 - a. CT Association of Conservation and Inland Wetlands Commissions (CACIWC), Saturday, November 11, 2023, Annual Meeting and Environmental Conference, and a copy of CACIWC Membership Renewal (July 1, 2023 – June 30, 2024).
 - b. Notice of future Petition for Declaratory Ruling for a 5MW battery energy storage system, KCE CT 5, LLC, Village Hill Road, Willington/Stafford, CT.
 - c. CT Siting Council, Petition No. 1558 Decision and Order (August 3, 2023), for a 4MW solar photovoltaic facility, Community Power Group, LLC, 28.4 acres, 24 Middle Road.

- d. Notice of Petition for Declaratory Ruling for a 3MW solar photovoltaic facility, USS Somers Solar, LLC, 19.2 acres, 360 Somers Road.
- e. Notice of Detention Basin Maintenance at Chasseral Meadows, Windermere Avenue.

VII. ADJOURNMENT:

Next Regular Meeting is scheduled for October 16, 2023

Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town of Ellington webpage (www.ellington-ct.gov) under Agenda & Minutes, Inland Wetlands Agency.

Join Zoom Meeting via link:

Link: <https://us06web.zoom.us/j/87995011456>

Meeting ID: 879 9501 1456

Passcode: 760328

Join Zoom Meeting by phone:

+1 646 558 8656 US (New York)

Meeting ID: 879 9501 1456

Passcode: 760328

**Town of Ellington
Inland Wetlands and Watercourses Agency
Application**

Application # IW202312
Date Submitted 8/21/2023

Notices associated with this application will be sent to the applicant unless otherwise requested.

Owner's Information

Name: Oakridge Dairy LLC
Mailing Address: 76 Jobs Hill RD
Ellington CT 06029
Email: Seth @oakridgeDairy.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS,
MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Primary Contact Phone #: (860) 466-9302

Secondary Contact Phone #: _____

Owner's Signature: [Signature] Date: 8/21/2023

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Agency or its staff.

Notices associated with this application will be sent to the applicant unless otherwise requested.

Applicant's Information (if different than owner)

Name: _____
Mailing Address: SAME
as
Email: OWNER

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS,
MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Primary Contact Phone #: _____

Secondary Contact Phone #: _____

Applicant's Signature: _____ Date: _____

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted.

Street Address: 80 Meadow Brook RD

Assessor's Parcel Number (APN): 090 - 017 - 0000

Proposed upland review area affected in square feet: 26,000 SF⁺

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 3,390 SF

Total area of wetlands/watercourses on parcel in square feet or acres: N/A

Public Water: ☐ Yes ☒ No Public Sewer: ☐ Yes ☒ No *If not served by public water and sewer, applicant shall make application to North Central District Health Department (Enfield Office) if required.*

Is the project in a public water supply watershed area? ☐ Yes ☒ No

If YES, applicant is required to notify the Connecticut Water Company and Commissioner of Public Health by certified mail, return receipt within 7 days of this application (Conn. Gen Stat. Sec 22a-42f). Copy of application, plans, and supporting documents must accompany notice. Applicant can email the Commissioner of Public Health using their approved form. Proof of notice (return receipt and sent email) must be provided to the Planning Department.

Describe the nature of proposed regulated activity, request for acceptance of a permitted use as of right or a nonregulated use, map or regulation amendment, or other activity requiring review by the Agency or its Agent:
See attached Application Checklist and Appendix D for guidance when preparing application

Received As of Right approval for Modern Milkman Bottling facility w/ site improvements
to construct driveway and parking area. Upon completion of proposed design -
we are requesting to regrade driveway access along Northeast corner of
building and eliminate proposed retaining wall.

Applicant shall provide certification in accordance with Wetlands Regulation, Section 7.4e, Application Requirements:

Whether or not any portion of the property on which the regulated activity is proposed is located within 500 feet of an adjoining town. ☐ Yes ☒ No

Whether or not a significant portion of the traffic to the completed project will use streets within an adjoining town to exit or enter the site. ☐ Yes ☒ No

Whether or not a significant portion of the sewer or water drainage from the project will flow through and significantly impact the sewer or water drainage system of an adjoining town. ☐ Yes ☒ No

Whether water run-off from the improved site will impact streets or other municipal/private property within an adjoining town. ☐ Yes ☒ No

FOR OFFICE USE ONLY

If YES to any of the above, the Agency shall, in accordance with CGS 8-7d(f) notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project on any site. Notice of the pendency of such application shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application, petition, appeal, request or plan. **(See Agency requirements Section 8.4)**

Type of Project: (check one)













































☐ Commercial/Industrial ☐ Residential ☐ Mixed Use ☐ Timber ☒ Agricultural
☐ Other, explain: _____

Type of Application: (check one)

- ☐ Notification for Non-Regulated Use (Section 4.2)
- ☒ Notification of Permitted Use as of Right (Section 4.1)
- ☐ Administrative Permit (Section 6.4)
- ☐ Agency Permit **(TWELVE COPIES REQUIRED)**
- ☐ Permit Modification
- ☐ Permit Extension
- ☐ Regulation Amendment
- ☐ Map Amendment
- ☐ Appeal of Administrative Permit

Application Submittals:

- ☐ Completed Application Form (Section 7.4a)
- ☐ Application Fee (Section 7.4b)
- ☐ Abutters List (Section 7.4c)
- ☐ Certification as to Adjacent Towns (See above)
- ☐ Certification as to Connecticut Water Company & Commissioner of Public Health (See above)
- ☐ Notification Narrative and Supporting Documentation (If applicable, Appendix D)
- ☐ Project Narrative and Supporting Documentation (Section 7.4g, 1-11 inclusive, as deemed applicable)
- ☐ Project Site Plan - circle one: Administrative (Section 7.4h1) / Agency (Section 7.4h2)
- ☐ Supplemental Information (Section 7.5a-j, inclusive, as deemed applicable)

