

**BOARD OF SELECTMEN  
TOWN OF EAST WINDSOR  
11 RYE STREET  
BROAD BROOK, CONNECTICUT**

**MINUTES OF SPECIAL MEETING**

**Monday, December 17, 2018 at 6:00 p.m.**

**1. TIME AND PLACE OF SPECIAL MEETING**

The meeting was called to order at 6:00 p.m. at East Windsor Town Hall, Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT

**2. ATTENDANCE**

Present:

Robert Maynard, First Selectman  
Steve Dearborn, Deputy First Selectman  
Jason Bowsza, Selectman  
Andy Hoffman, Selectman  
Charlie Szymanski, Selectman  
William Herchel, Verogy  
Bryan Fitzgerald, Verogy  
Patrick McGloin, Verogy

**3. PUBLIC PARTICIPATION**

There was no public participation.

**4. DISCUSSION OF SOLAR PROJECT ON THRALL AND EAST ROADS**

William Herchel, Bryan Fitzgerald and Patrick McGloin representing Verogy (a solar energy company), presented the Board of Selectmen with a hand out (Attachment A). Mr. Herchel led the discussion that centered on a solar farm Verogy proposed to build on farm fields in the Eastern portion of East Windsor, specifically on Thrall Road and Middle Road as shown on Page 7 of the attachment. The solar farm would cover approximately 100 acres of land. The solar panels would be grouped in five groupings, one grouping would be in Ellington and four groupings in East Windsor. The solar panels would be attached to the ground with fixed poles. Another anchor method might be used depending upon the ground conditions. The solar panels have a thirty-five-year life span. The output of the solar panels decreases with time. Verogy would lease the land for twenty years and then decommission the land. There was discussion of possible bonding to insure proper decommissioning occurs. The solar farm would produce about 27 Mega Watts DC power or 19.5 Mega Watts AC power. Each grouping would be connected by conduits and would go to a collection point which would be built and owned by Eversource.

State statutes cover the construction of the solar farm. The Connecticut Siting Council would have jurisdiction regarding environmental standards.

There was discussion of the taxes the solar farm would pay the Town. Verogy proposed a fixed annual tax and suggested a figure of \$140,000 a year. The cost of construction of the solar farm would be approximately \$40,000,000 dollars. Steve Dearborn suggested the tax should be higher.

**MOTION** made (Maynard) and **SECONDED** (Hoffman) to adjourn.  
**All in favor.**

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Robert F. Maynard". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

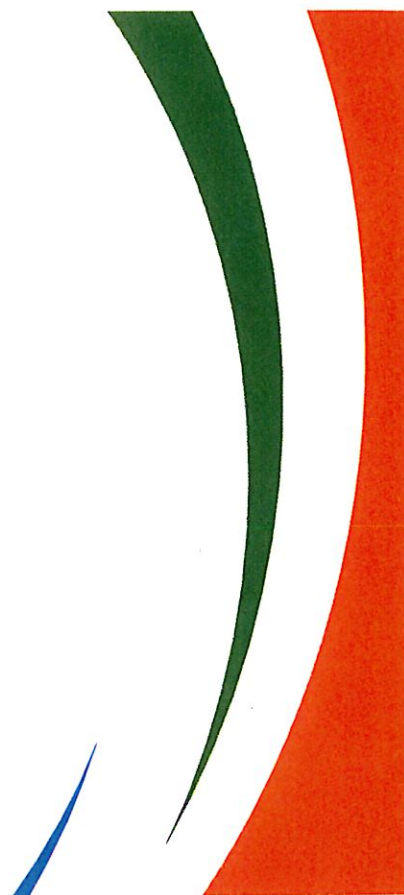
Robert Maynard

# VEROGY

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East Windsor Solar One  
Thrall & East Road East Windsor, CT

2019/2020



## TABLE OF CONTENTS

- I. Verogy – Our Company
- II. Project Vision
- III. Project Benefits
- IV. Project Schedule and Next Steps
- V. Staying Informed on Project Development



A vertically-integrated solar developer, delivers comprehensive solutions for commercial and utility-scale solar energy projects throughout the United States.

