



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

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VIA ELECTRONIC MAIL & CERTIFIED MAIL RETURN RECEIPT REQUESTED

July 23, 2026

David M. Sherry, Esq.
Michaud Law Group LLC
515 Centerpoint Drive, Suite 503
Middletown, CT 06457
Dsherry@michaud.law

RE: **PETITION NO. 1704** – TRITEC Energy Development, LLC (TRITEC Americas, LLC) petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the construction, maintenance and operation of a 1.99-megawatt AC solar photovoltaic electric generating facility and associated equipment located at 40 Old Colchester Road, Salem, Connecticut, and associated electrical interconnection. **Final Decision.**

Dear Attorney Sherry:

At a regular meeting held on July 23, 2026, the Connecticut Siting Council (Council) determined that pursuant to Connecticut General Statutes (CGS) § 16-50k, the above-referenced facility would not have a substantial adverse environmental effect, and issued a Declaratory Ruling, with the following conditions:

1. Approval of any changes be delegated to Council staff;
2. Submit a copy of the DEEP Stormwater Permit prior to the commencement of construction;
3. Submit the final structural design for the racking system stamped by a Professional Engineer duly licensed in the State of Connecticut prior to commencement of installation;
4. High voltage signage shall be installed at all fence gate locations, and a contact sign for the facility owner/operator shall be installed at the main access gate;
5. Submit the Final Post-Construction Operations and Maintenance Plan that includes but is not limited to an inspection/maintenance schedule of facility components, periodic perimeter fence inspection for damage, trapped wildlife, and litter and an annual vegetation maintenance plan to be implemented for the life of the facility;
6. Submit a copy of the final Emergency Response Plan, which shall include, but not be limited to, contact information for local police, fire and emergency medical technicians, and notification procedures for on-site emergencies such as fire, accidents, or electrical issues to the Council and local emergency responders prior to commencement of operation and provide emergency response training that includes an itemized list of necessary fire suppression equipment and adequate water supplies for any fire issues at the facility site;
7. Submit a post-construction operational noise study that documents compliance with state standards, and if necessary, the identification of any noise mitigation measures that are employed to adhere to the standards;

8. The Council shall be notified in writing at least two weeks prior to the commencement of site construction activities;
9. 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 decision, this decision 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 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;
10. 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 all parties and intervenors, if applicable, and the Town of Salem;
11. Within 45 days after completion of construction, the Council shall be notified in writing that construction has been completed **along with a representative photograph of the facility**;
12. 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 Conn. Gen. Stat. §16-50v;
13. The facility owner/operator shall file an annual report on a forecast of loads and resources pursuant to Conn. Gen. Stat. §16-50r;
14. This Declaratory Ruling may be transferred or partially transferred, provided both the facility owner/operator/transferor and the transferee are current with payments to the Council for their respective annual assessments and invoices under CGS §16-50v. The Council and the Town of Salem 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. Both the facility owner/operator/transferor and the transferee shall provide the Council with 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; and
15. This Declaratory Ruling may be surrendered by the facility owner/operator upon written notification to the Council.

This decision is under the exclusive jurisdiction of the Council and is not applicable to any other modification or construction. All work is to be implemented as specified in the petition dated February 17, 2026 and additional correspondence dated March 6, May 11, May 20, and July 20, 2026.

Enclosed for your information is a copy of the staff report on this facility.

Sincerely,



Melanie A. Bachman
Executive Director

MAB/MP/dll

Enclosure: Staff Report dated July 23, 2026

- c: The Honorable Sue Spang, First Selectperson, Town of Salem (selectman@saalemct.gov)
The Honorable Leonard Bunnell Sr., Mayor, Town of Montville (lbunnell@montville-ct.org)
Thomas Main, Fire Marshal, Town of Salem (thomasmain@saalemct.gov)
Service List, dated February 18, 2026
CGS §16-50j(i) State Agency Comment List

STATE OF CONNECTICUT)

: ss. Southington, Connecticut

July 23, 2026

COUNTY OF HARTFORD)

I hereby certify that the foregoing is a true and correct copy of the Decision and Staff Report in Petition No. 1704 issued by the Connecticut Siting Council, State of Connecticut.

ATTEST:



Melanie A. Bachman
Executive Director
Connecticut Siting Council

STATE OF CONNECTICUT)

: ss. New Britain, Connecticut

July 23, 2026

COUNTY OF HARTFORD)

I certify that a copy of the Connecticut Siting Council Decision and Staff Report in Petition No. 1704 has been forwarded by Certified First Class Return Receipt Requested mail, on July 23, 2026, to each party and intervenor, or its authorized representative, as listed on the attached service list, dated February 18, 2026.

