

MEMORANDUM FOR THE RECORD
APPLICATION# 23 IWC 9
REGULAR MEETING – THURSDAY, JUNE 15, 2023

Prepared by Meredith Badalucca, Assistant Planner, Interim Zoning & Wetlands Officer

Applicant: VCP Montville LF, LLC
Property Owner: Town of Montville
Engineering Info: Weston & Sampson Engineers, Inc., Rob Bukowski
Address: 669 Route 163 (Parcel ID: 038-056-000)
Meeting Date: June 15, 2023
Date Received by IWC: June 15, 2023 (*Decision Required Date – August 18, 2023*)

Applicant Request: Temporary disturbance within the upland review area in conjunction with installation of solar array.

Activity Description:

Wetland Disturbance Area	0 SF
Watercourse/Waterbody Disturbance Area	0 LF
Upland Review Disturbance Area	920 SF
Creation of New Wetlands	0 SF

STAFF COMMENTS:

The applicant is proposing to develop a 600kW AC ground mounted solar array on approximately 2.5 acres of the 29.09 +/- acre property that currently is developed with the Town of Montville Transfer Station. The solar array will be located on the top of the previously capped landfill. The applicant states the wetlands were flagged on March 6, 2023 by Eric Davison of Davison Environmental, LLC. The application also requires a permit from CT DEEP which the applicant indicated they have applied for.

The applicant further states in part, the project will be constructed using low-ground pressure earthwork equipment and all solar PV components will be located above ground to minimize the potential impact to the landfill. 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 URA. Stabilization and maintenance of the existing access road, if necessary, will occur within the approximately 386 sq. ft. of the URA 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 sq. ft. within the URA 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.

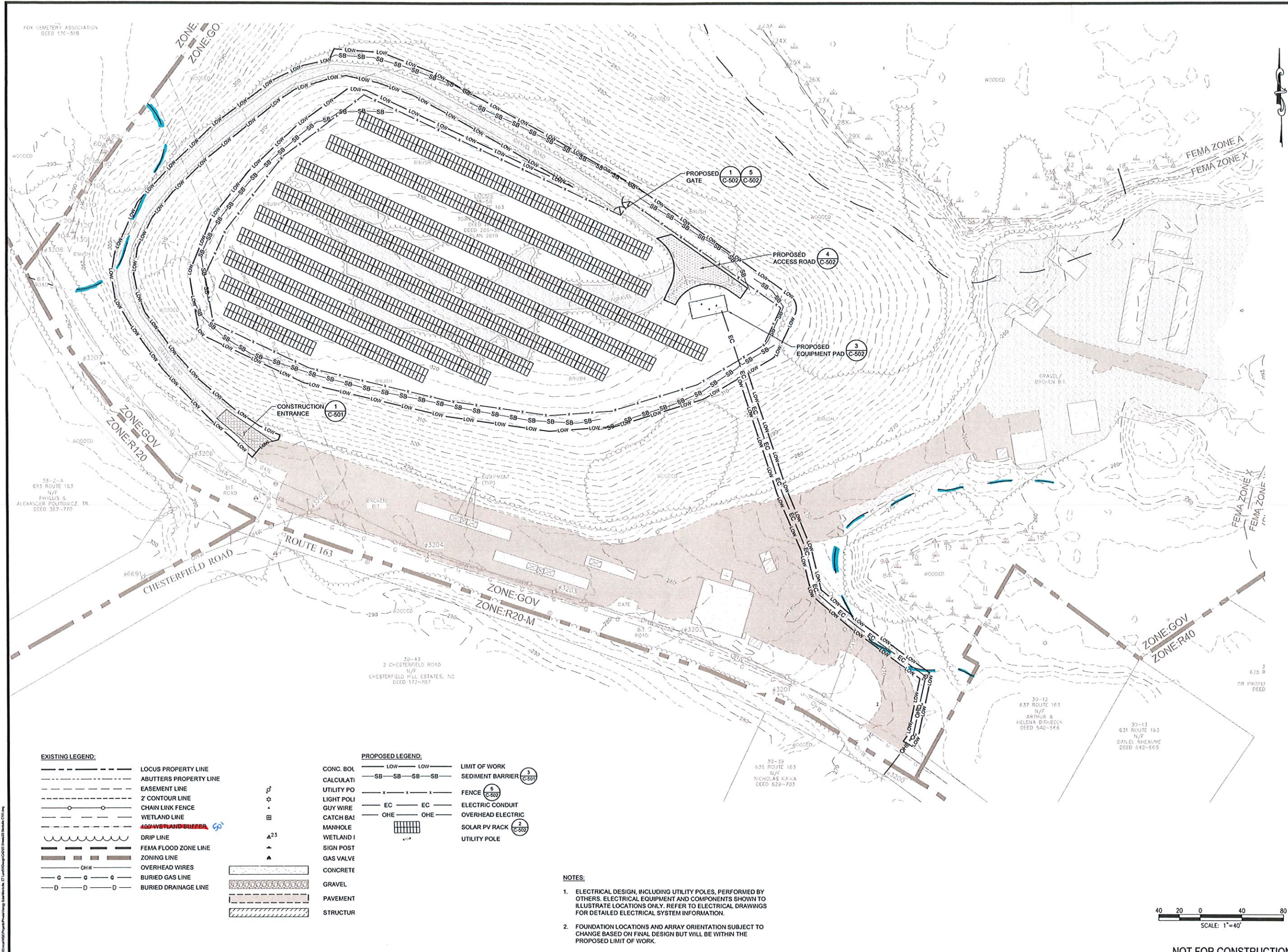
The proposed work in the URA is shown on site plan titled “Town of Montville Landfill Solar PV Development, 669 Route 163, Montville, CT, Prepared by Weston & Sampson Engineers, Inc., Dated June 6, 2023”.