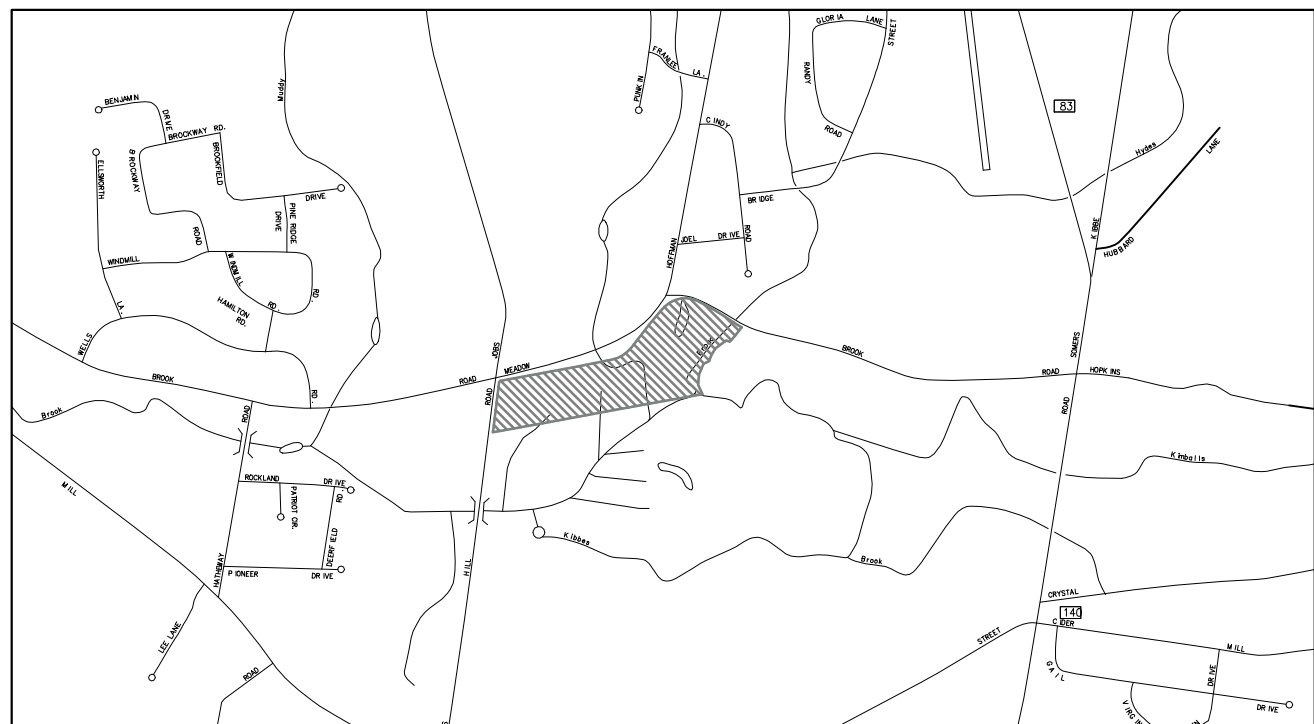
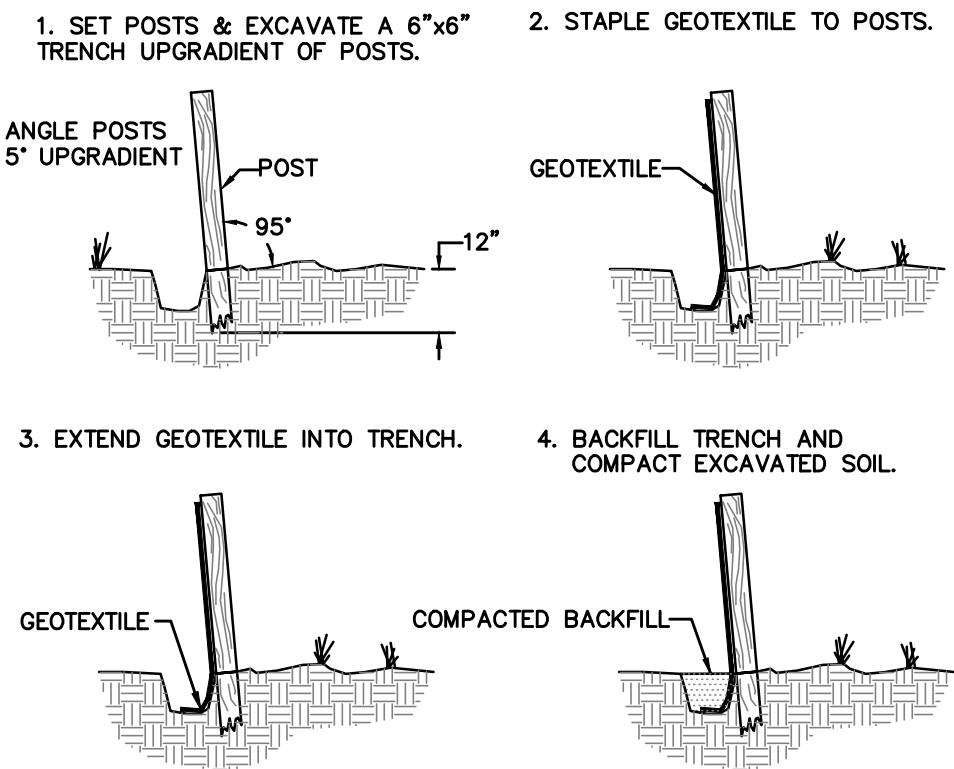
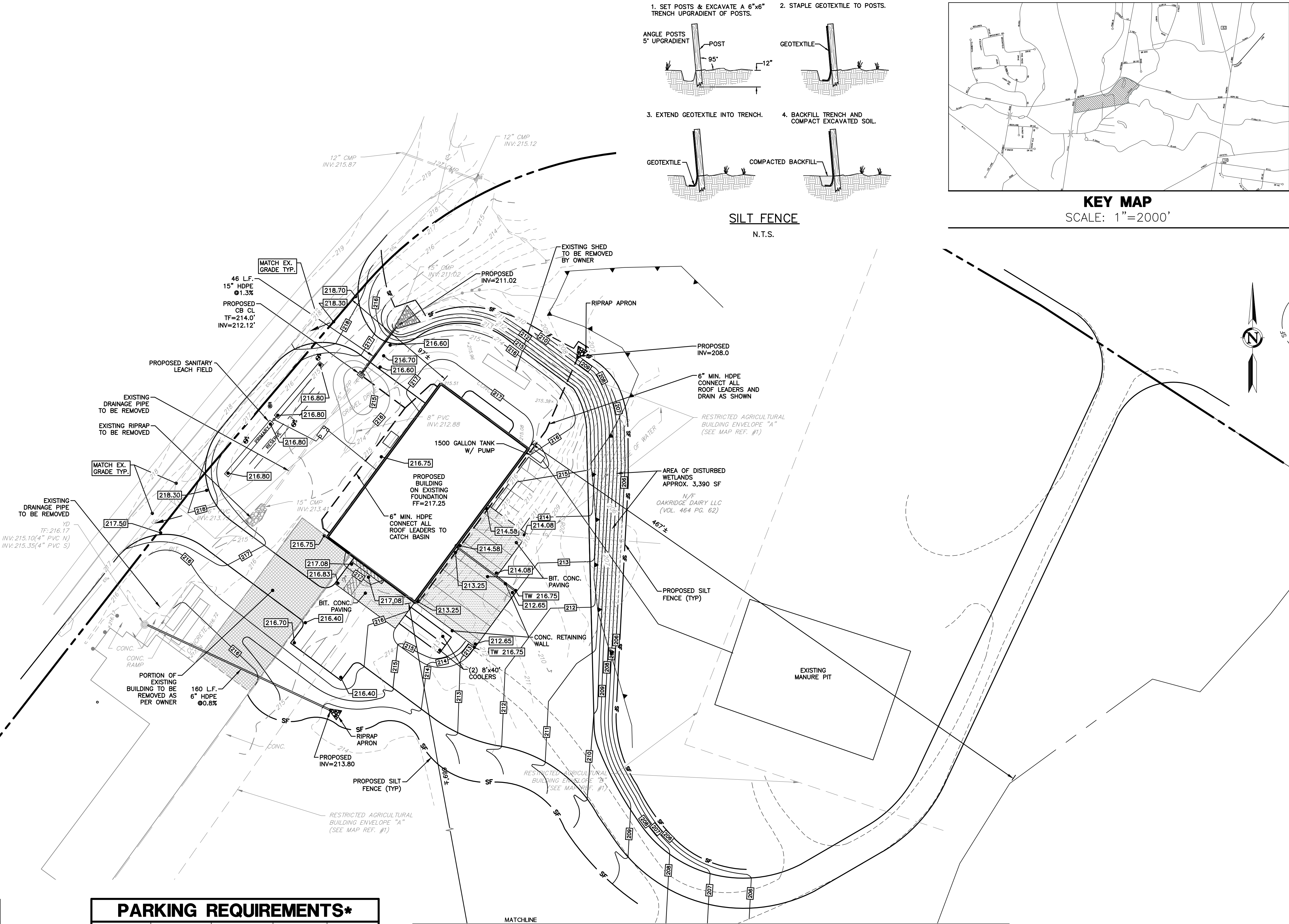
LEGEND	
EXISTING	DESCRIPTION
	BORING / TEST PIT LOCATION
	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
	APPROX. UNDERGROUND COMMUNICATION LINES
	BENCHMARK
	APPROX. WATER MAIN
	APPROX. WATER SERVICE
	WATER VALVE
	FIRE HYDRANT
	POLE MOUNTED LIGHT
	GAS VALVE
	APPROX. GAS MAIN
	APPROX. GAS SERVICE LINE
	ELECTRICAL LINES, OVERHEAD
	APPROX. ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	UTILITY POLE WITH TRANSFORMER
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
	GUARD RAIL
	SIGN
	EDGE OF WATER
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	RAIL FENCE
	STOCKADE FENCE
	WIRE FENCE
	STONE WALL
	TREE
	TREE LINE
	APPROX. SANITARY SEWER MAIN
	APPROX. SANITARY SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
	APPROX. STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
	CONTOUR
	SPOT ELEVATION
	WETLANDS LINE