ATTEST:



Dakota LaFountain
Fiscal Administrative Assistant Trainee
Connecticut Siting Council

LIST OF PARTIES AND INTERVENORS
SERVICE LIST

Status Granted	Document Service	Status Holder (name, address & phone number)	Representative (name, address & phone number)
Petitioner	☒ E-mail	TRITEC Energy Development, LLC (TRITEC Americas, LLC)	David M. Sherry, Esq. Michaud Law Group LLC 515 Centerpoint Drive, Suite 503 Middletown, CT 06457 Dsherry@michaud.law (860) 338-3728 David Trepeck Chief Executive Officer TRITEC Energy Development LLC 888 Prospect Street, Suite 200 La Jolla, CA 92037 david@tritec-americas.com (619) 363-3080



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Petition No. 1704
TRITEC Energy Development, LLC (TRITEC Americas, LLC)
1.99-MW AC Solar Photovoltaic Electric Generating Facility
40 Old Colchester Road, Salem

Staff Report
July 23, 2026

Notice

On February 17, 2026, the Connecticut Siting Council (Council) received a petition from TRITEC Energy Development, LLC (TRITEC) for a declaratory ruling pursuant to Connecticut General Statutes (CGS) §4-176 and §16-50k for the construction, operation and maintenance of a 1.99 megawatt (MW) alternating current (AC) solar photovoltaic electric generating facility and associated equipment located at 40 Old Colchester Road, Salem, Connecticut, and associated electrical interconnection (Petition).

Pursuant to CGS §16-50k, the Council shall, in the exercise of its jurisdiction over the siting of generating facilities, approve by declaratory ruling any distributed resources facility with a capacity of not more than 65 MW unless the Council finds a substantial adverse environmental effect.

Pursuant to Regulations of Connecticut State Agencies (RCSA) §16-50j-40 on or about June 18, 2025, TRITEC notified Town of Salem (Town) officials, Town of Montville officials¹, state officials and agencies, and abutting property owners of the proposed facility. No comments were received.

On February 18, 2026, the Council sent correspondence to the Town and Town of Montville stating that the Council has received the Petition and invited the municipalities to contact the Council with any questions or comments by March 19, 2026. No comments were received.

On February 23, 2026, the Council sent correspondence to TRITEC noting a deficiency in the completeness of the Petition. Specifically, notice of the Petition was not provided to the abutting property owners of 64 and 76 Old Colchester Road Extension in Montville. On March 6, 2026, TRITEC submitted proof of notice to abutters at 64 and 76 Old Colchester Road Extension in Montville, and the Council rendered the Petition complete.

Pursuant to CGS §4-176(e) of the Uniform Administrative Procedure Act, an administrative agency is required to take an action on a petition for a declaratory ruling within 60 days of receipt. During a regular meeting held on April 2, 2026, pursuant to CGS §4-176(e), the Council voted to set the date by which to render a decision on the Petition as no later than August 16, 2026, which is the 180-day statutory deadline for a final decision under CGS §4-176(i).

The Council issued interrogatories to TRITEC on May 1, 2026. On May 11, 2026, TRITEC submitted a Department of Energy and Environmental Protection (DEEP) Natural Diversity Database (NDDb) determination letter and an updated planting plan. On May 20, 2026, TRITEC submitted responses to the Council's interrogatories.

¹ The Town of Montville is located within 2,500 feet of the proposed facility site.

Community Outreach

TRITEC provided notice of the proposed solar facility on June 18, 2025.

On or about June 18, 2025, TRITEC also notified each member of the state legislature whose district encompasses the proposed facility site by certified mail.

No comments were received since the Petition was submitted to the Council.

State Agency Comments

On February 18, 2026, pursuant to RCSA §16-50j-40, the Council sent correspondence requesting comments on the proposed facility from the following state agencies by March 19, 2026: DEEP; Department of Agriculture (DOAg); Department of Public Health (DPH); Council on Environmental Quality (CEQ); Public Utilities Regulatory Authority (PURA); Office of Policy and Management (OPM); Department of Economic and Community Development (DECD); Department of Emergency Services and Public Protection (DESPP); Department of Labor (DOL); Department of Administrative Services (DAS); Department of Transportation (DOT); the Connecticut Airport Authority (CAA); the State Historic Preservation Office (SHPO); and the Office of Consumer Counsel (OCC).

