

**Board of Selectmen
Special Meeting Minutes
Thursday, January 26, 2017
6:30pm Middle School Auditorium**

Present: Rick Ives, Bob Kelleher, Joe Voccio and Melissa Bradley; Recording Secretary

Public and Press present for Ranger Solar Presentation; Ranger Solar Employees/Representatives

- 1. Call to Order:** Mr. Ives called the meeting to order at 6:30pm.
- 2. Approve Previous Minutes:** Bob Kelleher made a motion to approve the previous minutes of 1/19/2017 as presented. Joe Voccio seconded the motion. Motion passed 3-0.
- 3. Public Comment:** None
- 4. Presentation from Ranger Solar:**

Ranger Solar Overview

Ranger Solar brings more than 25 years of experience in renewable energy development to every project.

- Headquartered in Yarmouth, Maine; Ranger Solar is a utility-scale solar development company focused on bringing clean renewable energy projects to the New England region.
- Since 2015, Ranger Solar's team of experienced developers, legal experts and environmental specialists have successfully developed early, mid, and late stage solar projects throughout the region.
- Collectively, the Ranger Solar team has worked on over 2,100 MW of renewable energy projects throughout the country.
- Ranger Solar is committed to working closely with local communities and develops projects in the least impactful manner.
- Ranger Solar prides itself on keeping the local community engaged throughout the project development and approval process. Our team is committed to collaborating with community members, municipal and elected officials, property owners, agricultural and environmental stakeholders and siting authorities. All of this adds up to developing the best sited solar

projects in the region.

- Ranger Solar develops a comprehensive construction, operations, decommissioning and restoration plan for every project. Once the project is decommissioned and all project infrastructure is removed, the land will be returned to its prior use.

Ranger Solar's projects deliver economic benefits to their host communities.

- Ranger Solar's projects will deliver substantial new tax revenue and other forms of direct and indirect economic benefits to the local New England communities hosting our projects.
- Ranger Solar creates a significant number of new jobs during the construction and operational phase of each project.
- Ranger Solar's projects are sited on private property and funded by private investment, without relying on town services and state subsidies for the development work.

Ranger Solar is increasing New England's energy resources supply and helping the region meet its renewable energy targets.

- Ranger Solar's projects will deliver clean, renewable energy to New England at a competitive cost and help reduce the region's reliance on fossil fuel generation, which is subject to price volatility and shortages.
- Utility-scale solar projects provide clean, local energy generation at a low, long-term, stable price; unlike other forms of energy, our fuel is free – we can forecast price certainty and guarantee lower energy prices for years to come.
- Photovoltaic (PV) is currently the most economical form of solar energy generation available for New England; PV systems require little maintenance, are not highly visible, and do not produce pollution or require water.

Quinebaug Solar Project

Project Overview

- Ranger Solar's proposed Quinebaug Solar Project ("Project") is a 50 megawatt solar energy generation facility proposed on privately-owned land in the towns of Brooklyn and Canterbury, Connecticut.
- The Project area boundary includes active gravel mines, reclaimed gravel mine areas, invasive plant thickets, and fields. A portion of the Project areas was previously proposed for a

residential subdivision. There are electric transmission lines crossing the site.

- Any electrical upgrades to the system that are required for the Project will be paid for by the Project.
- The Project will generate enough energy to power tens of thousands Connecticut homes, farms and businesses.
- The Project's power is being sold to Connecticut's electric utilities and will help Connecticut meet its 20% renewable energy requirements by 2020.
- The Project will have a direct positive effect on all Connecticut ratepayers by offering in-state, cost effective and reliable clean energy.
- Ranger is working with town officials, landowners, abutting property owners, state regulators and other stakeholders to assure the Project is designed and constructed in an unobtrusive manner.

Local Economic Benefits

- The Project will guarantee millions of dollars in new tax revenue to Brooklyn and Canterbury over its lifetime without requiring public infrastructure or services from the local community.
- The increases in tax revenue can be used to offset local property taxes and help to finance other local initiatives like new roads, bridges, etc.
- The Project will create approximately 185 jobs during the construction phase and 3 to 6 full time jobs once the Project is operational

Avoiding Environmental Impacts

- Ranger Solar has conducted a series of site specific environmental assessments on the Project site, including studies of vernal pools, wetlands, streams, rare plants, and rare threatened or endangered wildlife species. The Project is designed in a manner that avoids all impacts to wetlands and sensitive natural resources.
- After the Project's useful life span is complete it will be decommissioned and the land will be restored to prior existing conditions to the extent practicable.

Discussion opens to the public

Aaron Kerouack, 282 Windham Road

Mr. Kerouack questions even though it is not required to work with the Town, does the company plan to keep the Town involved in the process?

Ranger Solar: All permitting will be done through the CT Siting Council, it does not require strong input from the Town, but the company does plan to keep the Town abreast.

Keith & Maria Zuidema, 219 Christian Hill Road

Mr. Zuidema is concerned where this project will abut his property and what impact it will have on the land as well as the noise and disruption during the construction period.

Ranger Solar: Steel pylons will be driven 6'-8' into the ground surface, it will not break bedrock. There will be two entry points into the project, Rukstela Road and Wauregan Road. The project will only last one construction season, May – October. Truck traffic will only last one or two months. Quality of life will be evaluated and alternative access points may be necessary.

Mike Zurowski, 275 Christian Hill Road

Mr. Zurowski would like clarification on which end of Rukstela Road the project will be accessed. What effects on ground water will the steel pylons have? Will it decrease property values? And Will Brooklyn see a decrease in energy rates?

