

June 6, 2023

Inland Wetlands Commission
Town of Montville
Montville Town Hall
310 Norwich-New London Turnpike
Uncasville, CT 06382

Re: **Proposed Montville Landfill Solar Photovoltaic (PV) Project
Deep River Landfill, 206 Winthrop Rd, Deep River CT**

Dear Members of the Commission:

Weston & Sampson Engineers, Inc. (Weston & Sampson), on behalf of VCP Montville LF, LLC (Verogy), is submitting this Inland Wetlands Application Form in support of the proposed solar PV project on the closed municipal landfill located at 669 Route 163 (Oakdale Road). This letter provides the information required under Section VII of the Town of Montville Inland Wetlands Application. Additional required information is attached.

PROPOSED PROJECT DESCRIPTION

The proposed project is a 600 KW AC solar PV development that will be approximately 2.5 acres and will be located on the top of the capped landfill.

The project will be constructed using low-ground pressure earthwork equipment and all solar PV components will be located above-ground to minimize potential impact to the landfill. Design plans that include the location of the solar array, the access road, and ancillary equipment are included in Attachment 1.

The project will be constructed by placing gravel or crushed stone material on the vegetated layer of the landfill to level the areas beneath the concrete ballast block foundations. The precast foundations will be placed on top of the gravel/crushed stone leveling material and the racking will be installed above the blocks. Following racking, the solar PV modules will be installed, and then electrical wiring will be performed. The electricity generated by the facility will run through inverters and a transformer which will be located on an equipment pad located at the top of the landfill. Electric conduit will run from the transformer down the side of the landfill on above-ground concrete support blocks. Once off the extents of the cap, the conduit will run underground, below the existing access road and ultimately connect, via new utility poles, to the existing electrical infrastructure located on Route 163.

The gravel material is generally placed with a skid steer and ballast blocks are generally placed with an excavator (both track-mounted); however, equipment use is subject to change pending the means and methods selected by the contractor.

The proposed project will have minimal impact within the 50' upland review area adjacent to the on-site wetlands, with only two small areas of the proposed project within the outermost edges of the upland review area. Stabilization and maintenance of the existing access road, if necessary, will occur within approximately 386 square feet (sf) of the upland review area on the western side of the site. This work may include placement of additional gravel base material to accommodate construction traffic up to the landfill. Subsurface electrical conduit will run from the eastern side of the access road to above-ground utility poles. There is an area of approximately 531 sf within the upland review area where the proposed trench will pass through. This disturbance will be temporary as, once the conduit is installed, the area will be stabilized and re-vegetated.

PROPOSED PROJECT SCHEDULE

Pending permitting approvals, construction is anticipated to begin in late-summer or early-fall of 2023 and be completed by the spring of 2024.

ADDITIONAL DOCUMENTS

In addition to this description (and the plans referenced above), we are including the following information:

- Attachment 2 – Inland Wetland Application Form
- Attachment 3 – Abutter Information (within 100' of the site) obtain from the Montville Assessor's Office

We look forward to discussing the proposed project with you at the June 15, 2023 meeting. Should you have any questions or require additional information, please contact me at (978)532-1900 or Bukowski.Rob@wseinc.com.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.



Robert J. Bukowski, PE
Principal Engineer/Project Manager

Attachments:

- 1 – Project Design Plans
- 2 – Inland Wetland Application Form
- 3 – Abutter Information

Attachment 1 - Design Plans (separate attachment)

Attachment 2 - Inland Wetland Application Form

Town of Montville Inland Wetlands Application Permit# _____ Check # _____

APPLICANT INSTRUCTIONS: All applicants must complete this application form. The Commission will notify the applicant of any additional information that may be required and will schedule a Public Hearing if necessary. In addition to the information required, the applicant may submit other supporting facts or documents which may assist the Commission in its evaluation of this proposal. **PLEASE SUBMIT FOURTEEN (14) COPIES OF THE APPLICATION AND FOURTEEN (14) COPIES OF ANY OTHER DOCUMENTS AT LEAST FIVE BUSINESS DAYS PRIOR TO THE MEETING.**