## COMPANY PROFILE

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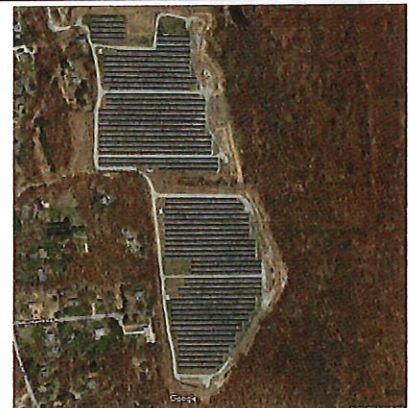
|                          |                    |
|--------------------------|--------------------|
| Established:             | 2017               |
| Staff:                   | 6 co-founders      |
| Industry Experience:     | 50+ years combined |
| Total MW's Developed:    | 250+               |
| Project Capital Raised:  | > \$600MM          |
| Corporate Equity Raised: | \$5MM              |

## Our Company: What We Do

- Verogy's founders successfully developed and sold one of the largest commercial solar portfolios in the United States
- Following the portfolio sale in 2017, Verogy's founders set off to repeat and improve upon this success with a focus on expanding the commercial solar and small utility solar market
- Our team has been successful designing and executing solar power projects for some of the most widely recognized brands in the world.



|                     |         |         |         |            |
|---------------------|---------|---------|---------|------------|
| Projects Originated | 220     | 40      | 8       | 3          |
| MW's Originated     | 97 MW's | 14 MW's | 22 MW's | 31.23 MW's |



## Solar PV 101

---

### Solar Infrastructure

- Solar Panels (Modules)
- Solar Module Racking Systems
- Inverters
  - Converts DC Electricity to AC Electricity
- Switch Gear & Transformers
  - Protection & Controls
- Energy Meter
  - Meters the amount of electricity produced by the Solar PV system and delivered to the Utility Grid
- Utility Infrastructure
  - Electricity is delivered to the circuit that connects to the substation

### Solar Energy 101

- Solar energy systems do not produce air pollutants or carbon dioxide
- Solar Energy Fuel Source
  - Solar PV Modules convert sunlight directly into electricity



## East Windsor Solar One: Project Vision

### Enough Electricity to Power



3,969

Average Homes Annually

### The Equivalent of



26,461

Metric Tons of CO2 Emissions Offset Annually



685,770

Tree Seedlings Grown for 10 Years

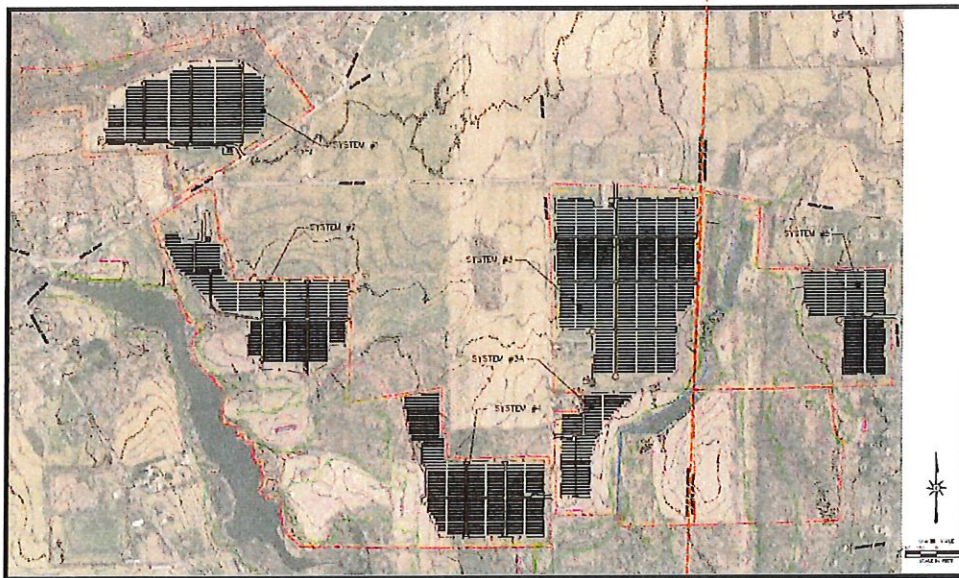
- East Windsor Solar One is a 19.25 MW AC Solar PV project located at Thrall and East Road in East Windsor
  - The fixed-tilt ground-mounted array will be located on an already cleared portion of land with significant set-backs from any abutters.
- East Windsor Solar One was submitted into the DEEP Procurement for Zero Carbon Generating Facilities and intends to sell 100% of its electrical production to the CT utility companies (Eversource and UI).

