

MEMORANDUM FOR THE RECORD
APPLICATION# 23 IWC 9
REGULAR MEETING – THURSDAY, JULY 20, 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: July 20, 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 (original app) to 1326 SF (updated app)

COMMENTS IN REVIEW FROM JUNE 15, 2023:

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 COMMENTS:

All of my comments from the June 15, 2023 meeting have been addressed. I conducted a site walk on July 7th with Liz Burdick and again on July 12th with the Town Soil Scientist, Bob Russo of CLA and Liz Burdick.

Town Engineer, Tom Cummings of CLA, commented on the PZC application “The underground electrical conduit must stay outside the fenced area.”.

The applicant has addressed this comment as follows: *The alignment of the subsurface electrical conduit has been adjusted and will be shown on Sheet C101 of the forthcoming revised drawing set. The conduit alignment has been shifted northeast outside the fence alignment. Please note this results in a minimal increase to the temporary disturbance within the 50-foot wetland upland review area. An Inland Wetlands Application Form was previously submitted to the Town of Montville Inland Wetlands Commission on June 6, 2023. In this application, the area of temporary disturbance in this portion of the Site was noted to be approximately 531 square feet (sf). This requested change to the electrical conduit alignment will result in approximately 940 sf of temporary disturbance (409 sf increase). We will notify the Town of Montville Inland Wetlands Commission accordingly.*

Considerations for Action:

If the Commission is inclined to approve the request of the Applicant for a permit for proposed activity, the following language for a motion of approval is suggested:

After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 23 IWC 9, Applicant: VCP Montville LF, LLC, Owner: Town of Montville for temporary disturbance within the URA in conjunction with the proposed development of a 600 KW AC ground mounted solar array at 669 Route 163, Oakdale, CT, per the application and associated documents dated June 6, 2023 as shown on plans entitled “Proposed Solar PV Development, Town of Montville Landfill, 669 Route 163, Oakdale, CT, Prepared by Weston & Sampson Engineers, Inc., Dated June 6, 2023, Revised 7/19/23”. Standard reasons for approval and standard conditions of approval apply.