ZONING TABLE			
ZONE: RURAL AGRICULTURAL RESIDENTIAL (RAR)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	40,000 SF	(34.43± AC)	(34.43± AC)
LOT FRONTAGE	100'	1,350'±	1,350'±
FRONT YARD	35'	97'±	97'±
SIDE YARD	10'	467'±	467'±
REAR YARD	25' (1)	669'±	669'±
PARKING	10 SPACES	-	11 SPACES

NOTES:
1. AS PER TOWN OF ELLINGTON ZONING REGULATIONS TABLE 3.2.3:
ACCESSORY BUILDING 10' REAR YARD SETBACK

PARKING REQUIREMENTS*				
USE	FORMULA	PROPOSED AREA	PROPOSED EMPLOYEES	REQUIRED
MANUFACTURING	1 PER EMPLOYEE	6,254 SF	10	10
TOTAL			10	10

PARKING PROVIDED	
LOCATION	QUANTITY
AUTO PARKING	10
HC PARKING	1
TOTAL	11



PROGRESS PRINT

REFERENCES:
1. THIS PLAN IS PREPARED FROM A SURVEY PROVIDED BY ROB HELLSTROM LAND SURVEYING LLC, HEBRON, CT DATED FEBRUARY 22, 2022 REVISED MARCH 23, 2002.

21 JEFFREY DRIVE
P.O. BOX 167
SOUTH WINDSOR, CT 06071
860-291-8757
860-291-8757 - F
www.designprofessionals.com

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:
OAKRIDGE DAIRY LLC
C/O SETH BAHLER
76 DEB HILL ROAD
ELLINGTON, CT 06029

PROJECT NO.: 4897
DATE: 8/7/23
DESIGN BY: JLD
CHECKED BY: JLD

OAKRIDGE DAIRY LLC.
80 MEADOWBROOK ROAD
ELLINGTON, CONNECTICUT 06029

NO. 1
DATE 8/17/2023
REVISIONS PER CLIENT

BY JLD

21442
LIC. NO.

SITE PLAN

SCALE: 0' 20' 40' 80'
1\"/>

SHEET
C-SP1
SHEET 1 OF 2



TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

TEL. (860) 870-3120 TOWN PLANNER'S OFFICE FAX (860) 870-3122

INLAND WETLANDS AGENCY REGULAR MEETING MINUTES MONDAY, JUNE 12, 2023, 7:00 P.M.

IN PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET
REMOTE ATTENDANCE: ZOOM MEETING
(ATTENDEES BELOW WERE IN PERSON UNLESS OTHERWISE NOTED)

PRESENT: Chairman Jean Burns, Vice Chairman Katherine Heminway, Regular members Ken Braga, Art Aube, Steve Hoffman and Alternates Jon Kaczmarek and Ryan Orszulak

ABSENT: Regular members Ron Brown and Hocine Baouche

STAFF

PRESENT: John Colonese, Assistant Town Planner/Wetland Enforcement Officer and Barbra Galovich, Land Use Assistant/Recording Clerk

I. CALL TO ORDER: Chairman Jean Burns called the Ellington Inland Wetlands Agency meeting to order at 7:00 pm.

II. PUBLIC COMMENTS (on non-agenda items): None

III. PUBLIC HEARINGS:

1. IW202309 – John and Joyce Rioux, owner/applicant, request for a permit to conduct regulated activity for the construction of a pavilion at 34 East Shore Road, APN 169-038-0000.

Time: 7:01 pm

Seated: Burns, Heminway, Braga, Aube, Hoffman, Kaczmarek and Orszulak

John Rioux, 34 East Shore Road was present to represent the application. Mr. Rioux said he is looking to erect a 14' x 20' pavilion approximately 15' from the edge of lake. He stated he will install silt fence to protect the lake from any runoff from the project.

Commissioner Hoffman asked if there will be some type of floor. Mr. Rioux noted they will be installing pavers under the pavilion. Commissioner Hoffman inquired about any utilities to be installed. Mr. Rioux said they will be installing electricity to the pavilion, but no water service will be added.

MOVED (HEMINWAY) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO MAKE A DETERMINATION OF A NON-SIGNIFICANT ACTIVITY FOR IW202309.

MOVED (HEMINWAY) SECONDED (BRAGA) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR IW202309 – John and Joyce Rioux, owner/applicant, request for a permit to conduct regulated activity for the construction of a pavilion at 34 East Shore Road, APN 169-038-0000.

MOVED (HOFFMAN) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS IW202309 – John and Joyce Rioux, owner/applicant, request for a permit to conduct regulated activity for the construction of a pavilion at 34 East Shore Road, APN 169-038-0000.

Condition(s):

1. Silt fence shall be installed prior to activity and remain operational until the site is stabilized.
2. Shall comply with the North Central District Health Department approval dated 5/23/2023.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. IW201817 – Matthew and Laura Moser & Martin Hoffman, owner/ Matthew and Laura Moser, applicant, request to transfer, extend to 10 years, and modify permit to include dredging the existing pond at 78 Hoffman Road, APN 120-026-0001 and 80 Hoffman Road, APN 120-026-0005.

Matthew Moser, 403 Buff Cap Road, Tolland, CT was present to represent the application. Mr. Moser stated he and his wife bought the property in May of 2021 and intend on building a house in a couple of years. He stated he would like to dredge the existing man-made pond. The pond extends onto 78 Hoffman Road, which is owned by Martin Hoffman, who agrees with Mr. Moser about cleaning out the pond, which will increase the quality of the aquatic habitat.

Mr. Moser explained the silt fence will be installed, the pond will be dredged to remove the spoils, the spoils will be stockpiled as noted on the plan to dry and will be removed from the site. Commissioner Hoffman asked how deep the pond will be, Mr. Moser stated he plans to dredge to 12 feet in the middle.

Mr. Colonese explained the original permit was approved with conditions on February 11, 2019, and is valid for fourteen (14) years based on a legislative change to the expiration of wetland permits.

Commissioner Braga asked the applicant to contact the Wetlands Agent to inspect the silt fence. Commissioner Aube asked if the pond is spring fed and if any drainage pipes are currently installed. Mr. Moser said he is unsure if the pond is spring fed and said there are no drainpipes installed.

MOVED (BRAGA) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO APPROVE IW201817 – Matthew and Laura Moser & Martin Hoffman, owner/ Matthew and Laura Moser, applicant, request to transfer and modify permit to include dredging the existing pond at 78 Hoffman Road, APN 120-026-0001 and 80 Hoffman Road, APN 120-026-0005.

Condition(s):

1. Conditions of February 11, 2019, permit approval shall remain.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the May 8, 2023, Regular Meeting Minutes.

MOVED (BRAGA) SECONDED (HEMINWAY), (HOFFMAN – ABSTAINED) AND PASSED TO APPROVE THE MAY 8, 2023, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. FEMA Workmap Meeting – June 20, 2023.

Mr. Colonese said he plans on attending the meeting on June 20, 2023.