On March 20, 2026, DEEP submitted comments related to wildlife, visibility, noise, forestland habitat,² and stormwater.³ These concerns, among other environmental concerns, are addressed in the Environmental Effects and Mitigation Measures section of this document, pursuant to CGS §16-50p.

No other state agencies provided written comments on the facility.

While the Council is obligated to consult with and solicit comments from state agencies by statute, the Council is not required to abide by the comments from state agencies.⁴

Public Act 17-218

Public Act 17-218⁵ requires, “for a solar photovoltaic facility with a capacity of two or more megawatts, to be located on prime farmland or forestland, excluding any such facility that was selected by DEEP in any solicitation issued prior to July 1, 2017, pursuant to section 16a-3f, 16a-3g or 16a-3j, the DOAg represents, in writing, to the Council that such project will not materially affect the status of such land as prime farmland **or** DEEP represents, in writing, to the Council that such project will not materially affect the status of such land as core forest.”

The proposed solar facility has a generating capacity of 1.99 MW; therefore, it is exempt from the provisions of Public Act 17-218.

² DEEP notes its “Forestland Habitat Impact Map” is a screening tool to identify areas of potential habitat impacts for solar installations.” The Forestland Habitat Map screening tool only applies to solar facilities with a generating capacity of 2 MW or greater.

³ https://portal.ct.gov/-/media/csc/3_petitions-medialibrary/petitions_medialibrary/mediapetitionnos1701-1800/pe1704/comments/pe1704_deep-commentsrecd_032026_a.pdf?rev=f47d57ad5c004511bfa117e9d4b45222&hash=694DBFFE1006C3CC0A2C404131E532BC

⁴ *Corcoran v. Conn. Siting Council*, 284 Conn. 455 (2007)

⁵ Codified at Conn. Gen. Stat. §16-50k(a) and §16a-3k (2025)

Public Acts 23-163 and 25-127

Under PA 23-163, the Council shall not issue a Certificate of Environmental Compatibility and Public Need for a solar electric generating facility with a capacity of more than 2 megawatts unless the applicant furnishes a bond to cover all costs associated with the decommissioning of the facility and the restoration of prime farmland soil. Under PA 25-127, decommissioning bonds shall also apply to solar electric generating facilities with a capacity of more than 2 megawatts that are approved by declaratory ruling. The Public Acts do not require agricultural activities at solar photovoltaic electric generating facility sites. The Public Acts do not designate a timeframe or deadline for applicants and petitioners to furnish a bond.

Common financial mechanisms for solar facility decommissioning are:

- a. Decommissioning provisions in land lease agreements;
- b. Decommissioning trusts or escrow accounts and/or letters of credit; and
- c. Removal or surety bonds.

The Public Acts do not apply to this Petition because the proposed solar electric generating facility has a capacity of less than 2 megawatts.

Public Benefit

The proposed facility would be a distributed energy resource facility as defined in CGS § 16-1(a)(49). CGS § 16a-35k establishes the State's energy policy, including the goal to "develop and utilize renewable energy resources, such as solar and wind energy, to the maximum practicable extent." The state Comprehensive Energy Strategy (CES) examines future energy needs and identifies opportunities to reduce ratepayer costs, ensure reliable energy availability, and mitigate public health and environmental impacts. CES Strategy No. 3 is "Grow and sustain renewable and zero-carbon generation in the state and region." The state Integrated Resource Plan assesses the state's future electric needs and a plan to meet those future needs, including, but not limited to, pathways to achieve a 100 percent zero carbon electric supply by 2040. Furthermore, the Governor's Executive Orders and Council on Climate Change examine existing policies and identify new strategies to combat climate change. The proposed facility will contribute to fulfilling the State's Renewable Portfolio Standard and Global Warming Solutions Act as a zero emission Class I renewable energy source.

Public Act 05-1, An Act Concerning Energy Independence, established a rebuttable presumption that there is a public benefit for electric generating facilities selected by DEEP in a Request for Proposals.

The facility was selected in the Non-Residential Renewable Energy Solutions (NRES) Program, which is a competitive procurement process administered by the state's electric distribution companies to develop the state's Class I renewable energy objectives and to encourage participation by customers in underserved and environmental justice communities. New or incremental Class I renewable generation projects ranging in size from 100 to 5,000 kW (AC) are eligible to bid into the NRES Program for a Tariff Terms Agreement (TTA) with a 20-year term.

The TTA has an in-service date of January 31, 2027.

