



**TO:** Planning & Zoning Commission  
**FROM:** Samantha Nestor, First Selectwoman  
**DATE:** February 26, 2024  
**RE:** Solar Array – Transfer Station 8-24 BOS Request

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I submit on behalf of the Board of Selectmen a referral for a report seeking the Planning & Zoning Commission's concurrence under Connecticut General Statutes Section 8-24 for improvements associated with the implementation of a ground-mounted solar array at the Transfer Station. Greenskies will be building and maintaining the array at no cost to the Town, and will be paying an annual fee based on a lease agreement that will need to be approved by the Town at a Special Town Meeting.

About the project: The Greenskies project is a 460kW AC photovoltaic system to be placed on the landfill cap and at the Weston Transfer Station at 237 Godfrey Rd E. The project will consist of three separate arrays as shown on the plans attached to this document. Greenskies hopes to finish development this spring and begin construction in the summer or fall of 2024 pending final approvals in all permits. Greenskies makes every effort to have a light touch on the land. We will require CT DEEP Post Closure Use and CT DEEP Landfill Disturbance Permits as well as final approval from the Town. In addition, Greenskies intends to conduct all relevant and required studies of Wildlife and Stormwater to ensure as little environmental impact is created as possible. The project is slated to last for 20 years. At the end of the in service contract Greenskies would either seek a new contract, and renew the project's equipment with updated technology or remove the project entirely including all concrete pads, fences, and anything that could cause damage to the cap or create issues with the CT DEEP Post Closure Use Permit.

Weston's 2020 Town Plan of Conservation and Development strongly supports all sustainability efforts in town and advocates measures that will help ensure Weston's future as a leader in environmental issues. (p 2) The Town is itself already part of a virtual net metering agreement with Eversource for solar power on the Town campus. (p 13, and D-70) Goal 4 of the POCD is to support and promote sustainability and resiliency. It specifically encourages energy efficiency and green energy generation.

Using otherwise dormant land at the transfer station for a solar array, is one measure Weston can take on its way to becoming a leader in sustainability.

The Board of Selectmen seeks a positive CGS Section 8-24 referral from the Planning & Zoning Commission.



# Solar Development Services

## Town of Weston Transfer Station



# About Titan Energy

- Founded in 2001, Titan has over 20 years of energy centric experience
- Offers commodity procurement, demand-side management, onsite generation services and data management, dashboarding, EV charging solutions and demand response
- Headquartered in Connecticut with a nationwide presence
- Commodity procurement coverage in all deregulated markets and other energy management services in all states
- ~10,500 commercial, industrial & municipal customers, encompassing ~70,000 meters
- Proud CCM Energy Procurement Partner