VII. ADJOURNMENT:

MOVED (BRAGA) SECONDED (AUBE) AND PASSED UNANIMOUSLY TO ADJOURN THE JUNE 12, 2023, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:22 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk



Connecticut Association
of Conservation and
Inland Wetlands
Commissions, Inc

deKoven House Community Center
27 Washington Street
Middletown, CT 06457
www.caciwc.org

**The CACIWC 2023 Conference Will Celebrate Conservation Commissions
while supporting Inland Wetlands Agencies**

Greetings Connecticut Inland Wetlands and Conservation Commissions,

While CACIWC celebrated the 50th Anniversary of the Connecticut Inland Wetlands and Watercourses Act (IWWA) during our 2022 conference, CACIWC will be celebrating the 50th and 60th anniversaries of several Connecticut Public Acts that strengthened the ability of Connecticut Conservation Commissions to carry out their work.

We have set **Saturday, November 11, 2023**, as the date for our **2023 46th Annual Meeting and Environmental Conference** and again will be offering a *substantial discount on our conference registration fee to CACIWC member commissions and staff*. Please watch our website for additional information on this conference.



Connecticut Association of Conservation and Inland Wetlands Commissions, Inc.

MEMBERSHIP APPLICATION & RENEWAL FORM

To: CACIWC Members and Supporters:

Membership Dues for July 1, 2023, through June 30, 2024, are now due.

Please consider joining CACIWC or renewing your membership.

Your annual dues support CACIWC education and outreach programs, the Annual Meeting and Environmental Conference, the publication and distribution of our newsletter The Habitat, the CACIWC.org website and CACIWC's operational budget. Please note that we have not increased membership fees for the 2023-2024 fiscal year.

Your continued support is vital to our mission to promote the statutory responsibilities of Connecticut Conservation Commissions and Inland Wetlands Agencies, and to foster environmental quality through education and through the conservation and protection of wetlands and other natural resources.

CACIWC is a 501(c)(3) non-profit organization.

Please complete the below form and return to with your check payable to CACIWC at:
CACIWC; deKoven House Community Center; 27 Washington Street, Middletown, CT 06457

CACIWC MEMBERSHIP - July 1, 2023, through June 30, 2024

Voting: Commissions & Agencies

- | | |
|--|---------------------------------|
| <input type="checkbox"/> One Commission | \$ 65.00 |
| <input type="checkbox"/> One Commission (Sustaining Member) | \$ 75.00 |
| <input checked="" type="checkbox"/> Two Commissions | \$ 120.00 $\div 2 = 60.00$ each |
| <input type="checkbox"/> Two Commissions (Sustaining Member) | \$ 150.00 |

- | |
|--|
| <input checked="" type="checkbox"/> Membership Renewal |
| <input type="checkbox"/> New Membership |

Non-Voting: Individual, Organization, Business

- | | | | |
|--|--|--|-----------|
| <input type="checkbox"/> Individual \$25.00 | <input type="checkbox"/> Student \$10.00 | <input type="checkbox"/> Organization/Business | \$ 50.00 |
| <input type="checkbox"/> Saw-whet Owl \$35.00 | | <input type="checkbox"/> Organization/Business (Supporting Member) | \$ 100.00 |
| <input type="checkbox"/> Long-eared Owl \$50.00 | | <input type="checkbox"/> Organization/Business (Sustaining Member) | \$ 250.00 |
| <input type="checkbox"/> Great Horned Owl \$100.00 | | <input type="checkbox"/> Individual (Lifetime) | \$ 750.00 |

Please visit www.caciwc.org and click on "Support CACIWC" for additional information

CONTACT INFORMATION:

Commission/Organization/Individual Name: Ellington Inland Wetlands Agency

City/Town: Ellington

Address: 57 Main Street Ellington, CT 06029

Phone: 860-870-3120 email (required): jcolonese@Ellington-CT.gov

Chairperson's Name: Jean Burns email: _____

Staff Person's Name: John Colonese Phone/email: 860-870-3120 / jcolonese@Ellington-CT.gov

NOTE: If membership payment is for two commissions, please complete the following.

Name of 2nd Commission: Conservation Commission

Address: 57 Main Street Ellington, CT 06029

Phone: 860-870-3120 email (required): LHoulahan@Ellington-CT.gov

Chairperson's Name: Rebecca Quamo email: _____

Staff Person's Name: Lisa Houlahan Phone/email: 860-870-3120 / LHoulahan@Ellington-CT.gov

Please make checks payable to: CACIWC

PULLMAN & COMLEY

LEE D. HOFFMAN
90 State House Square
Hartford, CT 06103-3702
p (860) 424-4315
f (860) 424-4370
lhoffman@pullcom.com
www.pullcom.com

July 11, 2023

*Via Certified Mail/
Return Receipt Requested*

Jean Burns, Chairman
Inland Wetlands Agency
Ellington Town Office Hall
55 Main Street
Ellington, CT 06029

RECEIVED

JUL 17 2023

TOWN OF ELLINGTON
PLANNING DEPARTMENT

**Re: Battery Energy Storage Project, KCE CT 5, LLC, Village Hill Road,
Willington / Stafford, Connecticut**

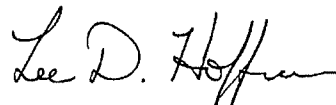
Dear Ms. Burns:

Please be advised that this office represents KCE CT 5, LLC, a subsidiary of Key Capture Energy, who are developers of battery storage systems. This letter is being sent to inform you that KCE CT 5, LLC intends to develop a 5.0-megawatt ("MW") battery energy storage system to be located at Village Hill Road, Willington, Connecticut ("Property"), near the Willington / Stafford town line.

In connection with this proposed project, KCE CT 5, LLC will be filing a petition for declaratory ruling with the Connecticut Siting Council on or after July 14, 2023, seeking the Council's approval of the battery energy storage project at the Property.

Once filed, a full digital copy of the initial Petition will be provided to the Towns of Willington, Ellington and Stafford. A full hard copy will be provided to the Towns of Willington, Ellington and Stafford if so requested. In addition, an electronic copy of the petition will be available on the Siting Council's website at www.ct.gov/csc. Should you have any further questions or concerns regarding this matter, please contact me at 860-424-4315 or the Connecticut Siting Council.

Sincerely,



Lee D. Hoffman

PETITION NO. 1558 – Community Power Group LLC petition }
for a declaratory ruling, pursuant to Connecticut General Statutes }
§4-176 and §16-50k, for the proposed construction, maintenance }
and operation of a 4-megawatt AC solar photovoltaic electric }
generating facility located at **24 Middle Road, Ellington,** }
Connecticut, and associated electrical interconnection.

Connecticut

Siting

Council

August 3, 2023

Decision and Order

Pursuant to Connecticut General Statutes (CGS) § 16-50k(a), CGS §4-176 and the foregoing Findings of Fact and Opinion, the Connecticut Siting Council (Council) finds that the construction, maintenance, and operation of a 4.0 MW Solar Photovoltaic Project on approximately 28.4 acres and associated electrical interconnection at 24 Middle Road, Ellington, Connecticut would not have a substantial adverse environmental effect, would meet all applicable U.S. Environmental Protection Agency and Connecticut Department of Energy and Environmental Protection (DEEP) Air and Water Quality Standards, and therefore, the Council will issue a declaratory ruling for the proposed solar photovoltaic electric generating facility.