The electricity, capacity and renewable energy credits produced by the facility would be sold to Eversource Energy (Eversource) in accordance with the TTA.

There is no requirement to identify any alternative sites when submitting a bid into the NRES Program.

TRITEC would not participate in an ISO New England, Inc. (ISO-NE) Forward Capacity Auction because Eversource would own the capacity rights of the facility under the NRES Program.

At the conclusion of the 20-year NRES contract, TRITEC would first seek other revenue mechanisms, and if none are available, decommission the facility.

Proposed Site

The proposed site is not located within an Environmental Justice Community.

Pursuant to CGS §16-50x, the Council has exclusive jurisdiction over the proposed solar electric generating facility “site.” Under RCSA §16-50j-2a(29), “site” means a contiguous parcel of property with specified boundaries, including, but not limited to, the leased area, right-of-way, access and easements on which a facility and associated equipment is located, shall be located or is proposed to be located. The Council does not have jurisdiction or authority over any portion of the host parcel beyond the boundaries of the facility “site.” This includes portions of the parcel retained by the landowner and portions of the parcel the landowner may lease to third parties. Once a facility is decommissioned, the Council no longer has jurisdiction or authority over the proposed facility “site.”

Under a lease agreement with the host parcel owner, TRITEC proposes to construct the solar facility on an approximately 10.43-acre site within an 18.38-acre host parcel located at 40 Old Colchester Road in Salem. The host parcel, zoned Rural Zone A, contains an existing residence and associated driveway and an open field that was used as a sand and gravel quarry until 2008.

The host parcel slopes from 1 percent to 25 percent north to south. There are rock outcroppings within the site that have slopes greater than 25 percent.

Access to the site would be off of Old Colchester Road via a proposed approximately 12-foot wide by 195 foot long access drive. The first approximately 128 feet of the access drive would be paved to accommodate Eversource interconnection pole maintenance requirements, and the remaining approximately 67 feet would be gravel.

Land use surrounding the site is residential to the north and to the east in the Town of Montville, and agricultural and commercial to the west and to the south across Old Colchester Road.

TRITEC selected the site due to availability, surrounding land use and proximity to electrical interconnection. Pursuant to CGS §16-50p(g), the Council has no authority to compel a parcel owner to sell or lease property, or portions thereof, for the purpose of siting a facility.⁶

The lease term is 20 years with two, five-year options for extension.

Proposed Facility and Associated Equipment

The proposed 1.99 MW solar facility consists of a single array with 5,180 solar panels rated at 540 Watts. The panels would be installed on a single-axis tracking system attached to steel posts. The array would be arranged in linear rows in a north-south direction, separated by approximately 8-foot wide vegetated aisles.

The highest point of the panels would be approximately 10 feet above grade at maximum tilt and a minimum of a 3-foot clearance above grade would be maintained at the lowest point.

Associated electrical equipment includes, but is not limited to, switchgear and two 2,000-kVA transformers on a new concrete pad in the southwestern portion of the site. 16 each 125 kW inverters would be installed elevated on posts approximately 4 feet above grade proximate to the equipment pad. Exposed wiring would

⁶ *Corcoran v. Conn. Siting Council*, 284 Conn. 455 (2007); CGS §16-50p(g) (2025).

be installed within a protective conduit approximately 4 to 5 feet above grade in accordance with the National Electrical Code (NEC).

The proposed electrical interconnection would extend overhead in a southerly direction from the electrical equipment pad following the access drive utilizing 6 new, approximately 55-foot tall on-site utility poles to reach a new off-site utility pole on Old Colchester Road. Two customer-side poles would be owned by TRITEC. Four utility-side poles would be owned by Eversource to support a manual disconnect switch (i.e. gang operated air break), a recloser, and a primary meter. The one new off-site pole would be located on the southern side of Old Colchester Road to facilitate the interconnection to the existing three-phase electrical distribution. TRITEC notes that the design of the electrical interconnection is necessary to meet the system design and utility requirements.

A system impact study has been completed. ISO-NE reviewed and approved the interconnection in consultation with Eversource. An interconnection agreement has been executed.

The projected capacity factor for the proposed solar facility is approximately 20 to 24 percent, including anticipated losses. The selected solar panels have an anticipated annual power output loss of approximately 0.5 percent per year.

The solar facility would be enclosed by a seven-foot tall chain link fence with a double-swing access gate.

The nearest property line from the facility site perimeter fence is located on an agricultural use parcel across Norwich Road approximately 22 feet to the south, at 539 Norwich Road. The nearest residential structure from the facility site perimeter fence is approximately 112 feet to the north, at 625 Norwich Road.