I. Applicant Information

Name VCP Montville LF, LLC
Address c/o James Cerkanowicz, 124 LaSalle Rd, 2nd Floor, West Hartford, CT 06107
Tel # 860-288-7215 Cell # 860-335-1971
Fax # _____ Email jcerkanowicz@verogy.com

Interest in Property Owner Option Holder Developer Harvester Other
 Attach a Written Consent to the proposed activity from the owner if applicant is not the owner Required Not Required

II. Owner Information

Name Town of Montville Address 310 Norwich-New London Tpke., Uncasville, CT 06382
Tel # 860.848.3030 Cell # _____
Fax # _____ Email _____

III. Engineer Information

Contact Rob Bukowski
Firm Weston & Sampson Engineers, Inc. Address 55 Walkers Brook Dr, Suite 100, Reading, MA 01867
Tel # 978-532-1900 Cell # _____
Fax # _____ Email Bukowski.Rob@wseinc.com

IV. Attorney Information

Contact _____
Firm _____ Address _____
Tel # _____ Cell # _____
Fax # _____ Email _____

V. Property Information

Address of Proposed Activity 669 Route 163 (Oakdale Rd), Montville, CT
Assessor's Map and Lot Number Map 38, Lot 56
Land Records /Deed Volume: 286 Page: 384 Acreage of Property 29.09
Zoning GOV

Provide a List of the Names and Mailing Addresses of Adjacent Property Owners (Attach Sheet)

VI. Wetlands and Watercourse Information

Total Acreage of Wetlands on the site 10+ acres
Wetland Disturbance Area Zero (0) sq ft
Upland Review Disturbance Area 920 sq ft
Have the Wetlands Been Flagged Yes No Year 2023
Name of Soil Scientist Eric Davison
Linear Feet of Watercourse Disturbance Zero (0) ft
Creation of New Wetlands Zero (0) sq ft

VII. Project Description

Subdivision Review No Regulated Activity Permit Modification
 Regulated Activity Permitted Use as of Right Permit Renewal

Activity will involve (Check all that apply)

Alteration Construction Pollution Stormwater Discharge
 Deposition of Material _____ cubic yards
 Removal of Material _____ cubic yards

See attached checklist of items that are to be included on Plan and supplemental data.

A) Attach a Detailed Plan of the Proposal and indicate Plan Title and Date.

Proposed 600 kW AC ground mounted solar array to be installed on the capped town landfill & interconnected to the Eversource grid via a new service. Temporary disruption to upland review area only during construction of utility connection & possible temporary surface disruption to place gravel on existing landfill access road in order to stabilize surface. (Proposed Site Plan, 6/6/23)

B) Provide Brief Description of the Proposed Project on separate piece of paper. Instructions attached.

C) List Titles and dates of all documentation which will be included and submitted with this application and attach to application. Documents should include, but are not limited to; Project Proposal, Soil Scientist Reports, and Drainage Calculations.

VIII. Other Information

1. Does the application involve an activity in a regulated area that is within 500 ft of another municipality?

Yes No

- If YES, then a copy of the application and all material is to be submitted to said Town and a copy of the transmittal form is to be provided to the Commission.

2. Is the property located within a Flood Hazard Area? Yes No

-If YES, then please provide additional material showing the location of the area.

3. Is the regulated activity within a Public Water Supply Aquifer or Watershed? Yes No

- If YES, then a copy of the application and all material is to be submitted to the State Department of Health as well as the appropriate Water Company. See attached instructions for the Notification Process for the State Health Department. A copy of the transmittal forms shall be provided to the Commission.

4. Does the application require approval from Uncas Health District? Yes No
- If YES, then a copy of the approval is to be provided to the Commission.

5. Does the application require approval from the Public Works Dept? Yes No
- If YES, then a copy of the approval is to be provided to the Commission.

6. Does the application require approval from the Town of Montville WPCA? Yes No
- If YES, then a copy of the approval is to be provided to the Commission.