Unless otherwise approved by the Council, the facility shall be constructed, operated, and maintained substantially as specified in the Council's record in this matter, and is subject to the following conditions:

1. Submit a copy of a DEEP-issued Stormwater Permit prior to the commencement of construction
2. The Petitioner shall prepare a Development and Management Plan (D&M) for this site in compliance with Sections 16-50j-60 through 16-50j-62 of the Regulations of Connecticut State Agencies. The D&M Plan shall be submitted to and approved by the Council prior to the commencement of facility construction and shall include:
 - a. A final site plan including, but not limited to facility layout, access roads, electrical interconnection, fence design, equipment pads, stormwater management control structures, and final seed mix;
 - b. Erosion and sedimentation control plan consistent with the *2002 Connecticut Guidelines for Erosion and Sedimentation Control* and the DEEP-issued Stormwater Permit including, but not limited to, construction detail/phasing plan; installation of straw bales or other generally accepted similar control measures to reinforce silt fencing adjacent to wetland areas, temporary sediment basin detail, site stabilization measures during construction, inspection and reporting protocols, procedures for periodic cleaning of temporary sediment traps and swales during construction, and final cleaning of sediment traps/stormwater basins upon site stabilization;
 - c. Post-Construction Operations and Maintenance Plan that includes an inspection/maintenance schedule of facility components, vegetation/landscaping, including the replacement of dead or dying landscape plantings, and stormwater basin/controls, including site inspections and any necessary mitigation measures to be performed after extreme rainfall events;
 - d. Spill Prevention Control Plan for site construction and operation with contact information for the spill response contractor;
 - e. Installation of solid fencing adjacent to the transformers to reduce noise;
 - f. Post-construction noise analysis;
 - g. Landscape Plan that includes additional landscape plantings perpendicular to the access road to screen the interconnection area;

- h. Final structural design for the racking system stamped by a Professional Engineer duly licensed in the State of Connecticut;
 - i. A sheep grazing co-use plan for the site, including, but not limited to, provisions for rotational grazing, water access and emergency evacuation with a document that shall indemnify and hold harmless the Council, its agents, representatives and employees from any and all losses, claims, actions, costs and expenses, judgments, subrogations, or other damages resulting from any injury to a person or to property arising out of the presence of third-parties within the fenced solar facility site; and
 - j. Construction hours/days of the week.
3. Provide operations and emergency response training to local emergency responders;
4. In accordance with Section 16-50j-62 of the Regulations of Connecticut State Agencies, CPG shall provide the Council with written notice two weeks prior to the commencement of site construction activities. In addition, CPG shall provide the Council with written notice of the completion of site construction and the commencement of operation;
5. Unless otherwise approved by the Council, if the facility authorized herein is not fully constructed within three years from the date of the mailing of the Council's Findings of Fact, Opinion Decision & Order (collectively called "Final Decision"), this Decision & Order shall be void, and the facility owner/operator shall dismantle the facility and remove all associated equipment or reapply for any continued or new use to the Council before any such use is made. The time between the filing and resolution of any appeals of the Council's Final Decision shall not be counted in calculating this deadline. Authority to monitor and modify this schedule, as necessary, is delegated to the Executive Director. The facility owner/operator shall provide written notice to the Executive Director of any schedule changes as soon as is practicable;
6. Any request for extension of the time period to fully construct the facility shall be filed with the Council not later than 60 days prior to the expiration date of this decision and shall be served on the Town of Ellington;
7. The facility owner/operator shall remit timely payments associated with annual assessments and invoices submitted by the Council for expenses attributable to the facility under CGS §16-50v;
8. The facility owner/operator shall file an annual report on a forecast of loads and resources pursuant to CGS §16-50r;
9. This Declaratory Ruling may be transferred provided both the facility owner/transferor and the transferee are current with payments to the Council for their respective annual assessments and invoices under CGS §16-50v. In addition, both the facility owner/transferor and the transferee shall provide the Council a written agreement as to the entity responsible for any quarterly assessment charges under CGS §16-50v(b)(2) that may be associated with this facility, including contact information for the individual acting on behalf of the transferee;
10. CPG shall maintain the facility, components, landscaping, and drainage features, in a reasonable physical and operational condition that is consistent with this Decision and Order and the Development and Management Plan to be approved by the Council;

11. If the facility owner/operator is a wholly owned subsidiary of a corporation or other entity and is sold/transferred to another corporation or other entity, the Council shall be notified of such sale and/or transfer and of any change in contact information for the individual or representative responsible for management and operations of the facility within 30 days of the sale and/or transfer; and
12. This Declaratory Ruling may be surrendered by the facility owner/operator upon written notification to the Council.

We hereby direct that a copy of the Findings of Fact, Opinion, and Decision and Order be served on each party and intervenor or its authorized representative, as listed in the Service List, dated January 31, 2023, and notice of issuance published in the Journal Inquirer in accordance with CGS §4-180(c) and CGS §16-50p(f).

By this Decision and Order, the Council disposes of the legal rights, duties, and privileges of each party and intervenor named or admitted to the proceeding in accordance with RCSA 16-50j-17.

DECLARATORY RULING

The undersigned members of the Connecticut Siting Council (Council) hereby certify that they have heard this case, or read the record thereof, in **PETITION NO. 1558 - Community Power Group LLC** petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 4-megawatt AC solar photovoltaic electric generating facility located at 24 Middle Road, Ellington, Connecticut, and associated electrical interconnection, and voted as follows to issue a declaratory ruling:

<u>Council Members</u>	<u>Vote Cast</u>
<u>/s/ John Morissette</u> John Morissette, Presiding Officer	Yes
<u>/s/ Quat Nguyen</u> Chairman Marissa Paslick Gillett Designee: Quat Nguyen	Yes
<u>/s/ Brian Golembiewski</u> Commissioner Katie Dykes Designee: Brian Golembiewski	Yes
<u>/s/ Robert Hannon</u> Robert Hannon	Yes
<u>/s/ Robert Silvestri</u> Robert Silvestri	Yes
<u>/s/ Daniel P. Lynch, Jr.</u> Daniel P. Lynch, Jr.	Yes

Dated at New Britain, Connecticut, August 3, 2023

PULLMAN & COMLEY

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August 8, 2023

*Via Certified Mail/
Return Receipt Requested*

Jean Burns, Chairman
Inland Wetlands Agency
Ellington Town Office Hall
55 Main Street
Ellington, CT 06029

RECEIVED

AUG 10 2023

TOWN OF ELLINGTON
PLANNING DEPARTMENT

**Re: Proposed 4MW Ground Mounted Solar Photovoltaic Facility to be Located
at 360 Somers Rd, Ellington, CT**

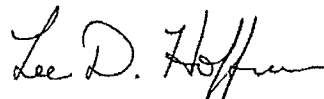
Dear Chairman Burns:

Please be advised that this office represents USS Somers Solar LLC, a wholly-owned subsidiary of US Solar ("US Solar"), who are developers of renewable energy facilities. This letter is being sent to inform you that US Solar intends to develop a 4-megawatt ("MW") alternating current ("AC") ground-mounted solar photovoltaic ("PV") system to be located at 360 Somers Road, Ellington, Connecticut ("Property").

In connection with this proposed project, US Solar will be filing a petition for declaratory ruling with the Connecticut Siting Council on or after August 16, 2023, seeking the Council's approval to develop its solar project at the Property.

Once filed, a full digital copy of the initial Petition will be provided to the Town of Ellington. A full hard copy will be provided to the Town of Ellington if so requested. In addition, an electronic copy of the petition will be available on the Siting Council's website at www.ct.gov/csc. Should you have any further questions or concerns regarding this matter, please contact me at 860-424-4315 or the Connecticut Siting Council.