The host parcel is not subject to a contract or restrictive covenant protecting the private right to a view or vista.

Year-round visibility of the facility is expected on the host parcel and along Old Colchester Road and Old Colchester Road Extension proximate to the facility. Seasonal visibility of the fence and solar panels may occur from residential parcels in the vicinity of the facility site. To mitigate potential views, TRITEC developed a landscaping plan in the northeastern portion of the site that consists of a total of 16 evergreen trees: three American holly, seven eastern red cedar and six green giant arborvitae.

The facility is not proposed to be undertaken by state departments, institutions or agencies, and is not to be funded in whole or in part by the state through any contract or grant. TRITEC is a private entity.

The estimated cost of the facility is approximately \$3.98 million, inclusive of distribution upgrade costs, but subject to final equipment costs.

Public Health and Safety

The facility would comply with applicable codes and standards including, but not limited to, the current NEC, National Electrical Safety Code, Connecticut State Fire Prevention Code and National Fire Protection Association.

The nearest federally-obligated airport to the facility site is Goodspeed Airport, located approximately 12.5 miles west of the site. Notice to the Federal Aviation Administration (FAA) is not required for the solar facility. The FAA does not require a glare analysis for solar installations that are located on non-airport land. The use of a 40-foot temporary crane would not be an aviation hazard.

The proposed facility would comply with the Council's Docket 346 White Paper on the Security of Siting Energy Facilities through planning, preparedness, response and recovery methods that include, but are not limited to, restricted access, remote monitoring systems, security protocols and restoration.

The proposed facility would be remotely monitored through a 24/7 data acquisition system (DAS) which monitors operational performance, weather conditions and potential safety concerns.

In the event of abnormal conditions, the system would be automatically shut down via protective relays and inverter controls, and the de-energization would occur via the recloser that isolates the facility from the utility grid, while the DAS monitors and reports the event.

TRITEC developed an Emergency Response Plan (ERP) for the proposed facility. It includes, but is not limited to, emergency procedures and contact information for the Fire Marshal and the Connecticut State Police Troop K. TRITEC would provide site information and training to local emergency responders. A facility owner/operator contact sign and facility safety signs would be installed on the perimeter fence and the entrance gate. Emergency responders would be able to access the site via a Knox padlock. The access drive is designed to accommodate emergency vehicles such as fire trucks.

Fire water is available from a pond approximately 900 feet southwest of the proposed facility entrance and located on the opposite side of Old Colchester Road. Additionally, Gardner Lake is located approximately 0.67-mile away.

In the event of an electrical fire or a brush fire, the entire facility can be shut down and de-energized using the master electrical disconnect to isolate the system from the grid.

The transformers would contain mineral oil and include a low oil level alarm capability. Secondary containment is not proposed.

The facility would comply with any applicable grounding requirements of the NEC.

Electric and magnetic fields (EMF) produced from solar facility electrical components would dissipate quickly with distance.

The proposed seven-foot high chain link perimeter fence complies with the NEC fencing requirements⁷.

The proposed facility would be in compliance with state noise control standards. Noise modeling indicates noise from operation of the solar facility would be approximately 38.2 decibels at the nearest property located at Old Colchester Road to the south. All inverters would be located at least 200 feet from the nearest property line.

Construction noise is exempt from DEEP Noise Control Regulations.

The site is not located within a Federal Emergency Management Agency designated 100-year or 500-year flood zone.

No exterior facility lighting is proposed. Some equipment may have small lights that would only be activated during maintenance.

⁷ Section 691.4(2) of the National Electrical Code (NEC), 2020 Edition notes that, "Access to PV electric supply stations shall be restricted by fencing or other adequate means in accordance with 110.31..." Section 110.31 notes that for over 1,000 Volts, "...a wall, screen, or fence shall be used...A fence shall not be less than 7 feet in height or a combination of 6 feet or more of fence fabric and a 1 foot or more...utilizing barbed wire or equivalent."

Environmental Effects and Mitigation Measures

Air and Water Quality

The facility would not produce air or water emissions during operation.

The site is not located within a DEEP-designated Aquifer Protection Area or a DPH-designated drinking water supply watershed.

Groundwater at the site is classified as GA, suitable for drinking without treatment. The proposed facility is not expected to adversely impact groundwater quality due to the proposed stormwater management measures and the Spill Response and Prevention Plan.