7. Does the application require permits from the following agencies?

			Submission Info
Army Corps of Engineers	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Date _____
Department of Environmental Protection	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Date <u>in progress</u>
Department of Transportation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Date _____

- If YES, then a copy of the application and all material is to be submitted to said Agency and a copy of the transmittal form is to be provided to the Commission.

8. Does this permit require a State Water Diversion Permit? Yes No

9. Does this permit require a State Dam Permit? Yes No

10. Is this property subject to a Conservation Restriction and/or a Preservation Restriction?

-If YES, attach a copy of certified notice. Yes No

11. If the application is a renewal or modification of an existing permit, is a copy of the original approval included in the documentation package? Yes No

The undersigned applicant hereby consents to necessary and proper inspections of the above mentioned property by agents of the Montville Inland Wetlands Commission at reasonable times, both before and after the permit in question has been granted by the Commission.

Name James Cerkanowicz Date 06/06/2023

Property Owner if other than Applicant  Date 6/5/23

Attachment 3 - Abutter Information



669 ROUTE 163 - ABUTTERS 100 FT

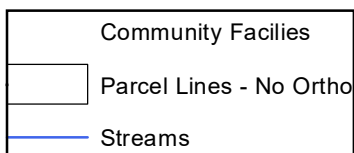
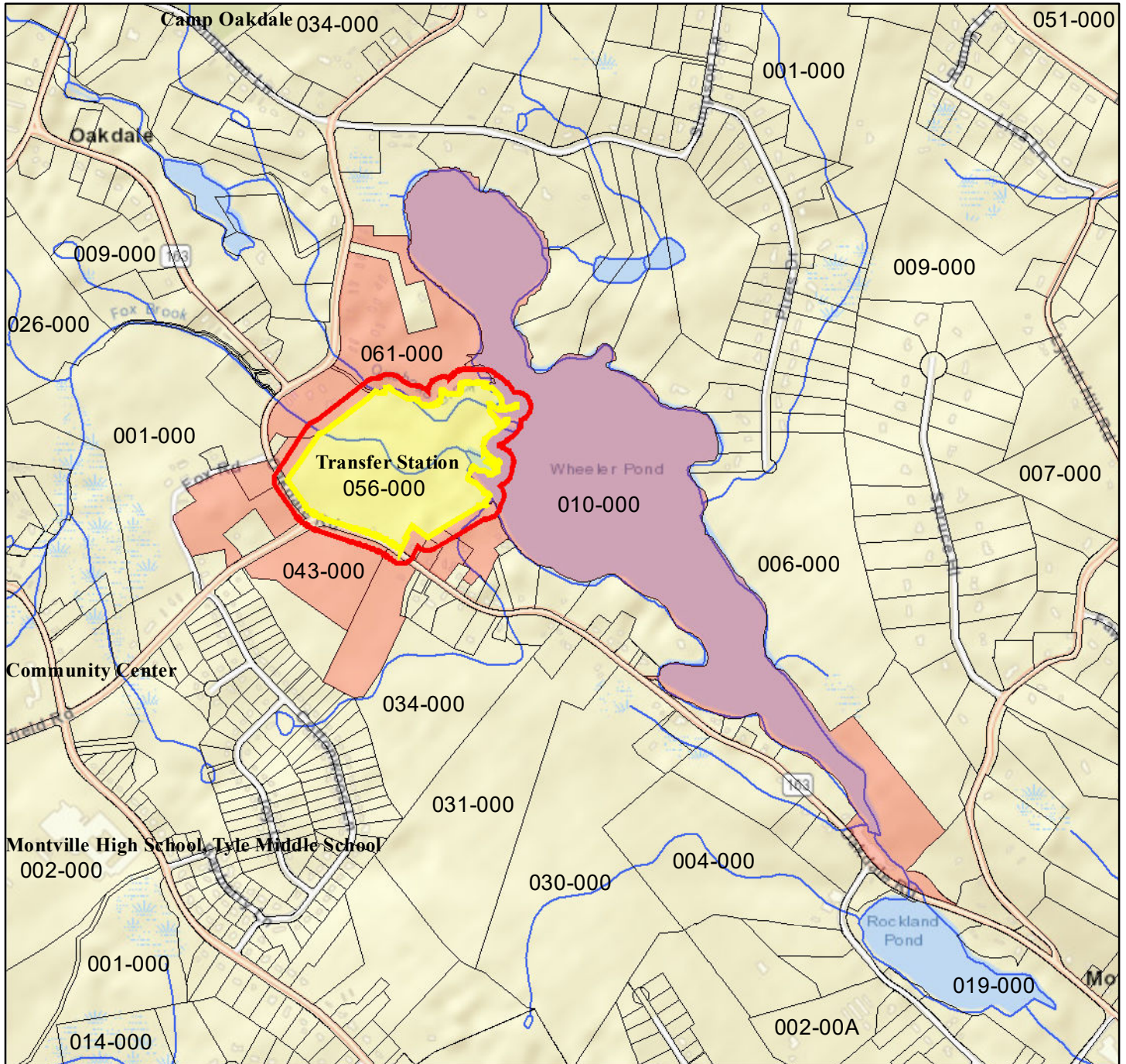
Montville, CT