Sincerely,



Lee D. Hoffman

PULLMAN & COMLEY

RECEIVED
23 AUG 28 PM 12:36
ELLINGTON
TOWN CLERK

Petition 1589

Lee D. Hoffman
90 State House Square
Hartford, CT 06103-3702
p 860 424 4315
f 860 424 4370
lhoffman@pullcom.com
www.pullcom.com

August 23, 2023

VIA ELECTRONIC MAIL AND HAND DELIVERY

Melanie Bachman
Executive Director/Staff Attorney
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

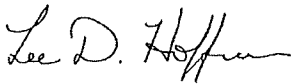
Re: Petition of USS Somers Solar, LLC for a Declaratory Ruling that no Certificate of Environmental Compatibility and Public Need is Required for the Proposed Construction, Operation and Maintenance of a 3.0 +/- MW AC Solar Photovoltaic Electric Generating Facility Located at 360 Somers Road, Ellington, Connecticut

Dear Ms. Bachman:

I am writing on behalf of my client, USS Somers Solar, LLC, which is submitting the enclosed Petition for a facility to be located at the above-referenced location in Ellington, Connecticut. With this letter, I am enclosing the original and fifteen copies of the Petition, including Appendices A-C for the Petition. I am also enclosing a check for \$625.00, made payable to the Connecticut Siting Council.

I will send you an e-mail under separate cover with a link to an electronic version of the Petition and Appendices. Should you have any questions concerning this submittal, please contact me at your convenience.

Sincerely,



Lee D. Hoffman
Enclosures

cc: Town Clerk, Town of Ellington, Connecticut

the ESA. It should be noted that the Project's incorporation of grasses and pollinator species within the array areas will provide potential opportunities for Monarch butterfly compatible habitat.

The full ESA Compliance Determination is provided in **Appendix D, IPaC Correspondence and USFWS Compliance Statement**.

3.3 Water Resources

3.3.1 Wetlands and Watercourses

On behalf of the Petitioner, Westwood retained GZA GeoEnvironmental, Inc. (GZA) to complete a wetlands and watercourses assessment (Assessment) and delineation of land on, or immediately adjacent to, the USS Somers Solar Project Site in Ellington, CT (Site). The purpose of the Assessment was to determine the presence or absence of regulated wetlands or watercourses under Connecticut General Statutes (CGS) Section 22a-35 through 22a-45, as well as Waters of the U.S. as defined under Section 404 of the Federal Clean Water Act. GZA's Registered Soil Scientist, Steven Riberdy, identified portions of one (1) wetland, two (2) named watercourses (Hydes Brook and Broad Brook), and one (1) unnamed watercourse on or proximate to the Site during a field inspection and wetland delineation completed on March 25, 2021. All of the wetlands and watercourses are outside of the proposed Project development area. The results of the field delineation are summarized below, and additional information is provided in **Appendix B, Wetland and Watercourse Assessment Report**. The locations of these resources are also depicted on **Figure 2, Existing Conditions**.

2B Series Watercourse and Wetland are located in the northern section of the site in the forest. The 2B-Series consists of unnamed watercourse that feeds into Broad Brook and the adjacent off-site wetland that flows north to south. The unmanned watercourse had no watercourse flow present at the time of the survey and the streambed was mostly dry. The streambed substrate appeared to be largely of sandy substrate. The channel was observed to be 1-3 feet wide and only marginally channelized into the floor of the adjacent upland forest. The predominant wetland vegetation observed included red maple, cottonwood, big tooth aspen, Spicebush, sensitive fern, skunk cabbage, and marsh marigold. Our assessment concluded that the wetland is predominantly a forested wetland and potentially extends to the north and northwest away from the project development area. Soils mapped for this wetland as Ellington silt loam, 0 to 5 percent slopes which were consistent with Site soil observations.

B-Series Watercourse is located in the southern section of site and consists of Hydes Brook which flows east to west. The streambed substrate consisted largely of sand and gravel with small to large cobbles. The bank was majority unvegetated with a steep drop from the top of bank to top of water. Adjacent vegetation included red oak, red maple, cottonwood, and big tooth aspen. Soils mapped for this area include Manchester gravelly sandy loam, 3 to 15 percent slopes which were consistent with Site soil observations. No wetland areas were found along the edges of this watercourse.

3.3.2 Wetland Impacts

No wetlands or watercourses will be directly impacted by the Project's construction. Additionally, all clearing and grading limits for the Project's infrastructure (solar arrays, associated equipment, and fencing) would maintain a minimum setback of ± 100 feet to wetlands and

watercourses where possible. A total of 0.082 acres within the 100 foot buffer will be impacted due to grading.

To promote protection of wetlands and watercourses during construction, safeguards have been developed to avoid unintentional impacts to these resources, including the implementation of construction details incorporation NDDDB response recommendations and the installation and maintenance of E&S controls in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

Potential long-term secondary impacts to wetland and watercourse resources associated with the operation of this Facility will be minimized by several factors. The development will be unstaffed (generating negligible traffic), use an existing gravel/dirt access drive (reducing the creation of impervious surfaces), and treating the majority of the ground beneath the solar arrays with native grass/vegetation (providing ample opportunity for surface water to infiltrate or slow prior to discharge to surrounding resources). As such, the Project will not have a likely adverse impact to wetland and watercourse resources.

3.3.3 Vernal Pools

During its field inspection, GZA assessed the wetland resource area for indications of vernal pool resources. Based on a lack of seasonally flooded areas observed on that date, it does not appear that any potential vernal pool breeding habitat exists on the Site within proximity to the Project Areas. Therefore, the Project will not result in any impacts to vernal pool resources.

3.3.4 Floodplain Areas

Westwood reviewed the United States Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the Site. A FIRM is the official map of a community on which FEMA has delineated both the special hazard areas and risk premium zones applicable to the community. FEMA has completed a study to determine flood hazards for the Site and Project vicinity and floodplain mapping is contained on FIRM PANEL #0901580005C, dated February 5, 1997. This FIRM with an overlay of the approximate Site boundary is included in **Appendix E, FEMA FIRM Panel**. A small area in the northwestern portion of the site is within a FEMA Zone AE flood hazard zone. A FEMA Zone AE flood hazard is a 100-year flood hazard with base flood elevation determined. No preliminary or pending FEMA changes are proposed within the project area. This depicted floodplain area borders the Project development area to the northwest. Based on the analysis completed to date, the Project is outside the influence of 100-year floodplains and will have no effect on the resources. No special considerations or precautions relative to flooding are required for the Project.

3.3.5 Water Quality

The Facility will be unstaffed, and no potable water uses, or sanitary discharges are planned. No liquid fuels are associated with the operation of the Facility. Once operative, the stormwater generated by the proposed development will be properly handled and treated in accordance with the 2004 *Connecticut Stormwater Quality Manual*.

3.3.6 Groundwater

Groundwater underlying the Site is classified by DEEP as "GA". This classification indicates groundwater within the area is presumed to be suitable for human consumption without

treatment. Based upon a review of available DEEP mapping, the Site is not located within a mapped preliminary or final Aquifer Protection Area.

The Project will have no adverse environmental effect on ground water quality.

3.3.7 Surface Water

Based upon a review of DEEP mapping, the majority of the Site is located in the Major Drainage Basin 4 (Connecticut River), Regional Basin 42 (Scantic River), and Broad Brook Sub Regional Drainage Basin 4206 (Broad Brook). The northern portion of the Site, including the majority of the Project Area, is located in Local Drainage Basin 4206-00-1 while the southern portion of the Site is located in Local Drainage Basin 4206-01-1.

Based upon DEEP mapping, two (2) named watercourses (Broad Brook and Hydes Brook) and one (1) unnamed watercourse (tributary to Broad Brook) are in proximity to the Site. The Site's watershed area encompasses approximately 11 square miles that generally slopes to the west. Broad Brook flows southwest to the north and west of the project area. The unnamed tributary to Broad Brook, located northeast of the Project Area, flows to the north and merges into Broad Brook north of the northern Project Area. Hydes Brook flows west through the Site, south of the southern Project Area. Hydes Brook merges with Broad Brook southwest of the southern Project Area. All three watercourses are classified by the DEEP as Class A.