TRITEC performed a wetland survey on October 1, 2024. No wetlands or watercourses were identified on the host parcel. No vernal pools were identified at the site.

The nearest wetland is located off-site, approximately 40 feet to the south of the limits of the access drive and on the opposite side of Old Colchester Road.

TRITEC would establish erosion and sedimentation controls in accordance with the applicable *Connecticut Guidelines for Soil Erosion and Sediment Control* (E&S Guidelines) and *Connecticut Stormwater Quality Manual*.

Stormwater

Pursuant to CGS Section 22a-430b, DEEP retains final jurisdiction over stormwater management and administers permit programs to regulate stormwater discharges. DEEP regulations and guidelines set forth standards for erosion and sedimentation control, stormwater pollution control and best engineering practices.

The DEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities (General Permit) requires implementation of a Stormwater Pollution Control Plan (SWPCP) to prevent the movement of sediments off construction sites into nearby water bodies and to address the impacts of stormwater discharges from a proposed project after construction is complete. In its discretion, DEEP could require an Individual Permit for discharges and hold a public hearing prior to approving or denying any General or Individual Permit (Stormwater Permit) application.

Construction of the facility would require approximately 10.43 acres of disturbance, and thus, a DEEP-issued Stormwater Permit is required prior to commencement of construction. The Stormwater Permit and associated SWPCP incorporates facility designs consistent with the applicable E&S Guidelines and the *Connecticut Stormwater Quality Manual*.

In compliance with the DEEP Stormwater Permit Appendix I, TRITEC would not install stormwater control features within 50 feet of wetlands or solar panels within 100 feet of wetlands.

The preliminary stormwater management design conforms to the requirements of General Permit Appendix I. The analysis concluded two permanent stormwater detention basins would be required. Construction of the facility would result in post-development peak discharges that are less than pre-development peak discharges.

TRITEC applied for its Stormwater Permit on April 6, 2026. As of May 20, 2026, the Stormwater Permit is under review by DEEP.

Forests and Parks

No trees would be cleared to develop the facility site.

Gardner Lake State Park (GLSP) is located approximately 0.19-mile to the northwest of the facility site. The facility would not impede recreational activities at the park or be visible from within the park.

Fish, Aquaculture and Wildlife

The proposed site is not within 100 feet of a DEEP-designated Cold Water Stream Habitat area.

The site is not located within a mapped DEEP NDDDB area. However, DEEP's April 20, 2026 NDDDB determination letter identified the following state-listed species that may occur at the site:

Species	State listed status
Northern long-eared bat (NLEB)	Endangered (and federal Endangered)
Tri-colored bat (TCB)	Endangered
Macropis cuckoo	Endangered
Fringed loosestrife oil-bee	Special Concern
Bush's sedge	Special Concern
Dillenius' tick-trefoil	Special Concern
Pale green orchid	Special Concern

A Botanical Survey Report indicated that no state-listed plant species were observed at the site and was submitted to DEEP. No further action is necessary for state-listed plant species.

A Pollinator Report with recommendations for state-listed pollinator species that include, but are not limited to, controlling or eliminating the invasive mugwort species; relocating *Apocynum cannabinum* outside the limits of disturbance; planting native herbaceous and flowering plants between the solar panel rows; planting native sedges, ferns and flowering plants under the proposed solar panels; and maintaining existing trees and shrubs as feasible was submitted to DEEP. No further action is necessary for state-listed pollinator species.

DEEP recommends that tree removal be limited to November 1 through March 30th to protect the NLEB, and TCB roost boxes are not proposed at the site. However, natural roosting locations would remain because no tree clearing is proposed.

Agriculture

No prime farmland soils occur at the site. The northwestern limits of the site are located on statewide important farmland soils.

TRITEC would implement a Native Pollinator Meadow Planting Plan at the site.

The host parcel is enrolled in the Public Act 490 Program for agricultural land tax abatement. The facility would be constructed over a meadow at the site location, and thus it could affect the use classification, subject to a determination by the Town Tax Assessor.

Scenic, Historic and Recreational Values

TRITEC performed a Phase 1A archaeological survey and submitted such survey to SHPO. On September 27, 2024, SHPO indicated that no historic properties would be affected by the proposed facility.

There are no state or locally designated scenic roads adjacent to the site. The nearest state scenic road is Route 82 (Norwich-Salem Road) located approximately 7.5 miles to the southwest of the site.

Facility Construction

Construction of the facility would disturb approximately 10.43 acres, inclusive of the solar array, equipment pad, access road, and electrical interconnection. Development of the proposed facility would result in approximately 60 cubic yards of net cut material. This material would be redistributed within the limits of disturbance.