*SOURCE: Equivalencies indicated above were calculated using the EPA Greenhouse Gas Equivalencies Calculator*



East Windsor

Ellington

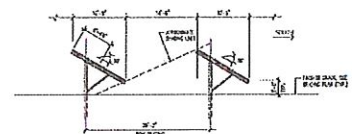


## East Windsor Solar One : Site Map

| ITEM # | ITEM            | PROPOSED                   |
|--------|-----------------|----------------------------|
| 1      | TOTAL WATTAGE   | 27.49 MW DC<br>19.25 MW AC |
| 2      | PANEL TYPE      | 370 W                      |
| 3      | TOTAL PANELS    | 74,304                     |
| 4      | TOTAL INVERTERS | 154                        |
| 5      | PANEL TILT      | 30°                        |

### LEGEND

|  |                             |
|--|-----------------------------|
|  | PROPERTY LINE               |
|  | BUILDING SETBACK LINE       |
|  | APPROXIMATE FEMA FLOOD LINE |
|  | MUDDY RIVER SETBACK LINE    |
|  | STREAM LINE                 |



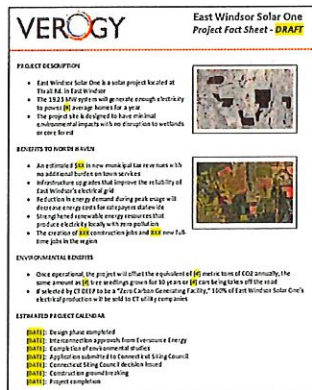
RACKING SECTION (DRIVEN POST)

Verogy is executing a proactive development strategy that includes public outreach and engagement with local and state officials and East Windsor community members

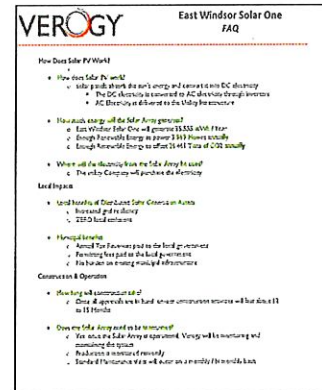
Example Abutter Letter



Example Fact Sheet



Example FAQ / Q&A



## East Windsor Solar One: Site Selection Criteria

This site was selected because of its particular environmental, topographical, interconnection, and location characteristics

### Environmental

- The site is located on land that is pre-cleared and not located on core forest, helping to minimize tree-clearing
- The array itself will not impact any wetlands and appropriate setbacks have been drawn into our site design

### Topographical

- No more than 10% of the array location or interconnection path will impact topographies of greater than 15% slope—an important factor in ensuring stormwater and erosion controls

### Interconnection

- The site has close proximity to its electrical delivery point (~ 3.0 circuit miles from the substation) further limiting impacts

### Location

- The array was designed to be as non-impactful as possible to any abutting property owners, and to the existing environmental features of the site.



## East Windsor Solar One: Project Benefits

- **Increasing Electrical Grid Reliability While Decreasing Electricity Costs**
  - Long-term fixed price contracts benefit local rate payers
  - Local Demand Reduction during Peak & Performance hours
    - Results in reduced LMP pricing for local energy consumers
  - Zero reliance on outside fuel sources
    - Oil & Gas
- **Strengthening Local Renewable Energy Resources**
  - Zero-Carbon Emission Generating Resource
  - No Local Impact / No Local Emissions
- **Increasing Municipal Tax Revenues**
  - Increase Annual Tax Revenues with no additional burden
- **Growing New Jobs**
  - Energy infrastructure investment in East Windsor
  - Temporary and potentially permanent job creation in East Windsor