June 2, 2023

1 inch = 1100 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



100 foot Abutters List Report

Montville, CT
June 02, 2023

Subject Property:

Parcel Number: 038-056-000
CAMA Number: 038-056-000
Property Address: 669 ROUTE 163

Mailing Address: MONTVILLE TOWN OF (TRANSFER STATION)
310 NORWICH NL TPKE
UNCASVILLE, CT 06382

Abutters:

Parcel Number: 030-012-000
CAMA Number: 030-012-000
Property Address: 637 ROUTE 163

Mailing Address: BIRKBECK ARTHUR & HELENA
637 ROUTE 163
MONTVILLE, CT 06353

Parcel Number: 030-013-000
CAMA Number: 030-013-000
Property Address: 631 ROUTE 163

Mailing Address: RHEAUME DANIEL
631 ROUTE 163
OAKDALE, CT 06370

Parcel Number: 030-014-000
CAMA Number: 030-014-000
Property Address: 625 ROUTE 163

Mailing Address: DR PROPERTY CARE LLC
625 ROUTE 163
MONTVILLE, CT 06353

Parcel Number: 030-014-000
CAMA Number: 030-014-T01
Property Address: 625 ROUTE 163

Mailing Address: DR PROPERTY CARE LLC
625 ROUTE 163
MONTVILLE, CT 06353

Parcel Number: 030-020-000
CAMA Number: 030-020-000
Property Address: 603 ROUTE 163

Mailing Address: EMILYTA BENJAMIN G
603 ROUTE 163
MONTVILLE, CT 063539700

Parcel Number: 030-039-000
CAMA Number: 030-039-000
Property Address: 636 ROUTE 163

Mailing Address: KAIKA NICHOLAS
17 THAMESVIEW RD
NORWICH, CT 06360

Parcel Number: 030-043-000
CAMA Number: 030-043-000
Property Address: 2 CHESTERFIELD RD

Mailing Address: CHESTERFIELD HILLS ESTATES INC
775 WANTAGH AVE
WANTAGH, NY 11793

Parcel Number: 031-010-000
CAMA Number: 031-010-000
Property Address: 469 ROUTE 163

Mailing Address: WISNIEWSKI THEODORE T SR REV
LVNG TR C/O THEODORE WISNIEWSKI
JR
996 NORWICH NEW LONDON TPKE
UNCASVILLE, CT 06382

Parcel Number: 038-002-00A
CAMA Number: 038-002-00A
Property Address: 693 ROUTE 163

Mailing Address: POLITOWICZ E PHYLLIS & ALEXANDER
TR
3 WOODLYN LN
PALM COAST, FL 32164

Parcel Number: 038-002-0A1
CAMA Number: 038-002-0A1
Property Address: 684 ROUTE 163