Blasting is not anticipated. If rock is encountered during construction, TRITEC would utilize mechanical means of removal or drilling.

TRITEC is proposing to construct the site in two phases. Phase One would include the establishment of erosion and sedimentation (E&S) controls, parking, storage and stockpile areas, and clearing and grubbing for the temporary sediment basin and faircloth skimmer. Phase Two would commence with stabilization, then grading, removal of rocky outcropping, additional seeding/stabilization, installation of racking posts, solar panels, electrical work, conversion of sediment basin to permanent stormwater basin, and then final grading and stabilization.

TRITEC intends to utilize 100-percent biodegradable erosion control blankets at the site, to the extent such blankets can be procured.

Construction is expected to commence upon approval and would take approximately three to four months to complete. Typical construction hours and workdays of the week are 7:00 AM to 3:30 PM, Monday – Friday.

Operations and Maintenance

A post-construction Operations and Maintenance Plan has been developed that includes provisions for periodic inspections of physical site features, structural and electrical components and site vegetation. An evaluation of the facility and performance of preventative maintenance measures would be conducted in accordance with manufacturer's specifications and would occur at least once per year. The evaluation would include the electrical system/components, physical infrastructure, stormwater management system, and site vegetation.

The proposed inverters, transformers and switchgear have a projected service life of approximately 25 to 30 years.

Snow would be cleared from the access road to the electrical equipment as necessary.

Vegetation maintenance would be performed mechanically approximately four times per year.

Decommissioning

The proposed facility has an operational life of at least 20 years. At the end of the facility's useful life, it would be decommissioned and the site restored.

It is anticipated that the steel racking system, electrical components, fence, and solar modules would be recycled as applicable. All recyclable materials would be transported to appropriate recycling facilities. Any non-recyclable materials will be properly disposed of at an appropriate disposal site.

The transformer and equipment pads would be removed. Steel tracking system posts embedded in the ground would be removed. Disturbed areas and holes would be backfilled with local soil and seeded. Underground wiring within conduit would be removed. Underground conduits would be excavated to a depth of three feet. The utility poles and overhead circuit would remain in place if requested by the landowner. The stormwater basin would remain in place.

The selected solar panels for the proposed facility meet current Toxicity Characteristic Leaching Procedure (TCLP) criteria for characterization as nonhazardous waste in the event the solar panels are not recycled at the end of the facility's life.