## Key Stats

**# of Customers:** ~10,500

**# of Meters Managed:** ~70,000

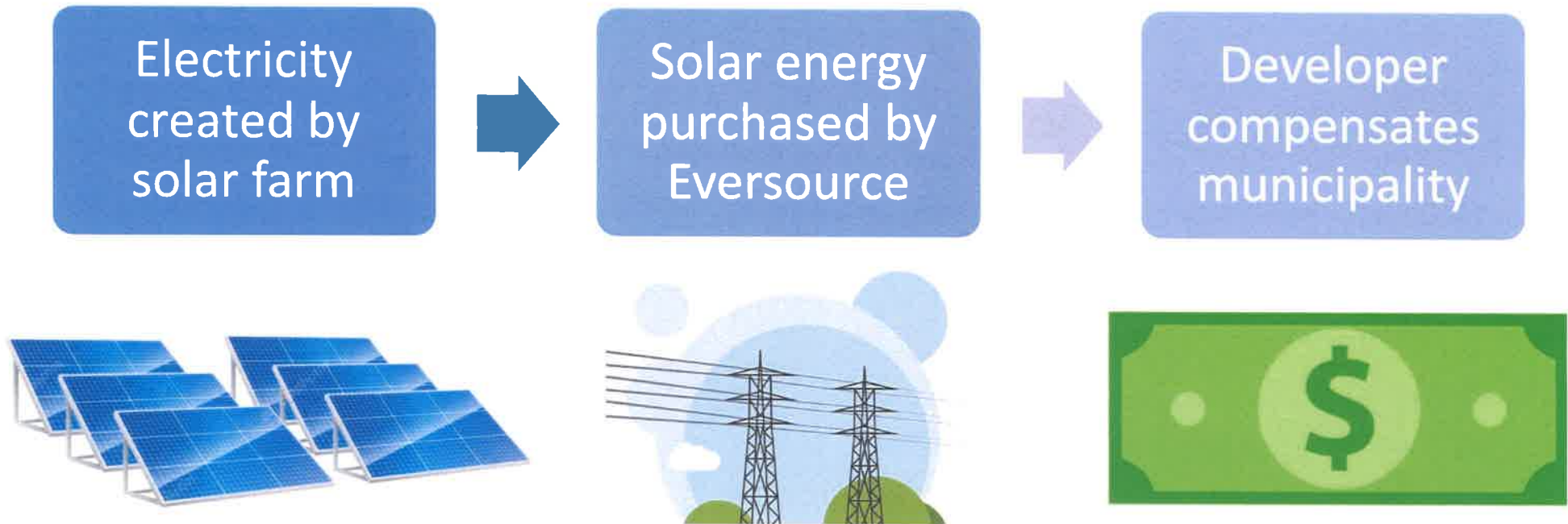
**Energy Spend Managed:** \$550 million

## Geographies Served



# HOW NRES SOLAR WORKS

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- Under the NRES program, solar developers are allowed to build projects and sell power directly to Eversource.
- Brownfields and capped landfills are given preferential treatment within the NRES program.
- There is zero cost or maintenance obligation for the Town of Weston.

# Project Overview

Vendor	System Size (DC)	Annual kWh Production	Lease \$/kW	Annual Lease	20-Year Total
Greenskies	620.00	852,947	\$35.00	\$21,700.00	\$434,000.00

- The project is designed to send electricity directly back to the grid. Eversource is the buyer of the power.
- Instead of receiving energy from the system, Weston will receive an annual lease payment from the winning bidder (Greenskies Clean Energy).
- The project will receive incentive funding under the Non-Residential Renewable Energy Solutions (NRES) program; a creation of the Connecticut State Legislature, administered by PURA and Eversource.
- There is zero price risk or production risk for Weston, as the lease terms will remain fixed over a 20-year period regardless of system production or energy price fluctuation.
- The system will not penetrate or disturb the ground on top of or beneath the cap.
- NRES incentives have been secured for the project.





1 SITE PLAN  
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NOT FOR  
CONSTRUCTION

SITE PLAN

G100

PROJECT: SOLAR GROUND MOUNT SYSTEM AT WESTON TRANSFER STATION  
200 WESTON AVENUE  
WESTON, CT 06895

DATE: 08/20/16  
SCALE: 1" = 40'

DESIGNED BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

GREENSKIES  
SUSTAINABLE DESIGN  
CONSULTANTS

PURE POWER  
SOLAR  
SOLUTIONS

NO.	REVISION DESCRIPTION	DATE



January 29, 2024  
Weston Board of Selectman  
Via Electronic Mail

Re: Greenskies Weston Transfer Station Project

To the Board of Selectman:

Greenskies is developing a 460kW AC photovoltaic system to be placed on the landfill cap and associated property at the Weston Transfer Station at 237 Godfrey Rd E. The project will consist of three separate arrays as shown on the plans attached to this document. Greenskies hopes to finish development this spring and begin construction in the summer or fall of 2024 pending final approvals in all permits.

We are currently in the early stages of development. The major milestones of development for this project are the Land Use Approval from the Town, CT DEEP Permits associated with the landfill closure, and the Interconnection Process. These are currently ongoing, however, to progress them we require a signed lease agreement with the Town. As part of our interconnection application we are required to have land control and without a signed lease we are unable to fulfill that request. Once received we can finalize the application and Eversource can begin their study process.

For our other pathway of development we are currently in the process of signing a civil engineering firm to assist us with all other aspects of designing the project. Greenskies makes every effort to have a light touch on the land, and that must be true for capped landfills. We will require CT DEEP Post Closure Use and CT DEEP Landfill Disturbance Permits as well as final approval from the Town. In addition, Greenskies intends to conduct all relevant and required studies of Wildlife and Stormwater to ensure as little environmental impact is created as possible.

The project is slated to last for 20 years. At the end of the in service contract Greenskies would either seek a new contract, and renew the projects equipment with updated technology or remove the project entirely including all concrete pads, fences, and anything that could cause damage to the cap or create issues with the CT DEEP Post Closure Use Permit.

Thank you for your time,

Dennis Hicks  
Project Developer  
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