Please be advised of the following comments with regards to my review of the application, supporting documents and a plan entitled “Town of Montville Landfill Solar PV Development, 669 Route 163, Montville, CT, Prepared by Weston & Sampson Engineers, Inc., Dated June 6, 2023”:

1. The address of Land Owner on cover sheet shall state 310 Norwich-New London Tpke.
2. Legend shall be corrected to state 50' Wetlands Buffer.
3. Silt Fence is required in the areas of temporary disturbance for the trench and access road.
4. Soil Scientist report shall be provided and plan shall be signed by Soil Scientist.

STAFF RECOMMENDATION:

Staff recommends the IWC receive & review Application 23 IWC 9, set a date for a site walk if desired and table the application to the July 20, 2023 meeting.



FOX CEMETERY ASSOCIATION
DEED 126-518

19-2-A
693 ROUTE 163
N/F
PHYLLIS &
ALEXANDER POLITONICZ, TR.
DEED 357-770

30-43
2 CHESTERFIELD ROAD
N/F
CHESTERFIELD HILL ESTATES, INC.
DEED 172-107

30-39
635 ROUTE 163
N/F
NICHOLAS NANA
DEED 629-703

33-12
637 ROUTE 163
N/F
ARTHUR &
HELENA BIRBECK
DEED 540-668

31-13
631 ROUTE 163
N/F
DANIEL SHEAUME
DEED 642-660

625
DR. PROFFER
DEED

EXISTING LEGEND:

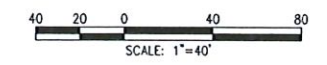
- LOCUS PROPERTY LINE
- ABUTTERS PROPERTY LINE
- EASEMENT LINE
- 2' CONTOUR LINE
- CHAIN LINK FENCE
- WETLAND LINE
- 400' WETLAND BUFFER
- DRIP LINE
- FEMA FLOOD ZONE LINE
- ZONING LINE
- OHW --- OVERHEAD WIRES
- G --- BURIED GAS LINE
- D --- BURIED DRAINAGE LINE

PROPOSED LEGEND:

- LOW --- LIMIT OF WORK
- SB --- SEDIMENT BARRIER
- FENCE --- FENCE
- EC --- ELECTRIC CONDUIT
- OHE --- OVERHEAD ELECTRIC
- SOLAR PV RACK --- SOLAR PV RACK
- UTILITY POLE --- UTILITY POLE
- CONC. BOL --- CONCRETE
- CALCULATI --- GRAVEL
- UTILITY PO --- PAVEMENT
- LIGHT POLI --- STRUCTUR
- GUY WIRE ---
- CATCH BAS ---
- MANHOLE ---
- WETLAND I ---
- SIGN POST ---
- GAS VALVE ---
- CONCRETE ---
- GRAVEL ---
- PAVEMENT ---
- STRUCTUR ---

NOTES:

- ELECTRICAL DESIGN, INCLUDING UTILITY POLES, PERFORMED BY OTHERS. ELECTRICAL EQUIPMENT AND COMPONENTS SHOWN TO ILLUSTRATE LOCATIONS ONLY. REFER TO ELECTRICAL DRAWINGS FOR DETAILED ELECTRICAL SYSTEM INFORMATION.
- FOUNDATION LOCATIONS AND ARRAY ORIENTATION SUBJECT TO CHANGE BASED ON FINAL DESIGN BUT WILL BE WITHIN THE PROPOSED LIMIT OF WORK.



NOT FOR CONSTRUCTION

Project
**TOWN OF MONTVILLE
LANDFILL
SOLAR PV DEVELOPMENT**

669 ROUTE 163
MONTVILLE, CT 06353

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www.westonandsampson.com

Applicant
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VCP MONTVILLE LF, LLC
124 LASALLE ROAD
2ND FLOOR
WEST HARTFORD, CT 06107
TEL: (860) 288-7215
WWW.VEROGY.COM

Revisions:

No.	Date	Description
1	06/06/2023	ISSUED FOR PERMITTING



Issued For:
PERMITTING

Scale: AS SHOWN

Date Created: 06/06/2023

Drawn By: DED

Reviewed By: MRC

Approved By: RUB

W&S Project No.: ENG23-1066

W&S File No.: Verogy Montville

Drawing Title:
**PROPOSED
SITE PLAN**

Sheet Number:
C101