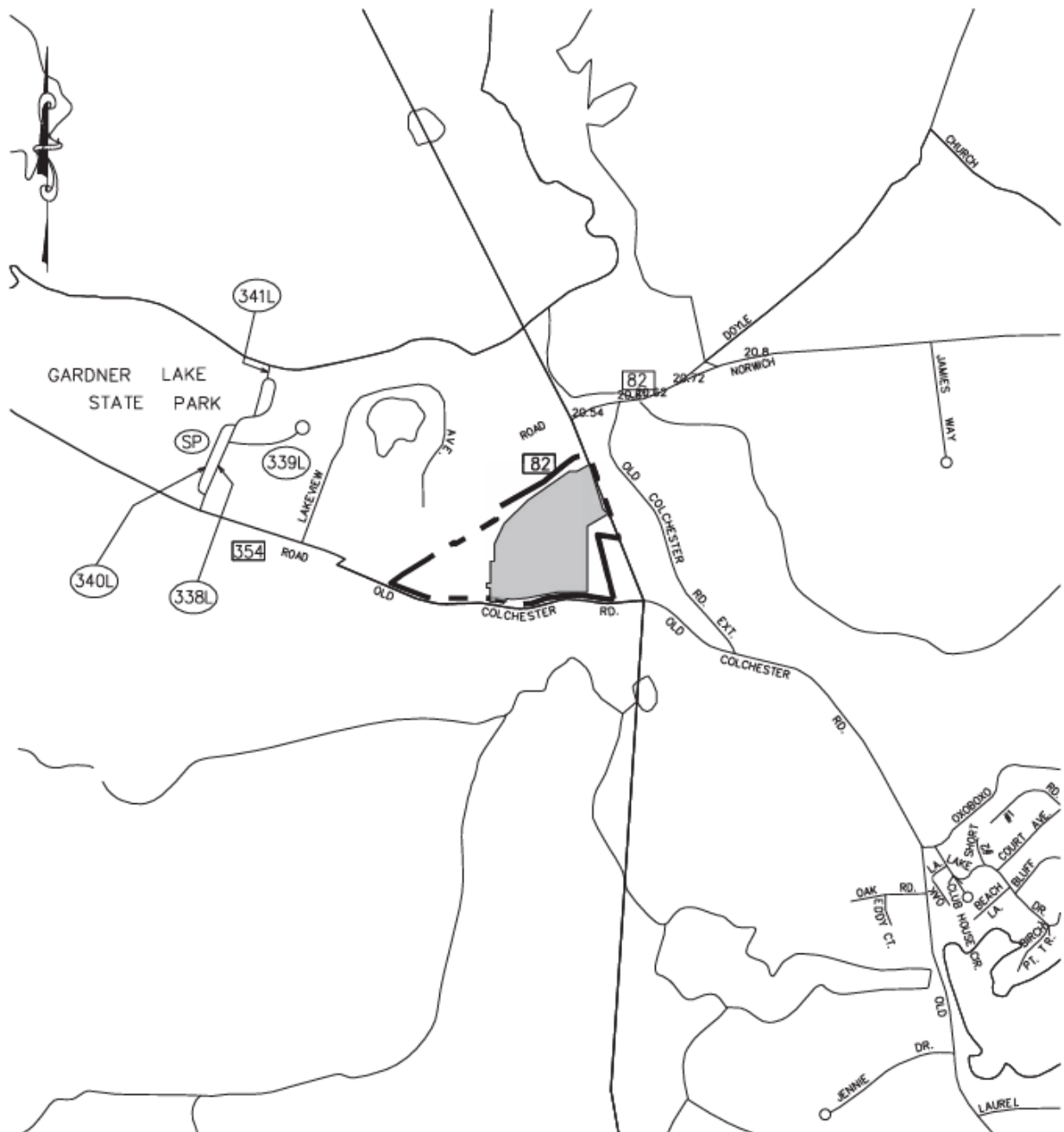
Conclusion

The facility is a grid-side distributed energy resource facility with a capacity of less than 65 MW under CGS §16-50k, it was selected under the state's NRES Program, it is consistent with the state's energy policy under §16a-35k and it would not have a substantial adverse environmental effect under CGS §16-50p.

If approved, staff recommends the following conditions:

1. Approval of any changes be delegated to Council staff;
2. Submit a copy of the DEEP Stormwater Permit prior to the commencement of construction;
3. Submit the final structural design for the racking system stamped by a Professional Engineer duly licensed in the State of Connecticut prior to commencement of installation;
4. High voltage signage shall be installed at all fence gate locations, and a contact sign for the facility owner/operator shall be installed at the main access gate;
5. Submit the Final Post-Construction Operations and Maintenance Plan that includes but is not limited to an inspection/maintenance schedule of facility components, periodic perimeter fence inspection for damage, trapped wildlife, and litter and an annual vegetation maintenance plan to be implemented for the life of the facility;
6. Submit a copy of the final Emergency Response Plan, which shall include, but not be limited to, contact information for local police, fire and emergency medical technicians, and notification procedures for on-site emergencies such as fire, accidents, or electrical issues to the Council and local emergency responders prior to commencement of operation and provide emergency response training that includes an itemized list of necessary fire suppression equipment and adequate water supplies for any fire issues at the facility site; and
7. Submit a post-construction operational noise study that documents compliance with state standards, and if necessary, the identification of any noise mitigation measures that are employed to adhere to the standards.

Site Location

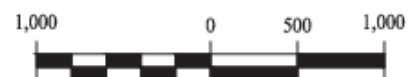


LEGEND

 PROPERTY LINE
 PROJECT AREA

MAP NOTES:

1. BASE MAP INFORMATION TAKEN FROM CT DOT TRU MAPS #85 & #120.



Existing Conditions



LEGEND

	PROPERTY LINE
	TOWN LINE
	PROJECT AREA
	APPROXIMATE LIMIT OF NWI WETLANDS (CT ECO)

HABITAT COVER TYPES

	MAINTAINED MEADOW
	BROADLEAVED DECIDUOUS WOODLAND
	MAINTAINED LAWN

MAP NOTES:

1. BASE MAP TAKEN FROM GOOGLE EARTH.
2. PROPERTY LINE & WETLANDS DELINEATED IN SURVEY ENTITLED "PROPERTY SURVEY OF 40 OLD COLCHESTER ROAD, SALEM, CONNECTICUT" BY ACCURATE LAND SURVEYING, LLC, DATED: 10/18/24.



Proposed Conditions