The Project will have no adverse environmental effect on surface water quality.

3.3.8 Stormwater Management

The Project has been designed to meet the current version of the *2004 Connecticut Stormwater Quality Manual* and DEEP's *General Permit for Discharge of Stormwater and Dewatering Wastewaters from Construction Activities*. The requirements include having stormwater practices to infiltrate 1 inch of runoff for the site and to control the post-development peak discharge rates. Gravel access roads and transformer pads will be included in the effective impervious cover when calculating the Water Quality Volume. Solar panels are not considered impervious cover if the post-construction slopes are less than 15% and proper stabilization practices are put in place. Any increases in stormwater runoff within the Project Area, including those resulting from DEEP's on-Site soils Hydrologic Soil Group reduction requirements, will be mitigated through the installation of stormwater management basins and/or other approved best management practices (BMPs). See **Figure 3, Proposed Conditions and Appendix A, Project Plans**.

For more detail regarding stormwater management, please refer to the Stormwater Management Report submitted under separate cover.

Portions of the Project Area that will be cleared and grubbed during construction will be stabilized with rye grass. To safeguard water resources from potential impacts during construction, the Petitioner is committed to implementing protective measures in the form of a Stormwater Pollution Control Plan (SWPCP) to be finalized and submitted to the Council, pending approval by DEEP Stormwater Management. The SWPCP includes monitoring of established E&S controls that will be installed and maintained in accordance with the *2002 Connecticut Guidelines for Soil Erosion and Sediment Control*. The Petitioner will also apply for a *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* from DEEP. Therefore, with the incorporation of adequate protective measures, stormwater runoff

from Project development will not result in an adverse impact to water quality associated with nearby surface waterbodies.

3.4 Air Quality

The Project Area is currently undeveloped and as such, no air emissions are generated. Due to the nature of a solar energy generating facility, no air emissions will be generated during operations and, therefore, the operation of the Project will have no adverse effects on air quality and no permit is required. The existing airport operation, and the associated air emissions related to the airport, occurring on other portions of the Site will remain unchanged with the proposed development.

Temporary, potential, construction-related mobile source emissions will include those associated with construction vehicles and equipment. Any potential air quality impacts related to construction activities will be temporary and will be controlled by enacting appropriate mitigation measures. Mitigation measures would include, but not be limited to, limiting idling times of equipment; proper maintenance of all vehicles and equipment; and watering/spraying to minimize dust and particulate releases. In addition, all on-site and off-road equipment will meet the latest standards for diesel emissions, as prescribed by the United States Environmental Protection Agency and will consider reducing exhaust emissions by utilizing effective controls.

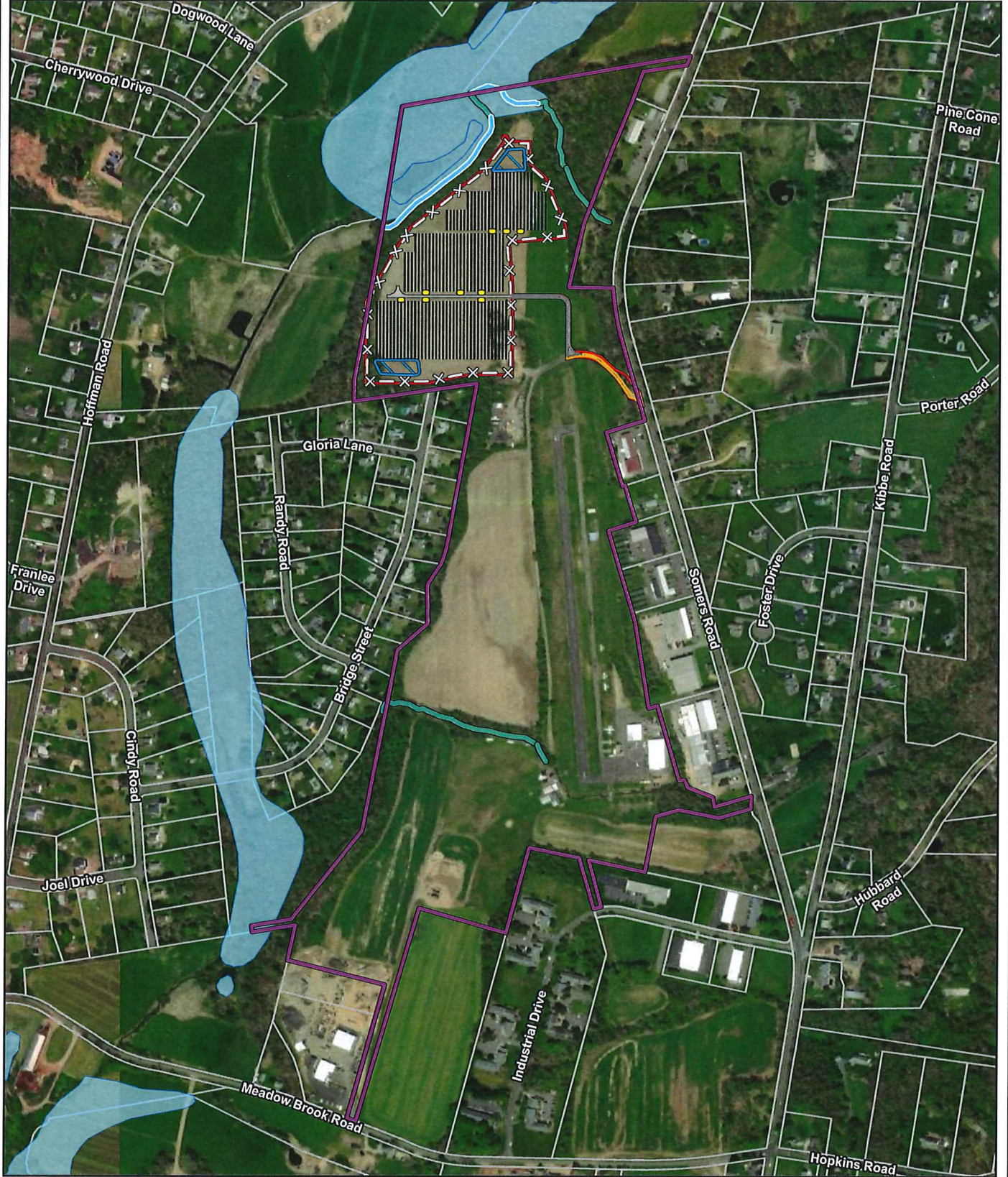
3.5 Soils and Geology

Once vegetative clearing and topsoil stripping activities are completed, grading for the proposed stormwater management basins and swales will occur. Any stripped topsoil will be stockpiled and will be re-spread on the site during re-vegetation of the disturbed areas. The construction of the stormwater management basins will be generally balanced from a cut/fill basis so that the excavated materials generated from the pool areas will be utilized to construct the perimeter berms of the basins and the proposed stormwater berms along the western property lines. The grass berms will assist in directing stormwater to the proposed swales and basins. Additionally, minor site grading may be necessary in various areas across the Project Areas to create stormwater drainage swales and to transition any proposed grades into existing Site grades. The reuse of this material onsite will result in a balanced site resulting in approximately 0 cubic yards net cut/fill for the Site. This will reduce the amount of truck traffic entering and leaving the site.

Once the proposed stormwater best management practices are installed, minimal grading is required for construction of the remainder of the Project. Some minor grading may be required in connection with installation of the gravel access road and concrete equipment pads. See **Appendix A, Project Plans**, for site grading and construction plans.