Mailing Address: POLITOWICZ E PHYLLIS & ALEXANDER
JR TR
3 WOODLYN LN
PALM COAST, FL 32164



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



100 foot Abutters List Report

Montville, CT

June 02, 2023

Parcel Number: 038-052-000 CAMA Number: 038-052-000 Property Address: MEETINGHOUSE LN	Mailing Address: MEGAN KENNETH W JR & ANNE G PO BOX 136 OAKDALE, CT 06370
Parcel Number: 038-053-000 CAMA Number: 038-053-000 Property Address: 711 ROUTE 163	Mailing Address: MAY REALTY LLC 188 GLENWOOD AVE NEW LONDON, CT 06320
Parcel Number: 038-053-000 CAMA Number: 038-053-T00 Property Address: 8 MEETINGHOUSE LN Unit A	Mailing Address: MAY REALTY LLC 188 GLENWOOD AVE NEW LONDON, CT 06320
Parcel Number: 038-060-000 CAMA Number: 038-060-000 Property Address: 685 ROUTE 163	Mailing Address: FOX CEMETARY ASSOCIATION INC C/O JULIE CHAPMAN 140 POLLYS LN UNCASVILLE, CT 06382
Parcel Number: 038-061-000 CAMA Number: 038-061-000 Property Address: 15 MEETINGHOUSE LN	Mailing Address: FOX LAUREL MOBILE HOME PARK LLC PO BOX 12 OAKDALE, CT 063700012
Parcel Number: 038-061-000 CAMA Number: 038-061-T01 Property Address: 15 MEETINGHOUSE LN Unit 6	Mailing Address: HOLLOWAY GARY W & MCNABB CHERYL A PO BOX 265 OAKDALE, CT 063700265
Parcel Number: 038-061-000 CAMA Number: 038-061-T02 Property Address: 15 MEETINGHOUSE LN Unit 11	Mailing Address: JOHNS LEE ANNE D PO BOX 266 OAKDALE, CT 063700266
Parcel Number: 038-061-000 CAMA Number: 038-061-T03 Property Address: 15 MEETINGHOUSE LN Unit 16	Mailing Address: MURACH DEBORAH PO BOX 164 OAKDALE, CT 06370
Parcel Number: 038-061-000 CAMA Number: 038-061-T04 Property Address: 15 MEETINGHOUSE LN Unit 5	Mailing Address: VACCARELLA ANTHONY 15 MEETINGHOUSE LN #5 OAKDALE, CT 06370
Parcel Number: 038-061-000 CAMA Number: 038-061-T05 Property Address: 15 MEETINGHOUSE LN Unit 8	Mailing Address: MATZUL FRED JR PO BOX 41 OAKDALE, CT 063700041
Parcel Number: 038-061-000 CAMA Number: 038-061-T06 Property Address: 15 MEETINGHOUSE LN Unit 15	Mailing Address: RICHARDSON THOMAS G & TERRY W PO BOX 280 OAKDALE, CT 063700280
Parcel Number: 038-061-000 CAMA Number: 038-061-T07 Property Address: 15 MEETINGHOUSE LN Unit 10	Mailing Address: MARSDEN JAMES R PO BOX 278 OAKDALE, CT 063700278