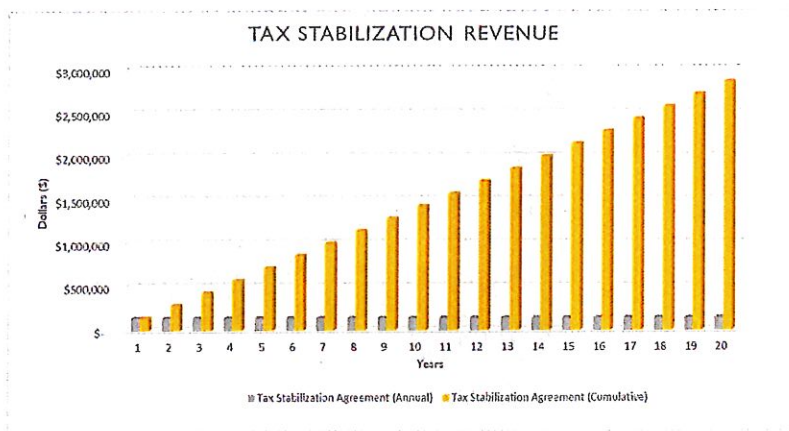
## Closer Look: Job Creation

East Windsor Solar One will create quality jobs in the region

- Two Full-Time Management Positions – Project Manager and Asst. Project Manager
- 106 Construction and Installation Positions
  - Professional Positions at Highly Competitive Wages
  - Licensed Electricians maintain the system for the assets useful life
- Connecticut based company investing in East Windsor Infrastructure
  - Distributed Energy Resources (DERs)
  - Grid Modernization



## Closer Look: Increased Tax Revenues

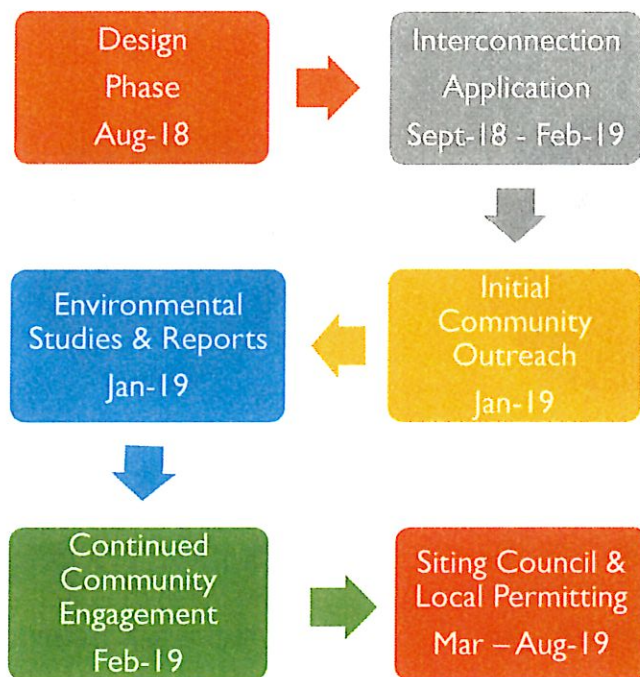


### **Increase East Windsor Tax Revenue with Little to No Draw on Existing Town Resources**

- No Traffic Congestion Concerns
- No Burden on Public School System
- No use of other East Windsor Public Resources or Facilities

### **Pre-Solar Tax Revenue versus Post-Solar Tax Revenue**

- Pre-Solar Cumulative Tax Bill for all three parcels per year (2017)
  - ~\$16,127
- Proposed Post-Solar Tax Revenue for all three parcels per year (2020 – 2040)
  - ~\$142,750



### Project Schedule & Next Steps

Verogy is committed to keeping East Windsor officials and residents informed on the project and its progression through development

- Design Phase has been completed
- Interconnection Application is submitted. Eversource is currently conducting a Feasibility Study
- Initial Community Outreach Plan is underway
- Environmental Studies are being arranged to take place on site in the new year
- Continued community engagement will occur as we move through final system design and environmental study process
- Connecticut Siting Council Package Development
  - Construction General Permit / Storm Water Permit
  - Erosion Control Measures
  - Local Permitting
- Detailed project schedule is available as an attachment

Ways to Reach out



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# VEROGY

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