All exposed soils resulting from construction activities will be properly and promptly treated in accordance with the *2002 Connecticut Guidelines for Soil Erosion and Sediment Control*.

Surficial materials on and within the vicinity of the Project are comprised of primarily of sand and gravel overlying sand. The surficial materials along the Broad Brook corridor are described as alluvium overlying undifferentiated coarse deposits. Soils located within the Project are identified as the Udorthents-Pits complex, Manchester gravelly sandy loam, and Ellington silt loam. Udorthents-Pit complex is a moderately well drained gravelly sand. Manchester gravelly sandy loam is an excessively drained sandy and gravelly glaciofluvial deposit derived from sandstone, shale, and/or basalt. Ellington silt loam is a moderately well drained coarse-loamy



Data Source(s): Westwood (2023); ESRI WMS World Imagery Basemaps (Accessed 2023); CT DEEP (2022); OpenStreetMap (2022).

0 700 Feet

Westwood

Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

Legend

- Project Area
- Property Boundary
- Parcel Boundary
- Delineated Stream

- Delineated Wetland Boundary
- NHD Waterbody
- NHD Flowline
- Project Features
- Inverter

- Array
- Access Road
- Existing Access Road
- Water Basin
- Fence Line

Somers Solar Project

Town of Ellington, Connecticut

Proposed Conditions



EXHIBIT 3

NO.	DATE	REVISION
A.	11/16/22	Issued for CSC Petition
B.	03/02/23	Issued for CSC Petition
C.	05/07/23	Issued for CSC Petition
D.	07/05/23	Issued for CSC Petition



**USS Somers
Solar LLC**
Tolland County, Town of
Ellington, CT

Overall Site Plan

ISSUED FOR CSC PETITION
NOT FOR CONSTRUCTION

DATE 07/28/2023

SHEET C106

LEGEND

PROPERTY LINE	PROPOSED STORMWATER DITCH (TYP.)
RIGHT-OF-WAY LINES	PROPOSED SECURITY FENCE (TYP.)
EXISTING LOT LINES	PROPOSED 27 MODULE TRACKER RACK (TYP.)
EXISTING TREELINE	PROPOSED 34 MODULE TRACKER RACK (TYP.)
EXISTING DRIVEWAYS	PROPOSED 81 MODULE TRACKER RACK (TYP.)
EXISTING GRAVEL ROAD	PROPOSED ELECTRICAL EQUIPMENT AREA (TYP.)
EXISTING OVERHEAD POWER LINE	PROPOSED STORMWATER BASIN AND BERM (TYP.)
EXISTING CULVERT	
EXISTING 1" WATER MAIN	
EXISTING 1" INTERNAL CONDUIT	
EXISTING ACCESS ROAD	
EXISTING WETLAND	
EXISTING ROAD ZONE	
EXISTING BUILDING	
YARD SETBACK LINE	
PROPOSED SINGLE AXIS TRACKER	
PROPOSED TRANSFORMER PAD	
PROPOSED UTILITY POWER POLE	
PROPOSED UNDERGROUND COLLECTOR	
PROPOSED 15" UNDERGROUND WATERLINE	
PROPOSED ACCESS ROAD	
PROPOSED SECURITY FENCE	
WETLAND SETBACK LINE	
PROPOSED STORMWATER BASIN AND BERM	
PROPOSED STORMWATER DITCH	

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	4,072.8 kW
SYSTEM SIZE AC	2,997 kW
DC/AC RATIO	1.339
MODULE RATING	570 W
TOTAL MODULE QTY	7024
TOTAL NO. 27-MODULE TRACKER BACKS	6
TOTAL NO. 34-MODULE TRACKER BACKS	14
TOTAL NO. 81-MODULE TRACKER BACKS	76
TOTAL NO. INVERTERS	18
INTER-ROW SPACING	11.2'
PITCH	15.7°
GCI	40.9%
FENCED AREA	17.5 ACRES

Town of Ellington Planning Department



DATE: September 12, 2023
TO: Inland Wetlands and Watercourses Agency
FROM: John D. Colonese, Assistant Town Planner/Wetland Agent
SUBJECT: Chasseral Meadows – Detention Pond Maintenance

Chasseral Meadows, a housing development with single-family homes off Windermere Avenue, intends to excavate two of their existing detention ponds to the original sizes, clean out their drainpipes, and repair their rip-rap stone as silt has filled in these areas over the years and regular maintenance is required. Please see the attached plan provided by the homeowner's association. I visited the site and will work with the association to ensure erosion control measures are in place while the work is in progress. They propose to complete the work this fall.

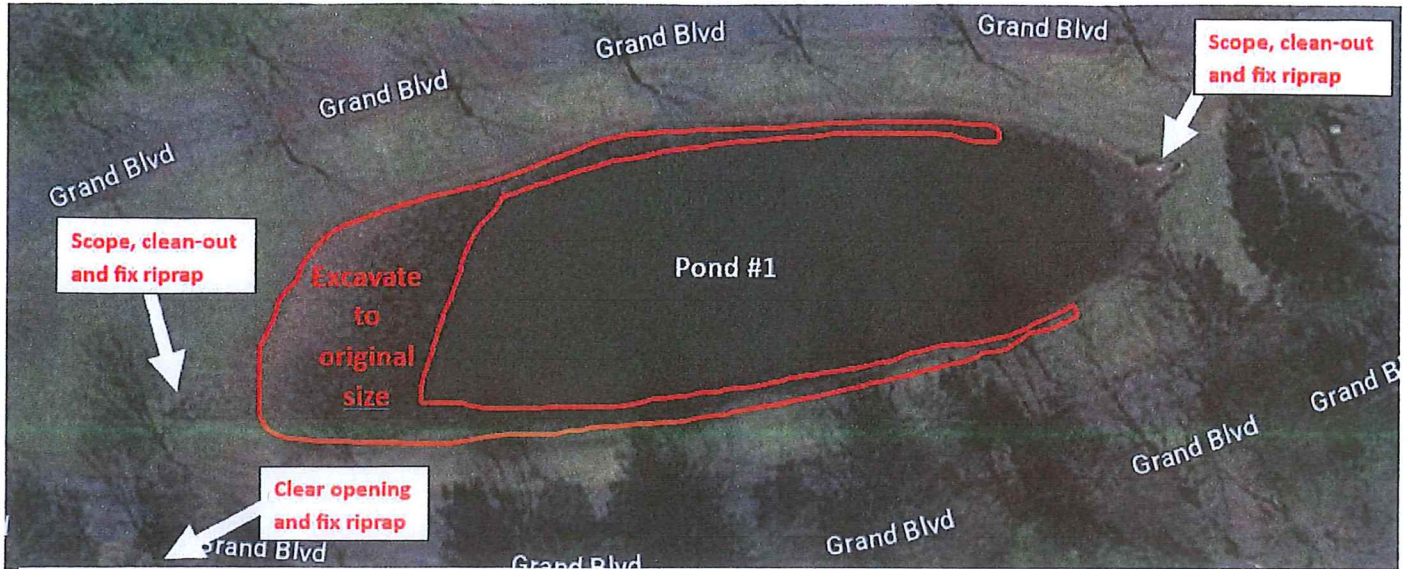
Please let me know if you have any questions.

Thank you.

Pond #1 (front of property):

- Clean out and scope both drain lines
- fix all rip rap on both drain lines
- excavate to bring pond to original size

If the drain line at west end (line that drains under the exit road) is in need of repair, this must be addressed. This will include road work to the exit road (approximately 230' should be replaced due to sinking, cracks, etc.). If the drain line is not in need of repair, road work to the exit road can be discussed at later date.



Pond #2 (behind 5 Forestview):

- Clean out front of both drain lines
- fix rip rap on both drain lines
- excavate to bring pond to original size