Ranger Solar: Access off which end of Rukstela Road is unclear but will be determined. Alternatives to steel will be looked at. The project will generate tax revenue and there is no proof this will decrease property values. The energy is sold to Eversource, where they send it is up to them. Hopes are it will be sold locally and your energy should stabilize or lower.

Peter & Stacey Cloutier, 777 Allen Hill Road

Mr. Cloutier states his driveway runs alongside the project and is concerned with how much will be seen from their property, how much of a glare will be produced and amount of heat it will produce. Also, what type of security will be used, what will be used for vegetation control and will the old cemetery and homestead on the property be disturbed?

Ranger Solar: The company offers landscaping to abutting property owners to camouflage the project. A minimal amount of heat will be produced. Panels are 10'-12' high in the back and 3'-4' in the front. They absorb the energy, glares should not be an issue. There will be fences and gates in place for security with added protection around the main source. Mechanical methods will be used to control vegetation. The old cemetery and homestead have been mapped out, and are being avoided.

Mr. Cloutier adds this has been a very dry season, this property can become very wet in a normal to wet season.

Joyce Meader, 104 Herrick Road

Ms. Meader states it is excellent soil types the panels will be covering up and dairy depends on this. This is going to take away from our food supply which is a necessity.

Ranger Solar: There is some farm land in the proposed property and reclaimed gravel usage. The Department of Agriculture performed soil studies and evaluated the soil is degraded by extensive use. The land would be leased, and after the project cleared out, it would be available for farming again.

Jeff Otto, 192 Mason Road

Mr. Otto questions how many acres the project would be on and the percentage of panels that corresponds. Will there be access to the cemetery? What efficiencies will the panels have from beginning to end and what is the process for degrading panels?

Ranger Solar: The project is on a proposed 544 acres, with 65% in Brooklyn and 35% in Canterbury. Most panels will be in Brooklyn. Accessing the cemetery has not been established, but this will be considered. The panels are 320/340 watt range and minimal degrading is expected. Production efficiency is expected at 20-25% less from the start date. The panels would be restored after their useful life. The contract with Eversource would be for 20 years, the maximum at 40 years. The project life expectancy is 25-30 years. Ranger Solar will not be the owner once the project is built, future decisions would be up to the owner at that time.

Mr. Otto questions if technology changes drastically, would new equipment be installed? And what is the value of the project?

Ranger Solar states the entire permitting process would have to be done again through the State and would be up to the owner at that time. The dollar value of the installed equipment is roughly 50 million and costs 1 million per megawatt to install.

Sandra Brodeur, 63 Creamery Brook Road

Ms. Brodeur questions what precautions will be taken to keep children out of the area? Also what are the added hazards of a fire and is there training available for the local departments?

Ranger Solar: Fences and gates will be surrounding the property. There are not added hazards for fire. The electrical equipment is contained and there will be high security around the most sensitive and highest risk area. There will be training offered for the departments and a knox box will also be offered.

Aaron Kerouack, 282 Windham Road

Mr. Kerouack questions the heights and setbacks? Can the project be expanded?

Ranger Solar: It is all determined by the Siting Council and DEEP. It is limited what can be built and if it was to expand, the entire process would have to restart and go through the Siting Council again.

Dave Allen, 129 Christian Hill Road

Mr. Allen questions if the active farm land which is around 100 acres will be effected?

Ranger Solar: A minimal amount of grading is expected. There will be a soil management plan in place.

David Fuss, 66 Bailey Woods Road

Mr. Fuss questions what the tax benefit will be?

Rick Ives: The project will be taxed as personal property, but the details are not available yet. There will be an agreement in place with protections for the Town.

Chris Berris, 31 Almada Drive

Mr. Berris questions how many completed farms does the company have in their profile?

Ranger Solar: Currently working on one in Ludlow, Vermont, but no finished projects.

Joe Voccio, 60 Fairway Drive

Mr. Voccio states if new technology arises, the likely hood of the new owner paying Ranger Solar to come back and repeat the project, is highly unlikely.

Bob Kelleher, 122 Day Street

Mr. Kelleher would like to know how the Town is protected from bankruptcy?

Ranger Solar: The cost is assed and set by the Siting Council and sits in an escrow fund at the State.

Keith Zuidema, 219 Christian Hill Road

Mr. Zuidema questions if the power will be consumed locally?

Ranger Solar: It is sold to Eversource and they set the price and sell it at will. Ranger Solar does offer a locked rate that is fixed for 20 years, the hope is to benefit residents locally.

Mike Zurowski, 275 Christian Hill Road

Mr. Zurowski questions the operation of the gravel banks during and after the project construction.

Ranger Solar: The gravel operations are a separate entity and Ranger Solar has no control over them.

Scott Allen, 123 Beecher Road

Mr. Allen questions where the power will exit from?

Ranger Solar: There will be and export cable along the edge of the property. Trees being cut down will be as little as possible.

Mark Ames, no address stated

Mr. Ames questions who will clean up the property after its deceased?

Ranger Solar: There is a decommissioning plan set with the Siting Council and money is put aside to fund it.

Public commentary ends

5. **Discussion on 2016-17 Budget:** None

6. **Approve Bills:** Joe Voccio made a motion to approve the bills in the amount of \$50,341.01. Bob Kelleher seconded the motion. Motion passed 3-0.

7. **Public Comment:** None

8. **Adjourn:** Joe Voccio made a motion to adjourn the meeting. Bob Kelleher seconded the motion. Meeting adjourned at 7:52pm.

Respectfully Submitted;

Melissa J. Bradley
Recording Secretary