

June 17, 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**  
**Montville Landfill, 669 Oakdale Rd, Montville 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. Please note that this has been updated from the June 6, 2023 submittal as the proposed work within the upland review areas have been updated based on Town comments.

### **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 940 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.

Note that sediment barriers are proposed to consist of compost socks as installation of silt fence would require trenching which is prohibited on the landfill.

## 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 20, 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 1,326 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

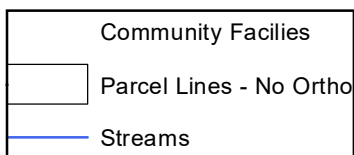
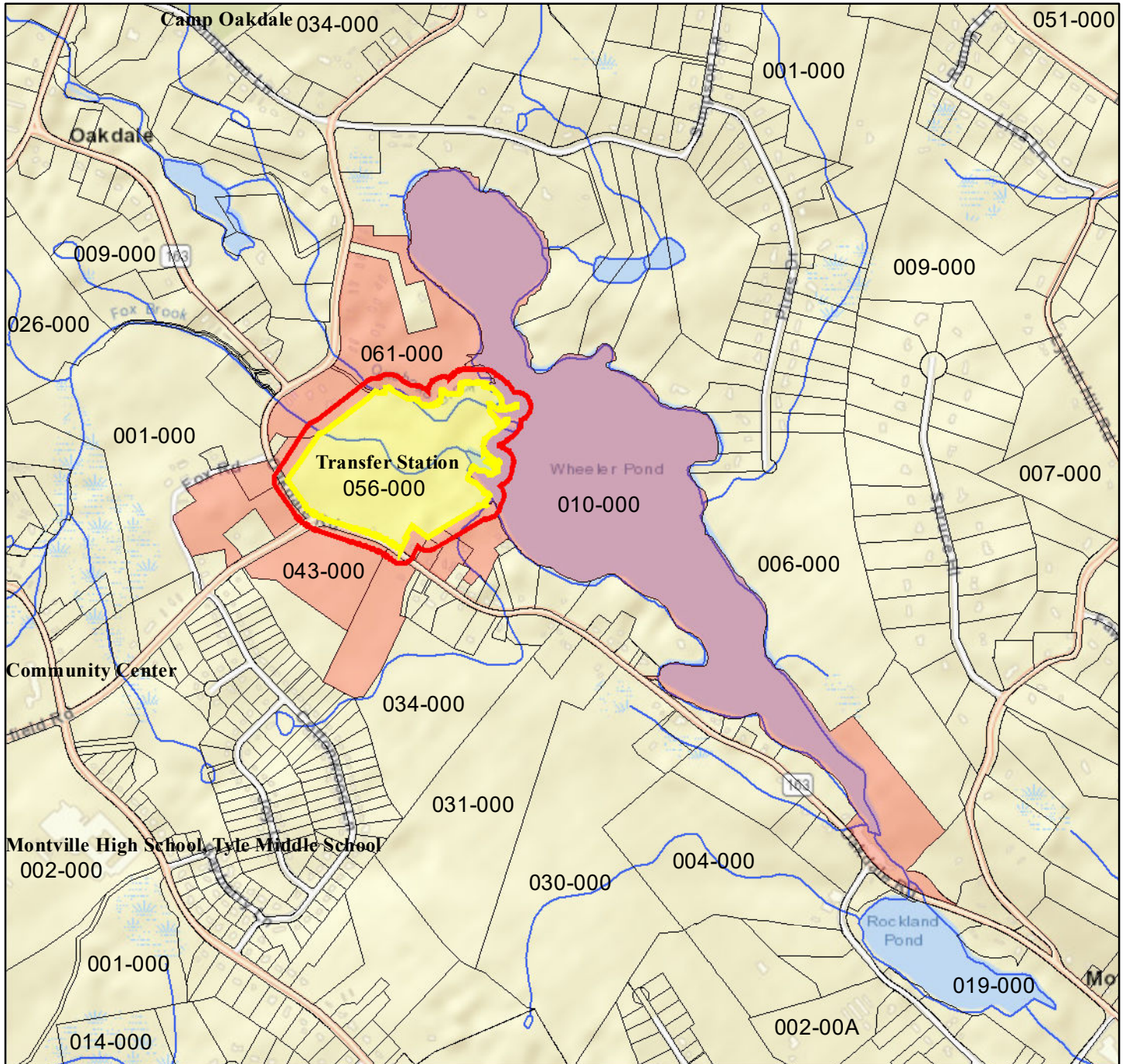
Montville, CT



June 2, 2023

1 inch = 1100 Feet

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# 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



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# 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



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# 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



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

JOHNS LEE ANNE D  
PO BOX 266  
OAKDALE, CT 063700266

POLITOWICZ E PHYLLIS & AL  
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OAKDALE, CT 063700126

MATZUL FRED JR  
PO BOX 41  
OAKDALE, CT 063700041

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

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625 ROUTE 163  
MONTVILLE, CT 06353

MATZUL FREDERICK A JR  
PO BOX 41  
OAKDALE, CT 063700041

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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

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PO BOX 136  
OAKDALE, CT 06370

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C/O THEODORE WISNIEWSKI J  
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OAKDALE, CT 06370

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OAKDALE, CT 063700265

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PO BOX 148  
OAKDALE, CT 063700148