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



100 foot Abutters List Report

Montville, CT
June 02, 2023

Parcel Number: 038-061-000 CAMA Number: 038-061-T08 Property Address: 15 MEETINGHOUSE LN Unit 9	Mailing Address: MILESKI WENDY L PO BOX 47 OAKDALE, CT 063700047
Parcel Number: 038-061-000 CAMA Number: 038-061-T09 Property Address: 15 MEETINGHOUSE LN Unit 14	Mailing Address: FOX LAUREL MOBILE HOME PARK LLC PO BOX 2 OAKDALE, CT 063700002
Parcel Number: 038-061-000 CAMA Number: 038-061-T10 Property Address: 15 MEETINGHOUSE LN Unit 2	Mailing Address: MATZUL FREDERICK A JR PO BOX 41 OAKDALE, CT 063700041
Parcel Number: 038-061-000 CAMA Number: 038-061-T11 Property Address: 15 MEETINGHOUSE LN Unit 13	Mailing Address: YATES RONALD E & YARBROUGH DONNA M 15 MEETINGHOUSE LN #13 OAKDALE, CT 06370
Parcel Number: 038-061-000 CAMA Number: 038-061-T13 Property Address: 15 MEETINGHOUSE LN Unit 3	Mailing Address: DESBONNET DONALD J PO BOX 126 OAKDALE, CT 063700126
Parcel Number: 038-061-000 CAMA Number: 038-061-T14 Property Address: 15 MEETINGHOUSE LN Unit 7	Mailing Address: NOVAK CHARLES L & LEWIS MARGO E PO BOX 148 OAKDALE, CT 063700148
Parcel Number: 038-061-000 CAMA Number: 038-061-T15 Property Address: 15 MEETINGHOUSE LN Unit 4	Mailing Address: WEYANT HARRY G & MARGARET M PO BOX 239 MONTVILLE, CT 063530239
Parcel Number: 038-061-000 CAMA Number: 038-061-T16 Property Address: 15 MEETINGHOUSE LN Unit 1	Mailing Address: BENSON WILLIAM JR & SANDRA PO BOX 151 OAKDALE, CT 063700151



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

BENSON WILLIAM JR & SANDR
PO BOX 151
OAKDALE, CT 063700151

JOHNS LEE ANNE D
PO BOX 266
OAKDALE, CT 063700266

POLITOWICZ E PHYLLIS & AL
3 WOODLYN LN
PALM COAST, FL 32164

BIRKBECK ARTHUR & HELENA
637 ROUTE 163
MONTVILLE, CT 06353

KAIKA NICHOLAS
17 THAMESVIEW RD
NORWICH, CT 06360

POLITOWICZ E PHYLLIS & AL
3 WOODLYN LN
PALM COAST, FL 32164

CHESTERFIELD HILLS ESTATE
775 WANTAGH AVE
WANTAGH, NY 11793

MARSDEN JAMES R
PO BOX 278
OAKDALE, CT 063700278

RHEAUME DANIEL
631 ROUTE 163
OAKDALE, CT 06370

DESBONNET DONALD J
PO BOX 126
OAKDALE, CT 063700126

MATZUL FRED JR
PO BOX 41
OAKDALE, CT 063700041

RICHARDSON THOMAS G & TER
PO BOX 280
OAKDALE, CT 063700280

DR PROPERTY CARE LLC
625 ROUTE 163
MONTVILLE, CT 06353

MATZUL FREDERICK A JR
PO BOX 41
OAKDALE, CT 063700041

VACCARELLA ANTHONY
15 MEETINGHOUSE LN #5
OAKDALE, CT 06370

EMILYTA BENJAMIN G
603 ROUTE 163
MONTVILLE, CT 063539700

MAY REALTY LLC
188 GLENWOOD AVE
NEW LONDON, CT 06320

WEYANT HARRY G & MARGARET
PO BOX 239
MONTVILLE, CT 063530239

FOX CEMETARY ASSOCIATION
C/O JULIE CHAPMAN
140 POLLYS LN
UNCASVILLE, CT 06382

MEGAN KENNETH W JR & ANNE
PO BOX 136
OAKDALE, CT 06370

WISNIEWSKI THEODORE T SR
C/O THEODORE WISNIEWSKI J
996 NORWICH NEW LONDON
TPKE
UNCASVILLE, CT 06382

FOX LAUREL MOBILE HOME PA
PO BOX 12
OAKDALE, CT 063700012

MILESKI WENDY L
PO BOX 47
OAKDALE, CT 063700047

YATES RONALD E & YARBROUG
15 MEETINGHOUSE LN #13
OAKDALE, CT 06370

FOX LAUREL MOBILE HOME PA
PO BOX 2
OAKDALE, CT 063700002

MURACH DEBORAH
PO BOX 164
OAKDALE, CT 06370

HOLLOWAY GARY W & MCNABB
PO BOX 265
OAKDALE, CT 063700265

NOVAK CHARLES L & LEWIS M
PO BOX 148
OAKDALE, CT 063700148